

For Sale

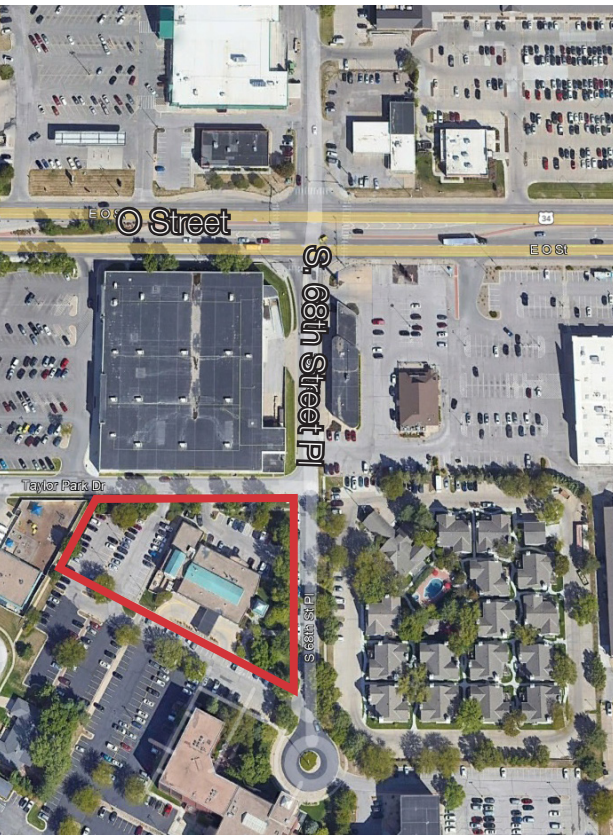
# 201 S. 68th St Place Lincoln, NE 68510



**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  
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**NAIFMA Realty**

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## Property Information

|                      |   |
|----------------------|---|
| Building Square Feet | 23,608<br>1st Floor- 10,991<br>Lower Level-11,492<br>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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