

## 826 P STREET

826 P St, Lincoln, NE 68508



## PROPERTY DESCRIPTION

At the entrance to Lincoln's Historic Haymarket, this location embodies the character of the district, offering two floors of finished office space along with a shared roof deck. With exposed brick, concrete floors, individual offices, large conference rooms and modern amenities, these spaces are unique and perfect for a variety of businesses.

SPACES	LEASE RATE	SPACE SIZE
826 P St 3rd Floor	\$10.00 SF/yr	6,744 SF
826 P St 4th Floor	\$10.00 SF/yr	6,664 SF

## OFFERING SUMMARY

Sale Price	\$0
Lease Rate	\$10.00 SF/yr (NNN)
Number of Units	1
Total Available SF	13,408 SF
Lot Size	7,091 SF
Building Size	25,520 SF
NNN	\$4.00 / SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	452	1,483	6,894
Total Population	879	3,824	18,981
Average HH Income	\$29,544	\$37,060	\$36,918

**TOM GIFFORD**

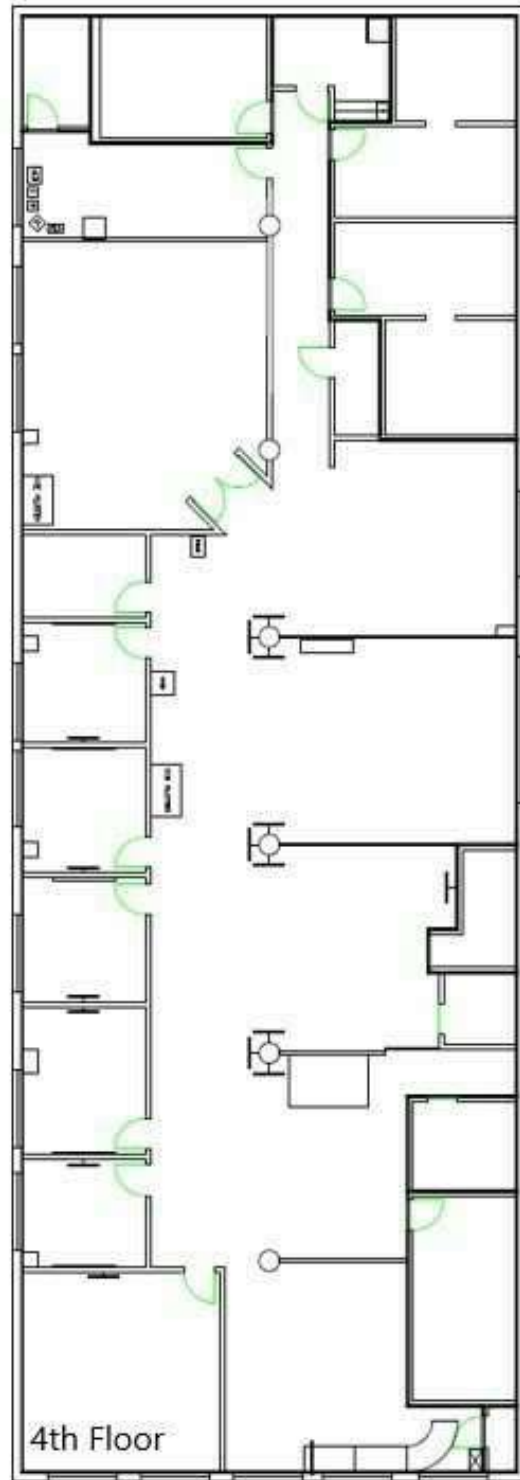
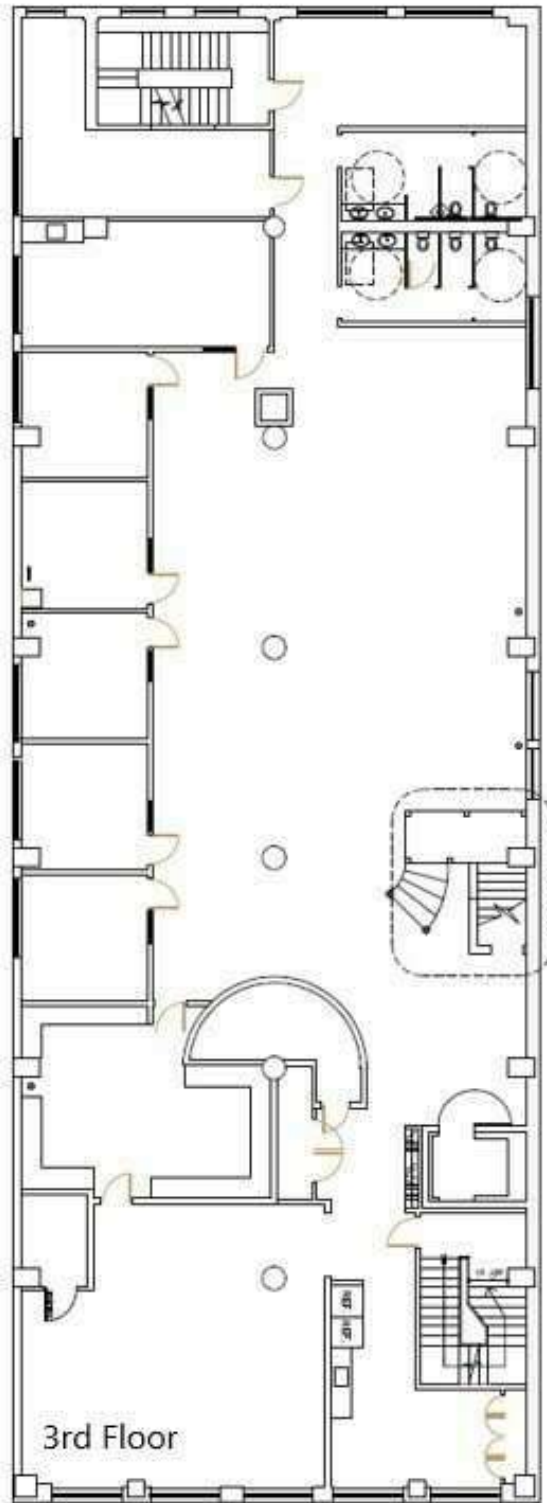
Broker  
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**KALI KLASSEN**

Commercial Leasing Agent  
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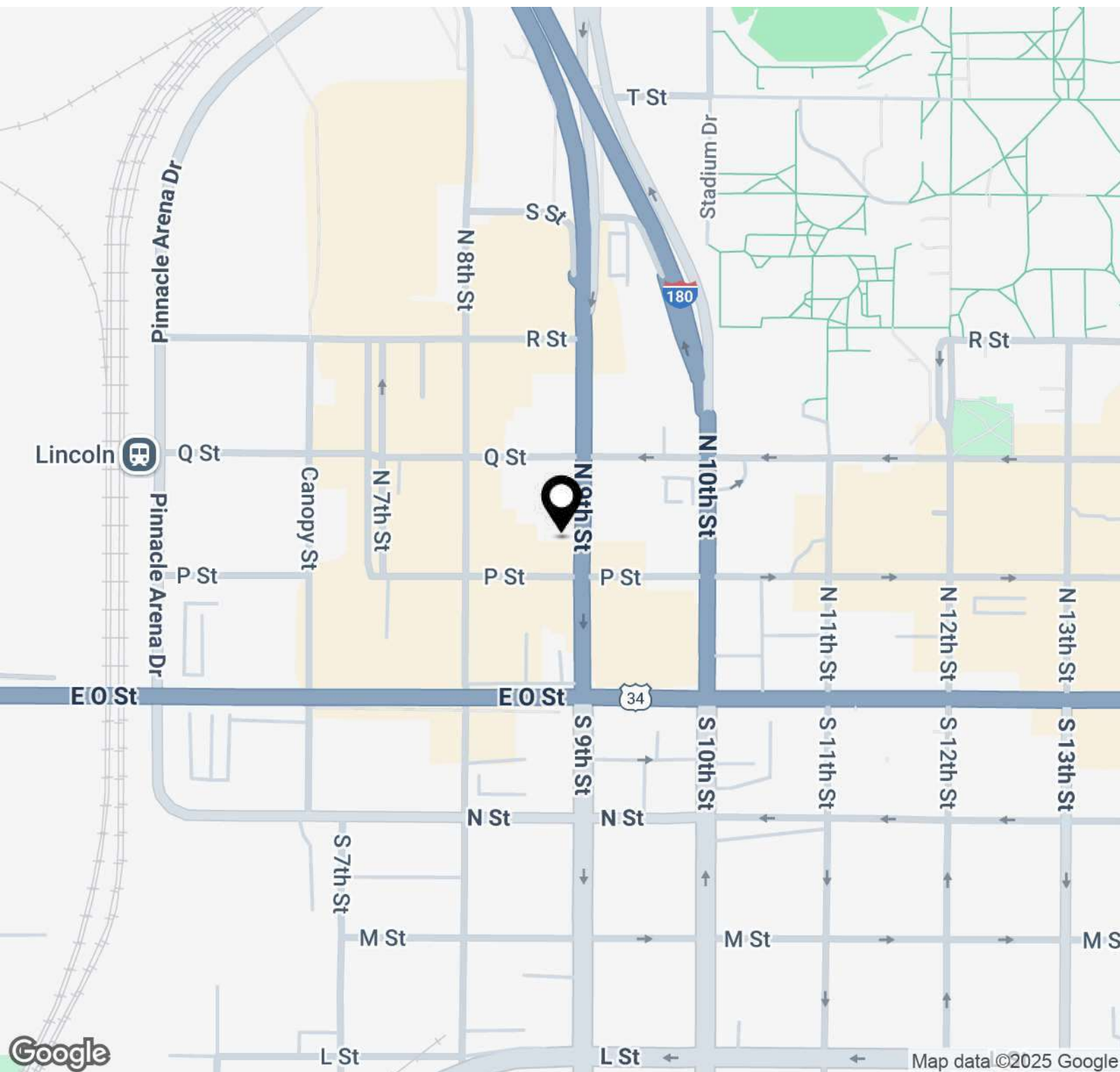
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Office Building For Lease

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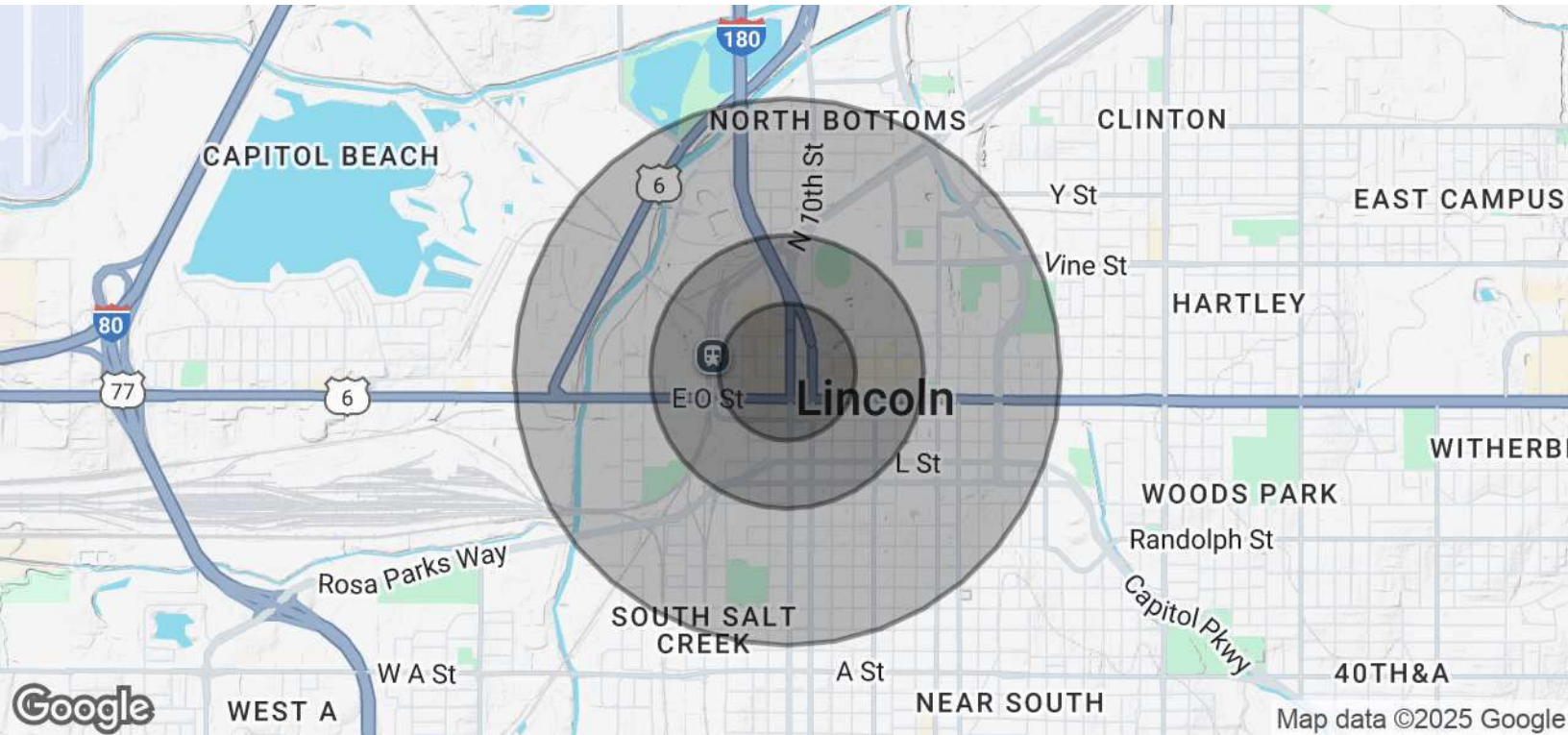


SpeedwayProperties.com



## 826 P STREET

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**POPULATION****0.25 MILES****0.5 MILES****1 MILE**

Total Population	879	3,824	18,981
Average Age	22.7	22.9	23.9
Average Age (Male)	22.7	22.7	24.4
Average Age (Female)	22.9	23.2	24.0

**HOUSEHOLDS & INCOME****0.25 MILES****0.5 MILES****1 MILE**

Total Households	452	1,483	6,894
# of Persons per HH	1.9	2.6	2.8
Average HH Income	\$29,544	\$37,060	\$36,918
Average House Value	\$140,605	\$130,329	\$97,068

2020 American Community Survey (ACS)

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