

For Sale

201 S. 68th St Place Lincoln, NE 68510



Sale Price: \$3,795,000
Building Size: 23,608 SF

Property Highlights:

- **Proximity to Amenities:** The building is conveniently located near major arterial streets, medical centers, and a diverse mix of residential and commercial developments.
- **Functional Space:** The design incorporates functionality, efficiency, and aesthetics catering to your needs for modern office space.
- **Flexible Space:** The functional layout allows for single-tenant occupancy or multiple tenants sharing the space.
- **Vacant and Ready:** The building is currently vacant, providing a clean slate for your vision.
- **Ample Space:** With 23,000 square feet on two floors, the layout includes exam rooms, waiting areas, administrative offices, treatment rooms and more.
- **Parking:** A well-maintained parking lot with 89 stalls and a drive-up covered entrance ensures convenience for patients, staff, and visitors.



For more
information:

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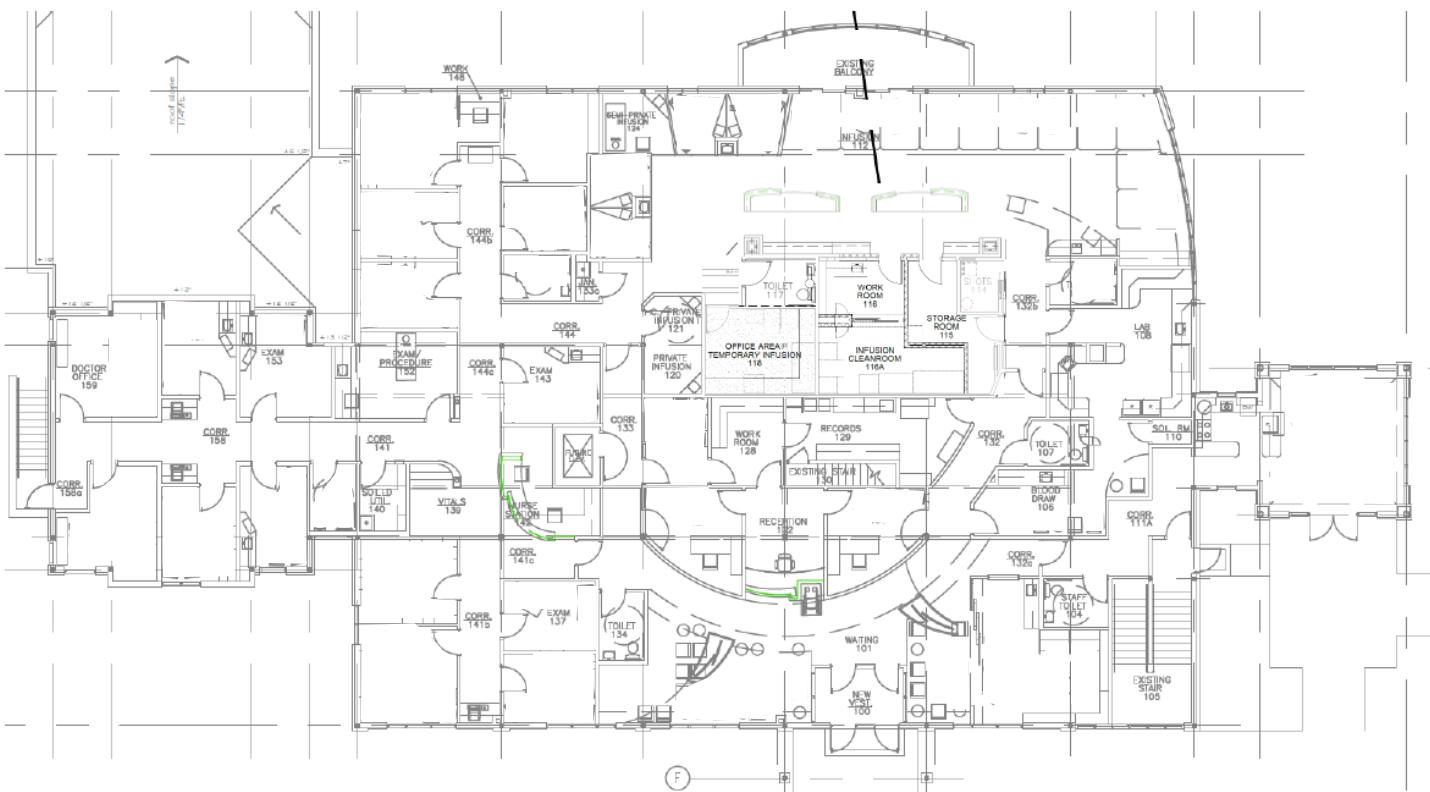
NAIFMA Realty

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201 S. 68th Street Pl
Lincoln, NE 68510

First Floor



Union Bank Place
1248 O Street, Suite 550
Lincoln, NE 68508
402 441 5800
naifmarealty.com

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Property Information

Building Square Feet	23,608 1st Floor- 10,991 Lower Level-11,492 Mezzanine- 1,125
Lot Size	101,620 SF
Year Built	1995 (addition in 2004, remodeled in 2006 & 2019)
Zoning	O-3
Exterior Walls	Steel frame with brick
Roof	Flat membrane
Gutters	Metal troughs and downspouts
Insulation	Fiberglass batts in walls and Styrofoam boards in room
Windows	Thermoglazed metal sash stationary windows
Foundation	Poured concrete footings
Parking Stalls	89

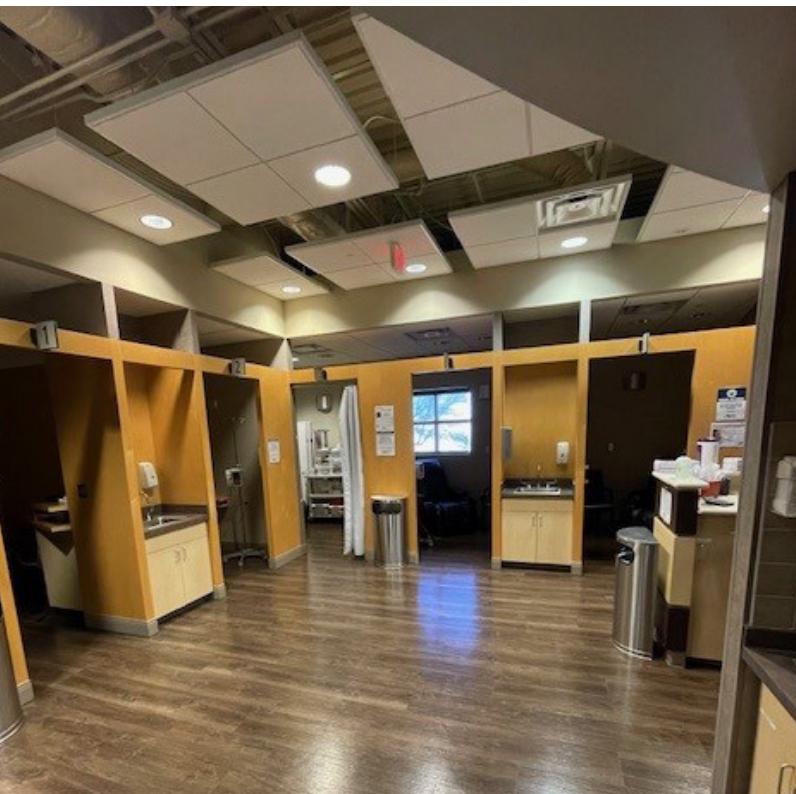
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