

# CANOPY DISTRICT



## PROPERTY DESCRIPTION

The Canopy District is an exciting new mixed-use development in Lincoln's Historic Haymarket that includes office, residential and retail space. At the intersection of Canopy Street and N Street, this location is a short walk to all the restaurants, shops and entertainment available in the Haymarket. Construction is now completed and ready for tenant improvements.

## OFFERING SUMMARY

Lease Rate	\$15.00 - 19.00 SF/yr (NNN)
Total Available SF	32,040 SF
Building Size	281,168 SF

## SPACES

## LEASE RATE

## SPACE SIZE

109 S Canopy St Ste 160	\$19.00 SF/yr	3,577 - 9,282 SF
109 S Canopy St Ste 170	\$19.00 SF/yr	3,338 - 9,282 SF
109 S Canopy St Ste 180	\$19.00 SF/yr	2,367 - 9,282 SF
140 Canopy St Ste C102	\$15.00 SF/yr	1,022 SF
140 Canopy St Ste C400	\$17.00 SF/yr	3,172 SF



**TOM GIFFORD**

Broker

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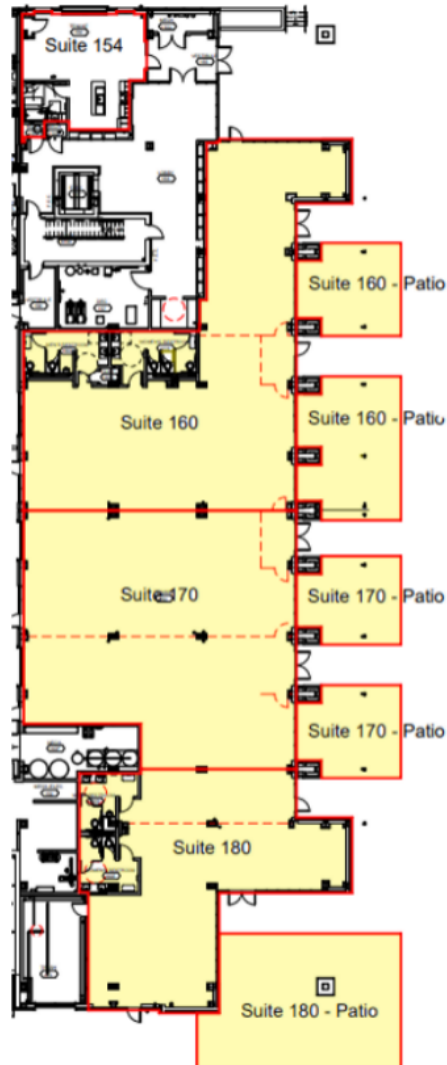
Commercial Leasing Agent

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# CANOPY DISTRICT



Canopy Park - 109 Canopy

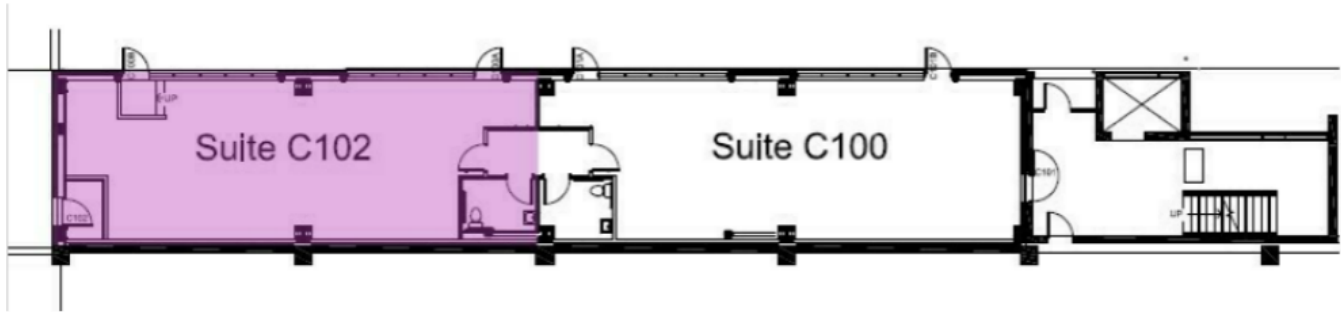


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# CANOPY DISTRICT



Canopy Row - 140 Canopy



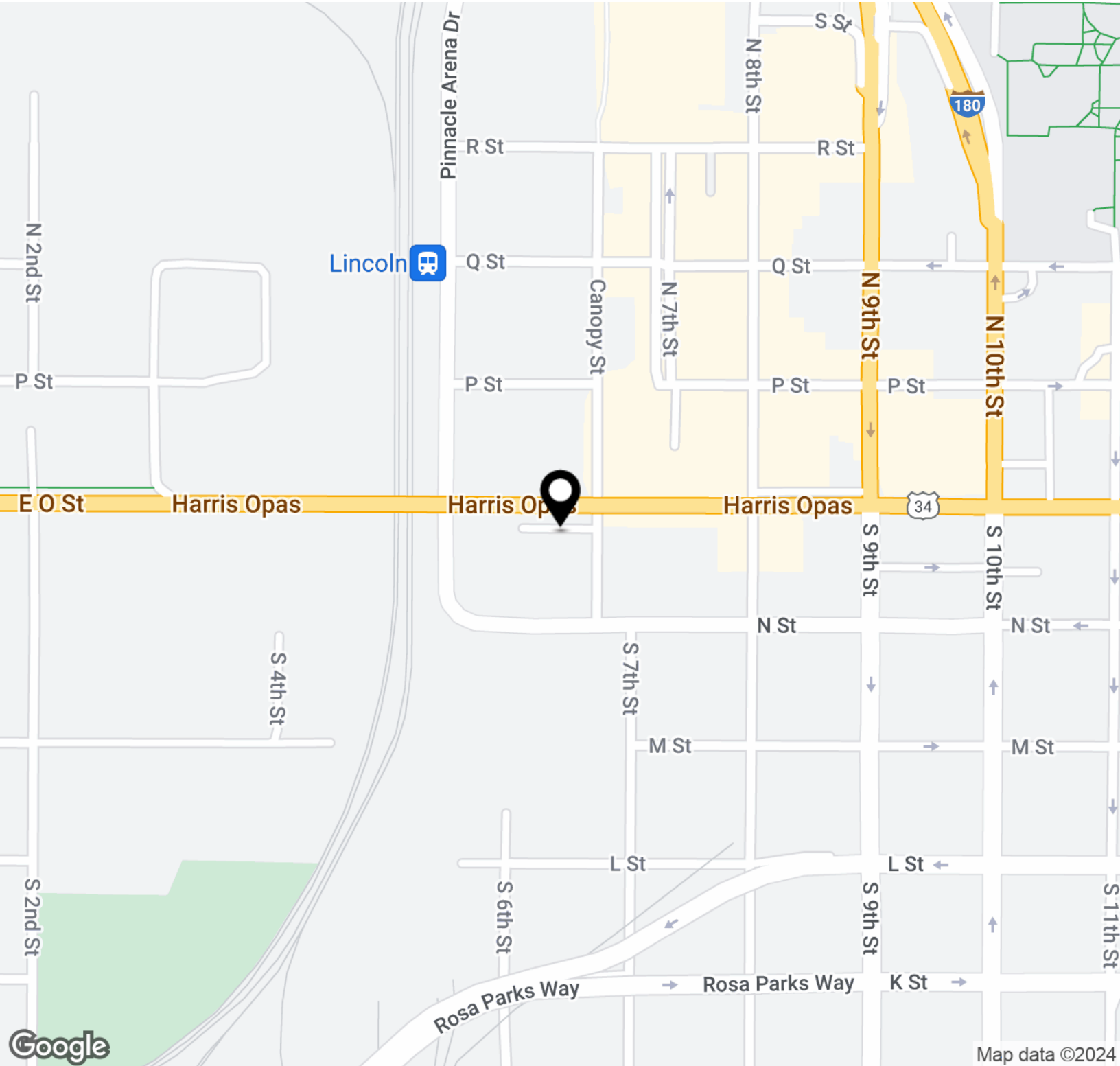
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# CANOPY DISTRICT

109 Canopy Street, Lincoln, NE 68501



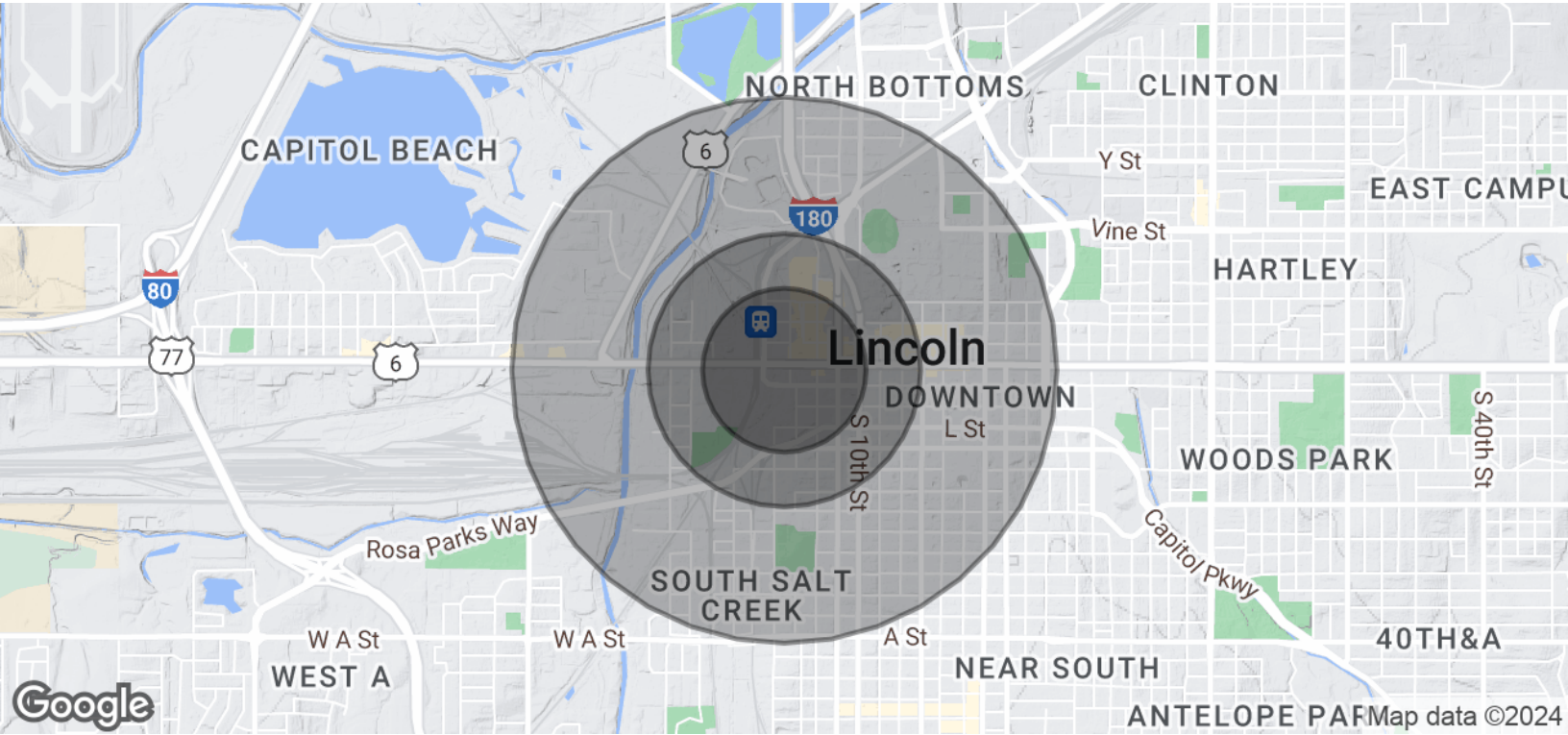
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# CANOPY DISTRICT

109 Canopy Street, Lincoln, NE 68501



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	879	2,061	14,630
Average Age	32	33	31
Average Age (Male)	33	33	31
Average Age (Female)	32	32	30

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	387	1,045	5,880
# of Persons per HH	2.3	2	2.5
Average HH Income	\$51,668	\$46,856	\$57,943
Average House Value	\$263,973	\$288,065	\$254,257

Demographics data derived from AlphaMap



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