

ATRIUM

1200 N St, Lincoln, NE 68508



PROPERTY DESCRIPTION

Located in the heart of busy downtown Lincoln, The Atrium offers a range of flexible leasing options. Choose from newly renovated suites or a customizable space to fit your business needs. With both small and large suites available, it's the perfect location for growing businesses or established firms seeking prime location and convenience.

PROPERTY HIGHLIGHTS

- Large and small offices available
- Shared rooftop deck and meeting spaces
- Parking garage via skywalk
- Move in ready and ready to build out suites

OFFERING SUMMARY

Lease Rate	\$9.00 - 15.00 SF/yr (NNN)
Total Available SF	85,074 SF
Lot Size	20,248 SF
Building Size	125,719 SF
NNN	\$4.50 / SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	630	2,349	9,337
Total Population	1,166	5,534	22,927
Average HH Income	\$37,791	\$38,846	\$35,173



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1200 N St - Lower Level	Available	1,421 - 37,611 SF	NNN	\$9.00 SF/yr
1200 N St Suite 101A	Available	1,866 SF	NNN	\$13.00 SF/yr
1200 N St Suite 101D	Available	3,988 SF	NNN	\$13.00 SF/yr
1200 N St Suite 202	Available	1,332 SF	NNN	\$13.00 SF/yr
1200 N St Suite 203	Available	624 SF	NNN	\$13.00 SF/yr
1200 N St Suite 204	Available	928 SF	NNN	\$13.00 SF/yr
1200 N St Suite 205	Available	1,841 SF	NNN	\$13.00 SF/yr
1200 N St Suite 212	Available	1,402 SF	NNN	\$13.00 SF/yr
1200 N St Suite 310	Available	4,008 SF	NNN	\$13.00 SF/yr
1200 N St Suite 320	Available	5,118 SF	NNN	\$13.00 SF/yr
1200 N St 4th Floor	Available	26,356 SF	NNN	\$15.00 SF/yr



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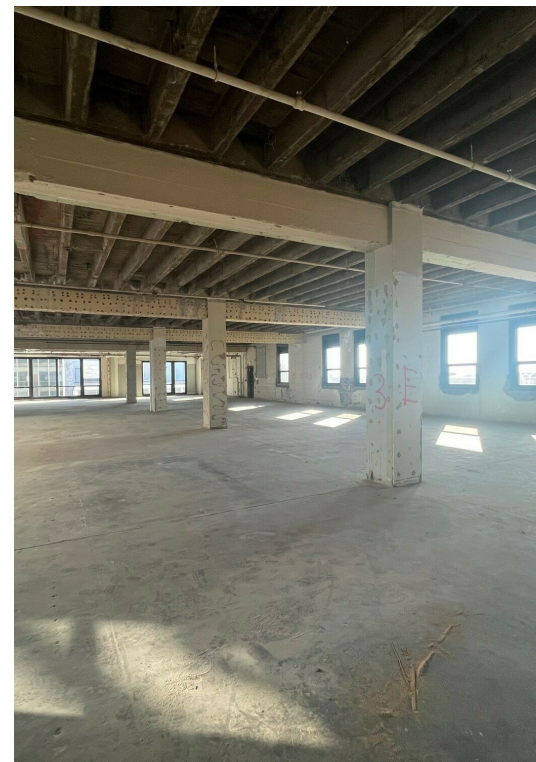


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Office Building For Lease

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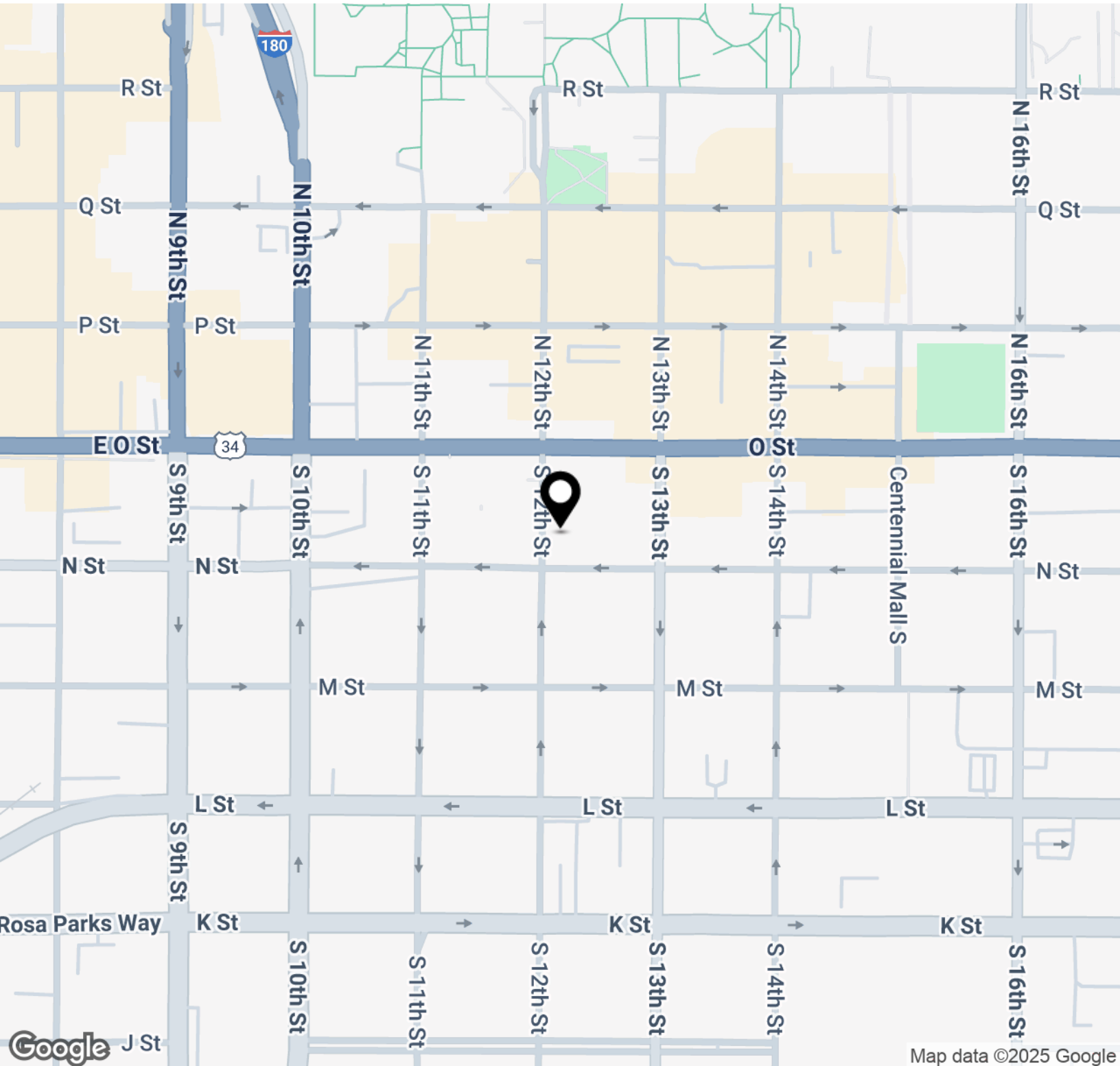
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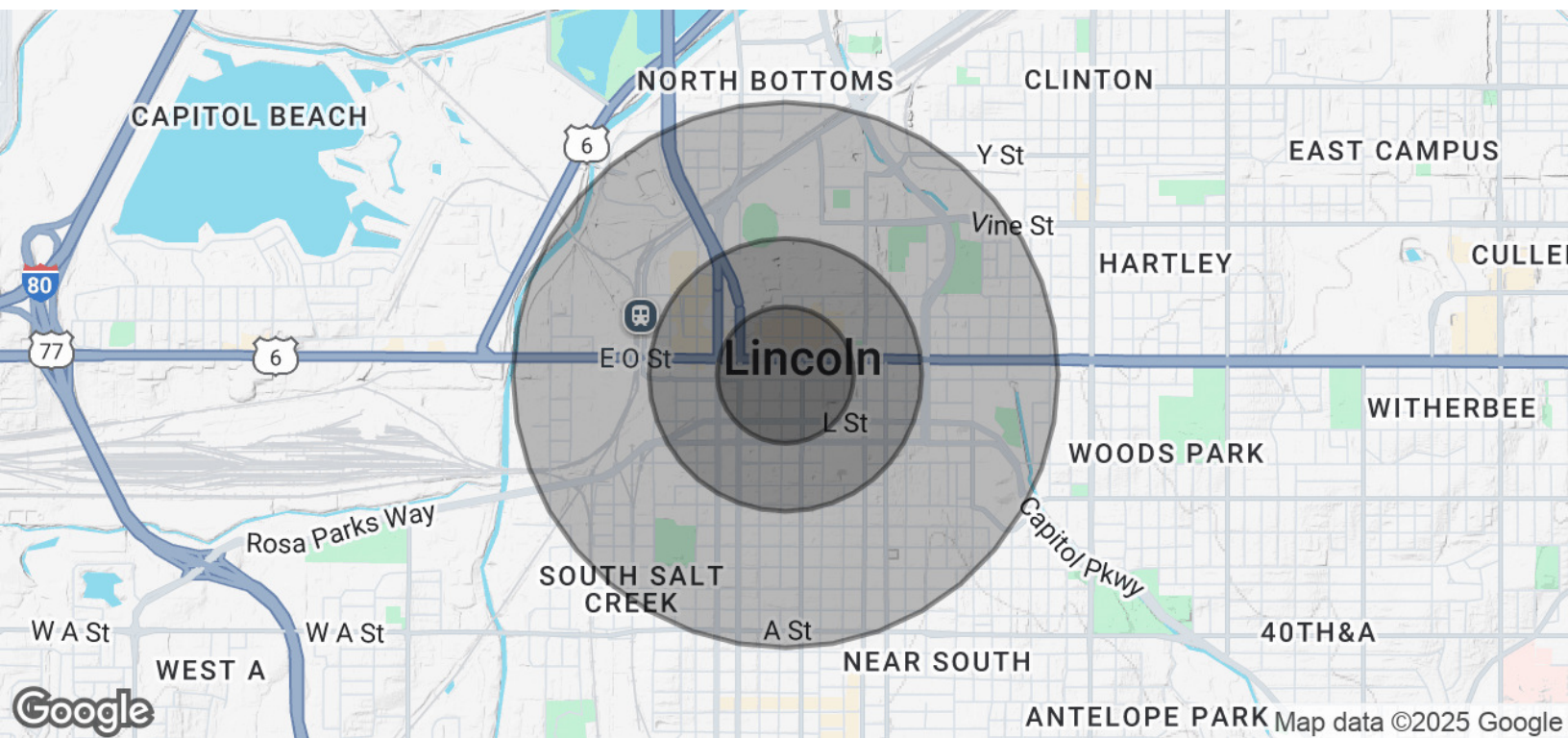
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	1,166	5,534	22,927
Average Age	22.1	24.1	24.4
Average Age (Male)	22.5	24.4	25.4
Average Age (Female)	21.8	24.4	24.1

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	630	2,349	9,337
# of Persons per HH	1.9	2.4	2.5
Average HH Income	\$37,791	\$38,846	\$35,173
Average House Value	\$179,933	\$122,415	\$100,564

2020 American Community Survey (ACS)



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