

For Lease

6400 Cornhusker Hwy

**NAIFMA** Realty



For more information:

**Jared Froehlich, CCIM, SIOR**

402 441 5830 • [jfroehlich@naifma.com](mailto:jfroehlich@naifma.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

1248 'O' Street, Suite 550

Lincoln, NE 68508

(402) 441-5800

[naifmarealty.com](http://naifmarealty.com)

For Lease

# 6400 Cornhusker Hwy

## Available Suites

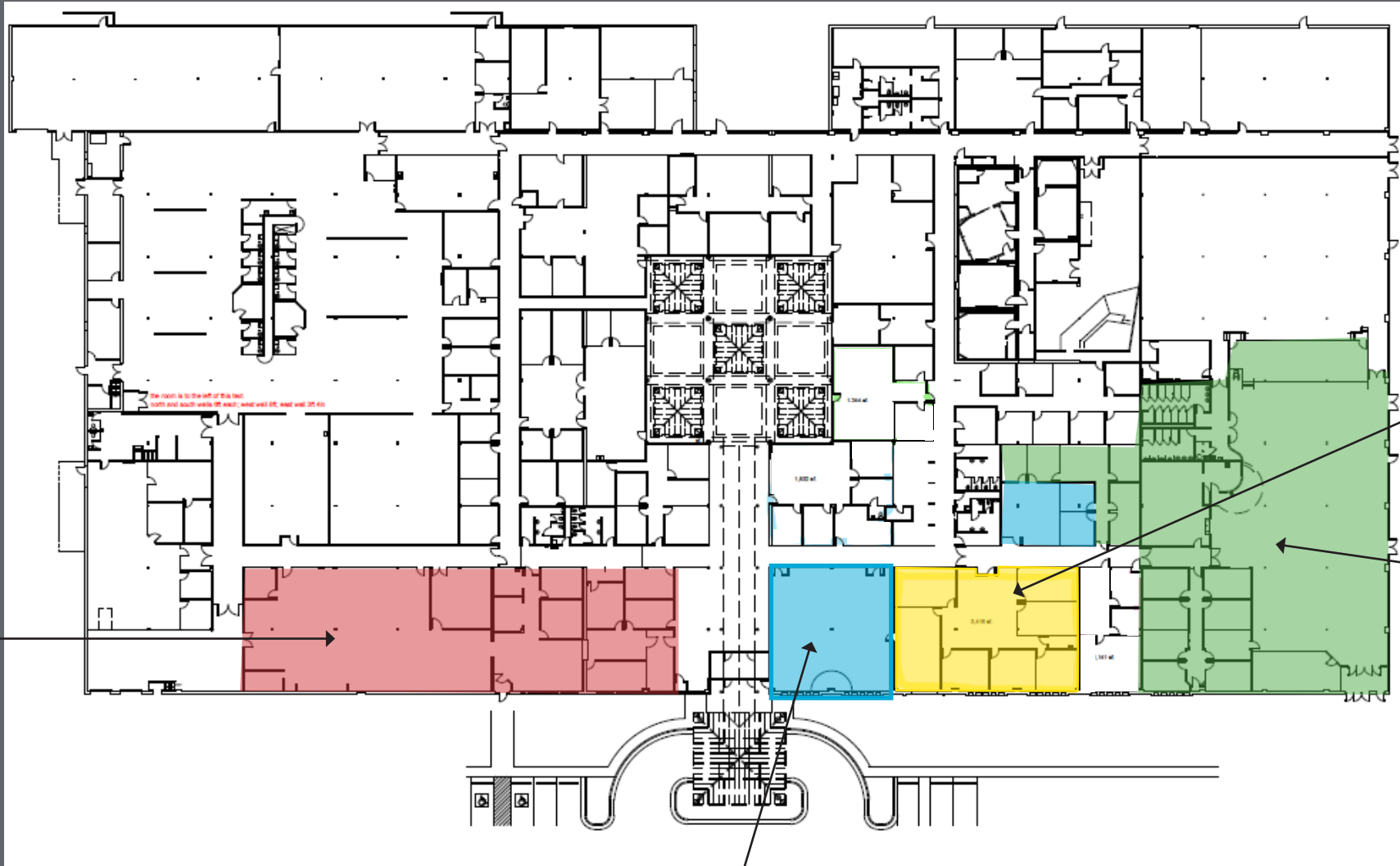
### Property Features

- Ste. 450: 3,416 SF @ \$6.75/SF NNN
- Ste. 300: 14,533 SF @ a negotiable rate
- Ste. 375: 7,688 SF @ \$8.75/SF NNN
- Affordable flex space available in multi-tenant building
- The site has a large parking lot with adequate parking for the building
- Tenants may rent out the 2,253 SF multi-purpose room on an as needed basis
- Free dock access
- Zoned I-1
- NNN Charge (For-Profit Tenants) \$4.30/SF
- NNN Charge (Non-Profit Tenants) \$2.28/SF



For Lease

# 6400 Cornhusker Hwy



Ste. 375  
7,688 SF

Ste. 450  
3,416 SF

Ste. 300  
14,533 SF

Multi-Purpose Room

For Lease  
**6400 Cornhusker Hwy**

Suite 375



For Lease  
6400 Cornhusker Hwy

Suite 300



For Lease  
6400 Cornhusker Hwy

Suite 450

