

CLASS A OFFICE SPACE - SOUTHEAST LINCOLN FOR LEASE



4501 SOUTH 86TH STREET
LINCOLN, NE 68526

PROPERTY TYPE: Office

BUILDING SIZE: 10,356 SF

ZONING: 0-3

LEASE RATE: \$17.00/SF/YR NNN

AVAILABLE: April 1, 2024 or before



PROPERTY HIGHLIGHTS

- Prominent Southeast Lincoln Location
- S. 84th Street Exposure
- Easy Wayfinding
- Building Signage Opportunities
- Ample Parking
 - 136 Stalls in Immediate Area of Building
- Current Building Amenities Includes:
 - Welcoming Reception Area
 - (33) Private Perimeter Offices (9'-6" x 12', TYP.)
 - (3) Conference Rooms
 - (2) Large Open Areas for Modular Furniture or Multi-Purpose
 - Kitchenette
 - Multiple Refreshment Counter Areas
 - Game Room/Multi-Purpose Area
 - Covered Outdoor Patio Area
 - Backs to Water Feature



PRISM
COMMERCIAL
a Berkshire Hathaway Affiliate

TODD LORENZ

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VICINITY MAP



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SITE PLAN



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FLOOR PLAN



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ADDITIONAL PHOTOS



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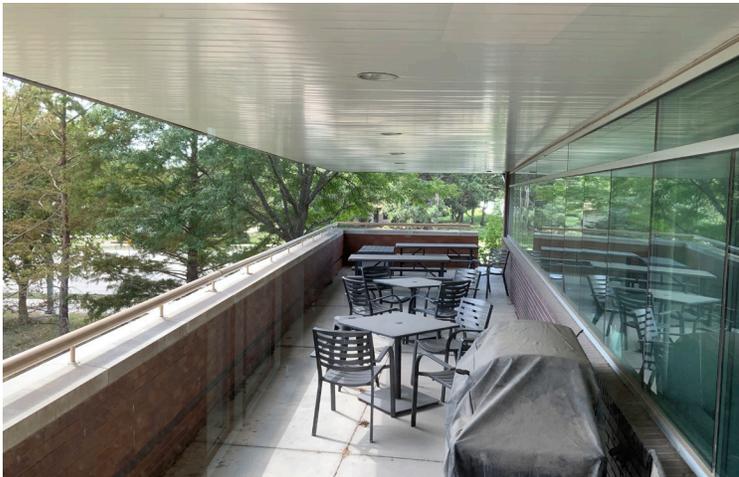
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