



1111 O Street

Lincoln, NE 68508

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For Sale

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Executive Summary

Offering Price: \$5,200,000

NAI FMA Realty is pleased to offer this opportunity to purchase a property in the heart of downtown Lincoln, near government offices, the University of Nebraska, and entertainment and business districts. The offering consists of two units, Unit 1 is the entire first floor and Unit 2 is the entire second floor, which are being sold together. The current owner/user is Southeast Community College, the building is configured with multiple classrooms and offices which can be transformed into a multi-tenant or single tenant use. The building is connected to a city-owned, public parking garage that may accommodate parking requirements for any number of uses. The elevators in the building service this garage and are owned and operated by the City of Lincoln. The site is also connected to the Skywalk system which connects the subject property to multiple other buildings and parking garages throughout the Central Business District.

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Property Information

Gross Building Area	76,334 SF First Floor-34,843 Second Floor-41,491
Floors	2
Year Built	1979
Lot Size	1.12 Acres or 49,004 square feet
Zoning	B-4
Foundation	Poured Concrete
Frame	Concrete Block
Elevators	Three (owned and maintained by City of Lincoln)
Sprinklers	Fully sprinkled building
HVAC	Rooftop units updated in 2009
Electrical	Three-phase
Roof	Rock ballasted EPDM rubber membrane (replaced in 2022)
Parking	Attached to public parking garage containing 1,057 parking stalls

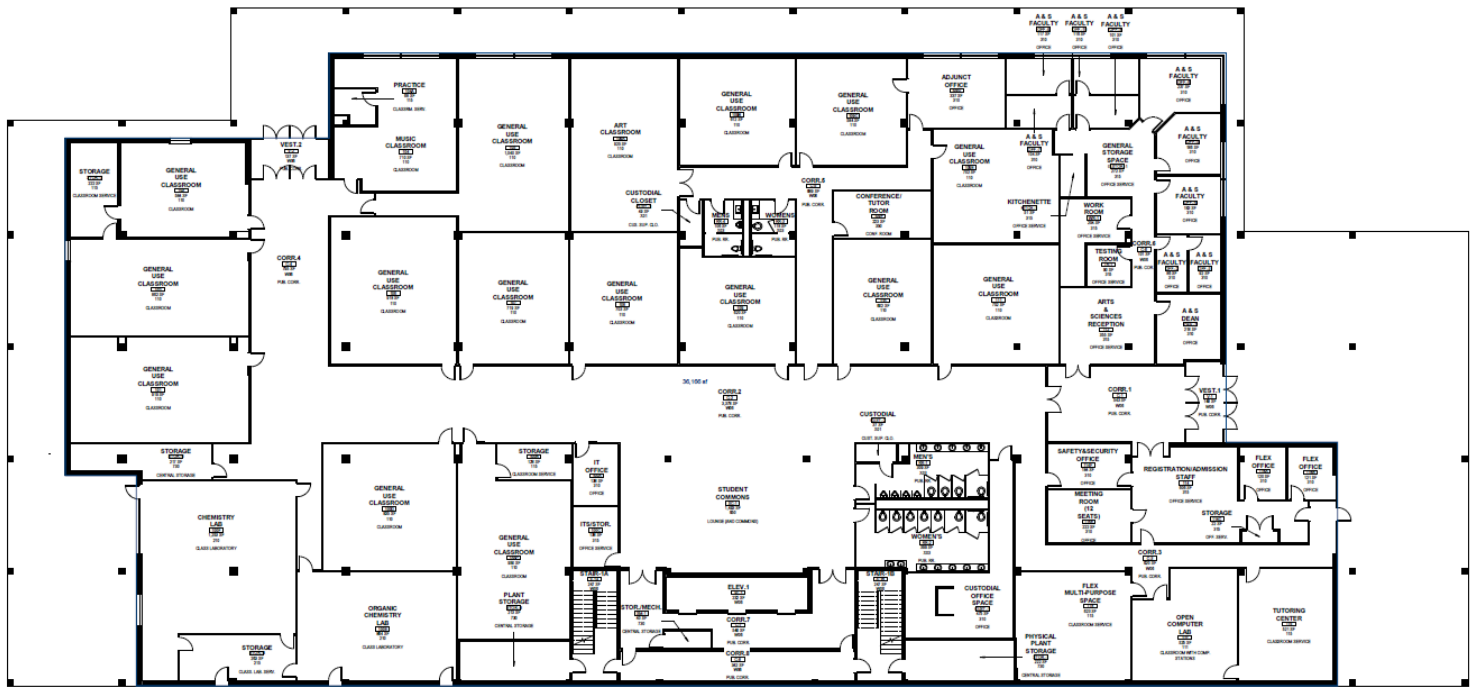
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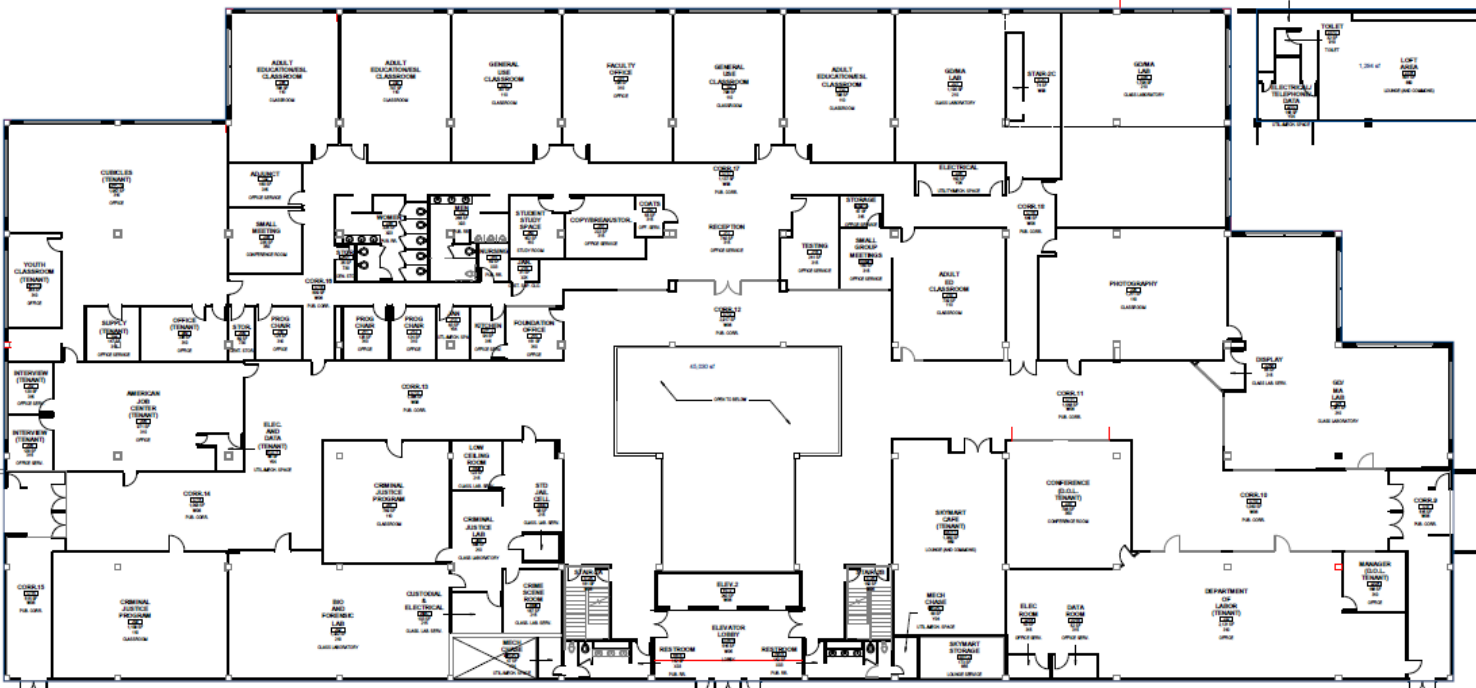
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First Floor



Second Floor



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