

100 N 56TH ST

Lincoln, NE 68504



PROPERTY DESCRIPTION

Conveniently located next to the Gateway Mall, with over 60 on-site parking spaces, this office building anchored by USBank. The location provides ideal access for employees or customers commuting by car or bus. Large exterior windows provide natural light into the office space within, without limiting opportunities for high visibility street signage. Inquiry today about minimal square footage and how this building can work for your business!

SPACES	LEASE RATE	SPACE SIZE
100 N 56th Suite 020	\$8.00 SF/yr	1,532 SF
100 N 56th Suite 110	\$12.00 SF/yr	1,404 SF
100 N 56th - 2nd Floor	\$12.00 SF/yr	0 - 10,185 SF
100 N 56th - 3rd Floor	\$12.00 SF/yr	0 - 10,185 SF
100 N 56th - 4th Floor	\$14.00 SF/yr	0 - 10,185 SF

OFFERING SUMMARY

Lease Rate	\$8.00 - 14.00 SF/yr (NNN)
Number of Units	12
Total Available SF	33,491 SF
Lot Size	57,007 SF
Building Size	39,516 SF
NNN	\$3.50 / SF

DEMOGRAPHICS

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	395	1,590	6,418
Total Population	852	3,190	13,056
Average HH Income	\$73,658	\$68,341	\$64,387



TOM GIFFORD
Broker

402.326.2413

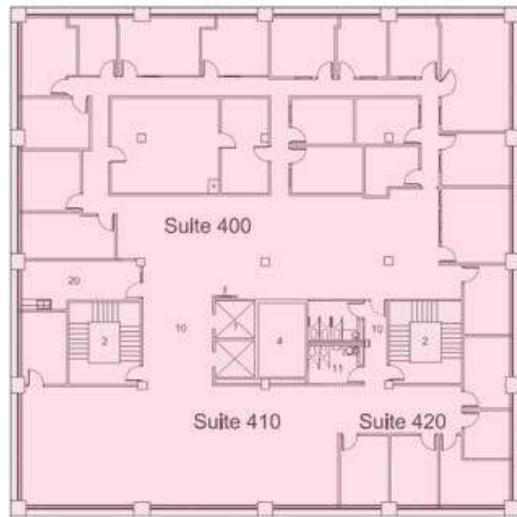
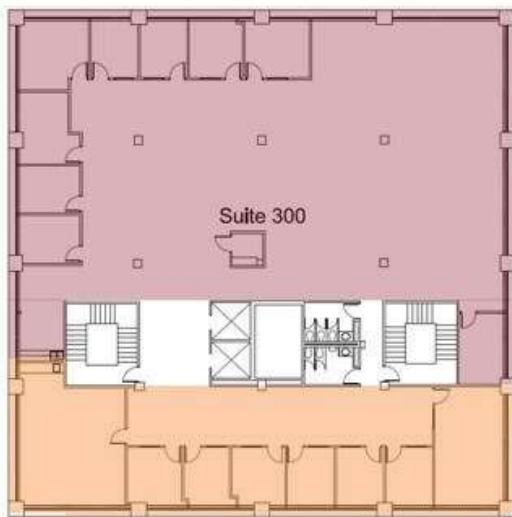
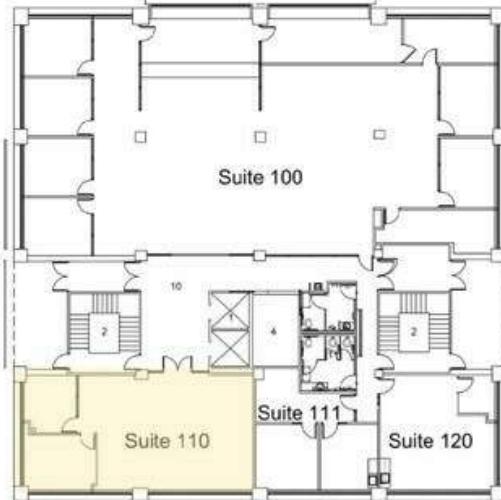
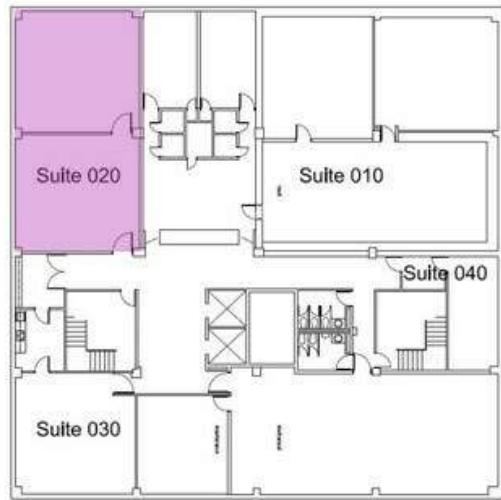
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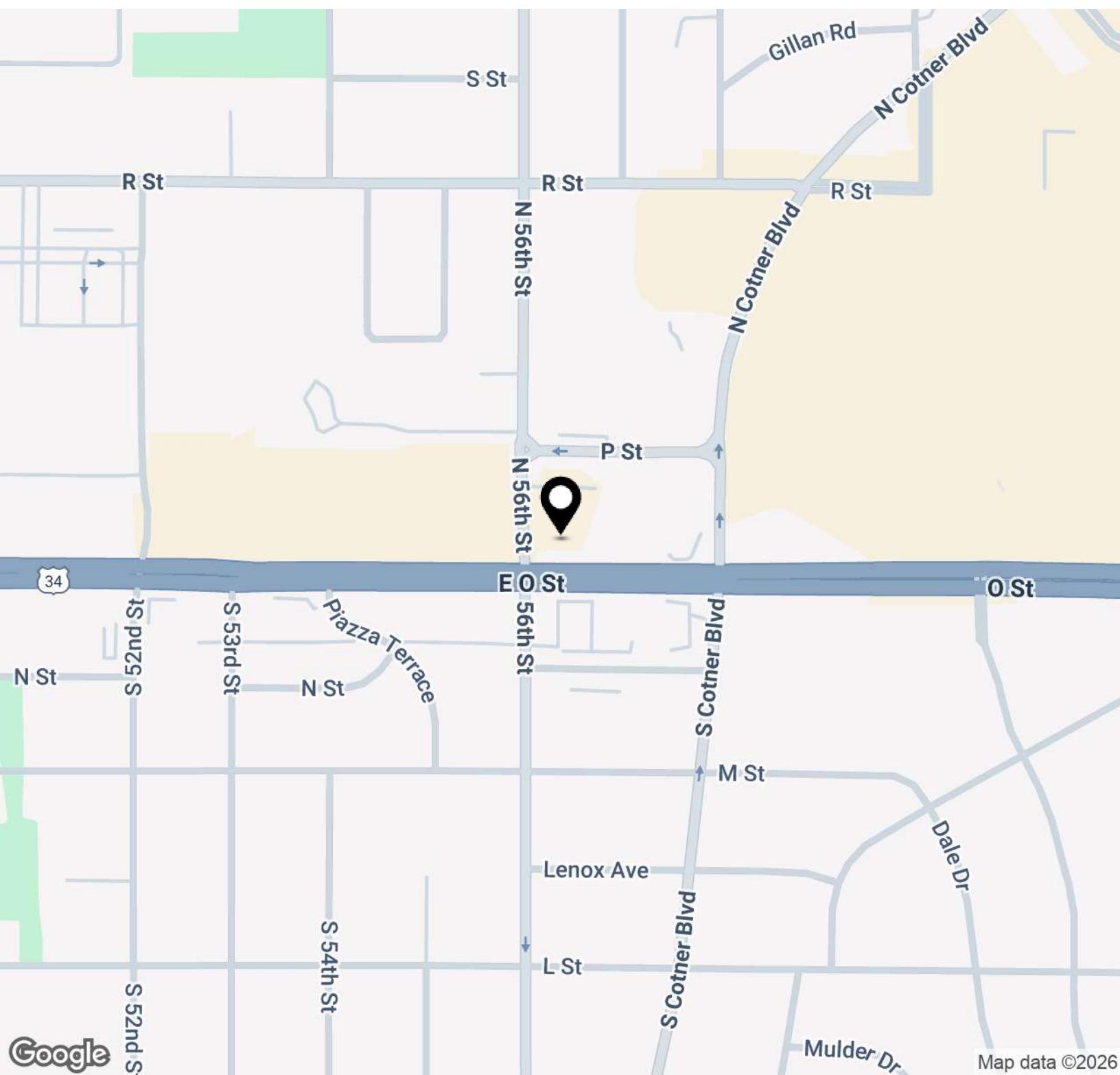
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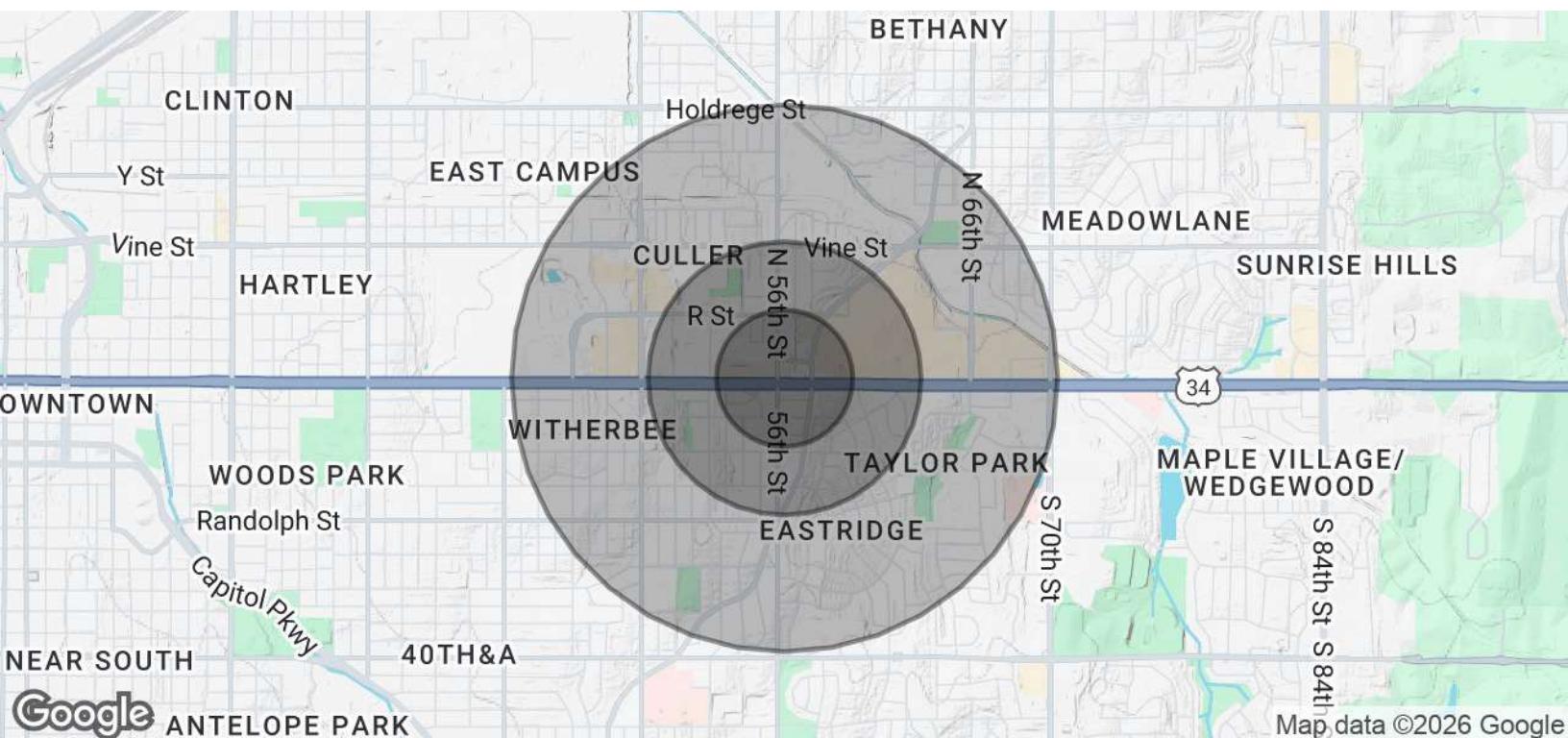
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	852	3,190	13,056
Average Age	34.3	34.1	35.9
Average Age (Male)	39.0	36.6	34.5
Average Age (Female)	33.2	33.7	39.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	395	1,590	6,418
# of Persons per HH	2.2	2.0	2.0
Average HH Income	\$73,658	\$68,341	\$64,387
Average House Value	\$159,827	\$130,764	\$137,672

2020 American Community Survey (ACS)



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