

FOR LEASE

4444 SOUTH 86TH , LINCOLN, NE 68526

OFFICE | 2,549 SF | \$18.00 SF/YR (NNN)



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

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Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



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PROPERTY DESCRIPTION

Position your business in a well-established southeast Lincoln business park with this functional second-generation space, ideal for office or medical use. The suite features six private offices, restrooms, and a welcoming reception area—ready for immediate occupancy and customization with a tenant improvement allowance. Enjoy ample on-site parking and easy access to nearby retail, dining, and services. With limited move-in ready options available in south Lincoln, this location is a smart choice for professional users.

PROPERTY HIGHLIGHTS

- Six private offices, dedicated restrooms, and a reception area
- Tenant Improvement (TI) allowance for custom build-out
- Ample on-site parking for staff and visitors
- Suitable for office or medical practices

CONTACT

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LOCATION DESCRIPTION

Located in a stable, established business park in southeast Lincoln. Convenient to retail, dining, and area amenities

OFFERING SUMMARY

| | |
|-----------------------|---------------------|
| Lease Rate: | \$18.00 SF/yr (NNN) |
| Available SF: | 2,549 SF |
| Building Size: | 6,083 SF |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

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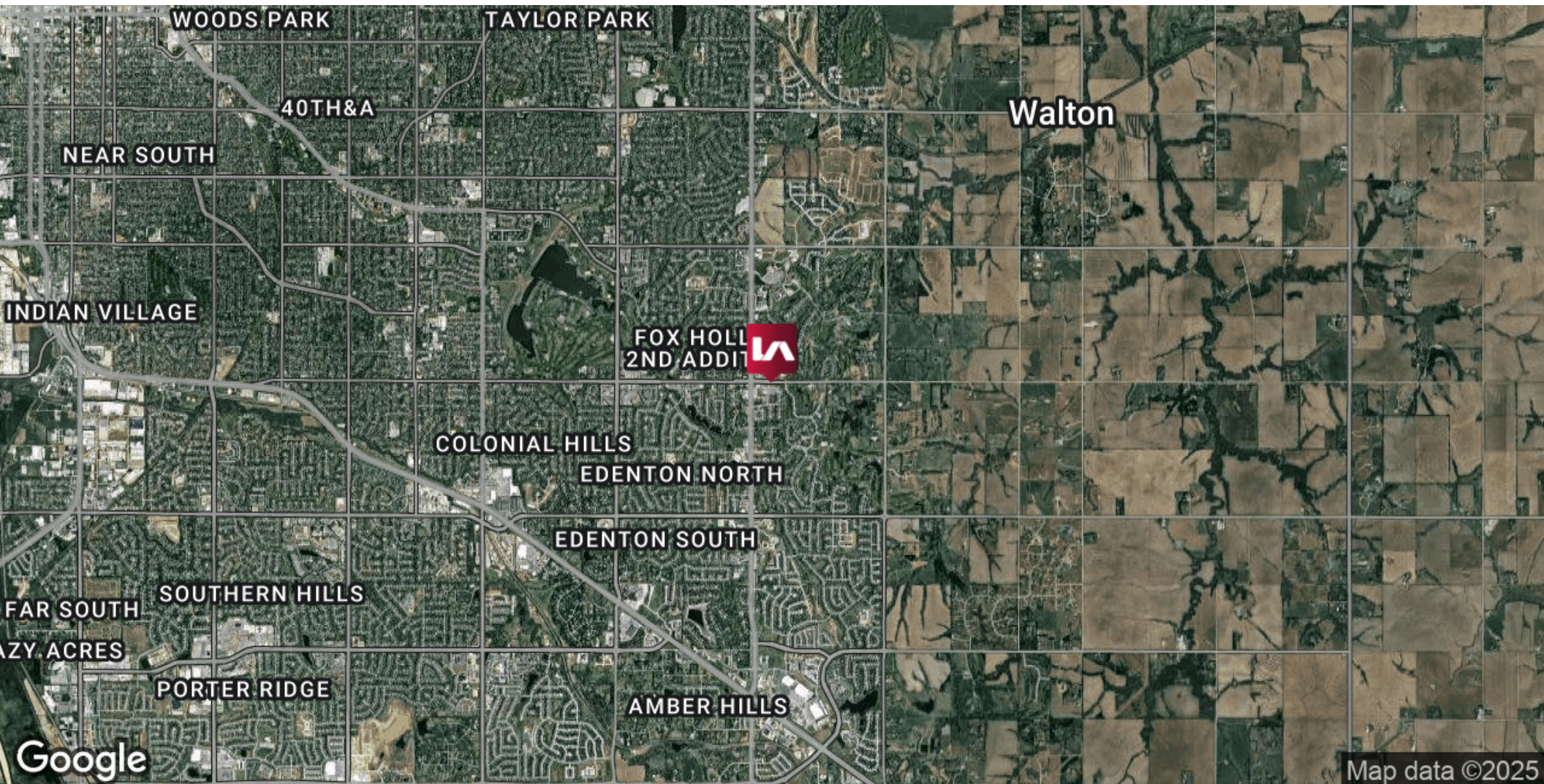
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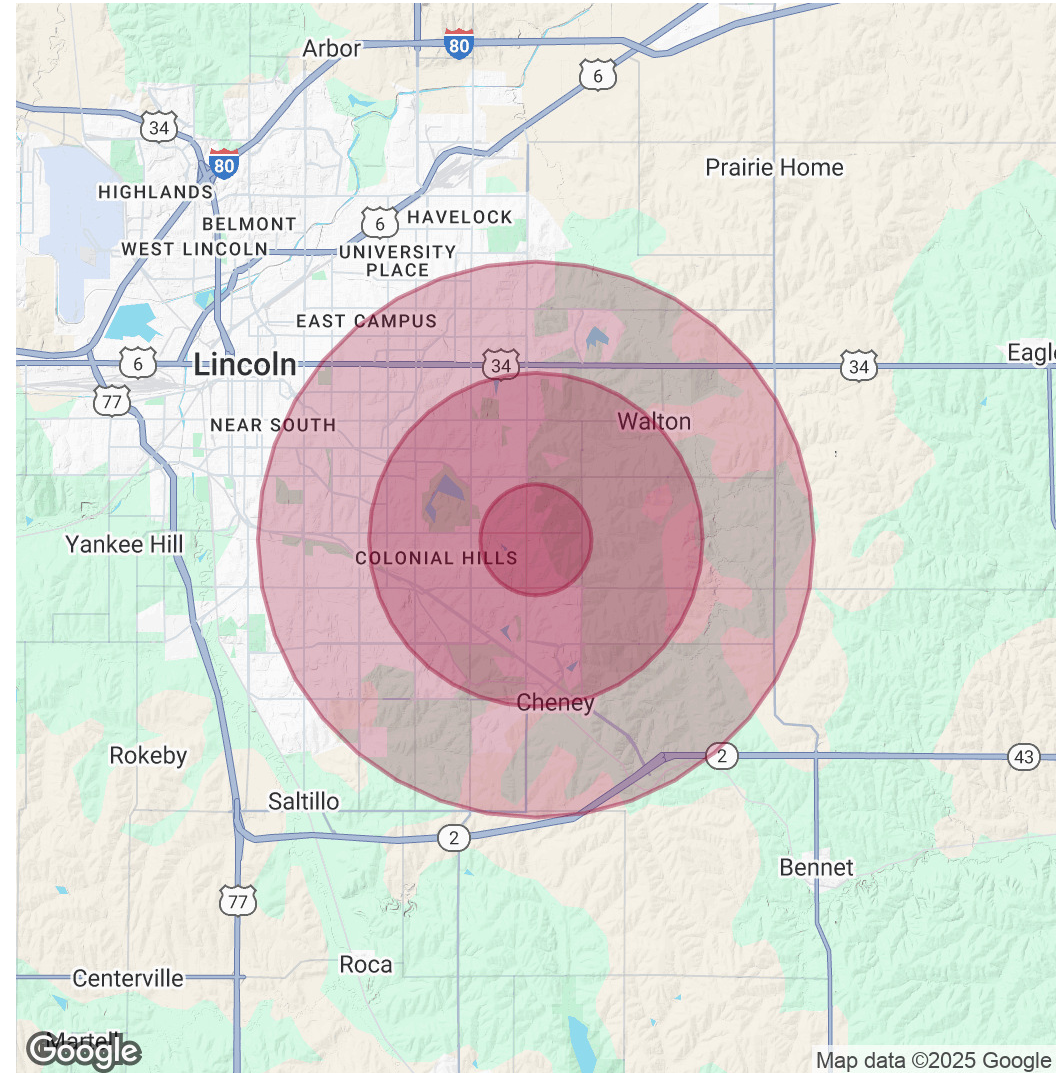


COMMERCIAL REAL ESTATE SERVICES

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| Total Population | 7,219 | 53,614 | 149,426 |
| Average Age | 47 | 43 | 40 |
| Average Age (Male) | 46 | 42 | 39 |
| Average Age (Female) | 48 | 45 | 42 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|-----------|-----------|-----------|
| Total Households | 2,955 | 22,778 | 61,877 |
| # of Persons per HH | 2.4 | 2.4 | 2.4 |
| Average HH Income | \$158,546 | \$119,367 | \$108,926 |
| Average House Value | \$462,271 | \$374,647 | \$330,022 |

Demographics data derived from AlphaMap



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