

# 1135 M STREET

Lincoln, NE 68508



## PROPERTY DESCRIPTION

Located on the intersection of 12th and M street, this historic Star Printing building provides affordable access to the energy of Downtown Lincoln with close proximity to the University of Nebraska's City Campus, State offices, and the Historic Haymarket. This location is easily accessible for both local and out-of-town clients with metered on-street parking, nearby bike lanes, and the Carriage Park Garage next-door.

SPACES	LEASE RATE	SPACE SIZE
1135 M St Suite 120	\$10.00 SF/yr	3,231 SF
1135 M St Suite 201	\$10.00 SF/yr	3,929 SF
1135 M St Suite 310	\$10.00 SF/yr	14,525 SF
1135 M St Suite 410	\$10.00 SF/yr	4,238 SF
317 S 12th Suite 160	\$10.00 SF/yr	2,112 SF

## OFFERING SUMMARY

Sale Price	\$0
Lease Rate	\$10.00 SF/yr (NNN)
Total Available SF	28,035 SF
Building Size	60,787 SF
NNN	\$3.50 / SF

## DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	760	2,989	9,437
Total Population	1,343	5,523	22,920
Average HH Income	\$34,989	\$38,047	\$35,699



**KALI KLASSEN**

Commercial Leasing Agent

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**TOM GIFFORD**

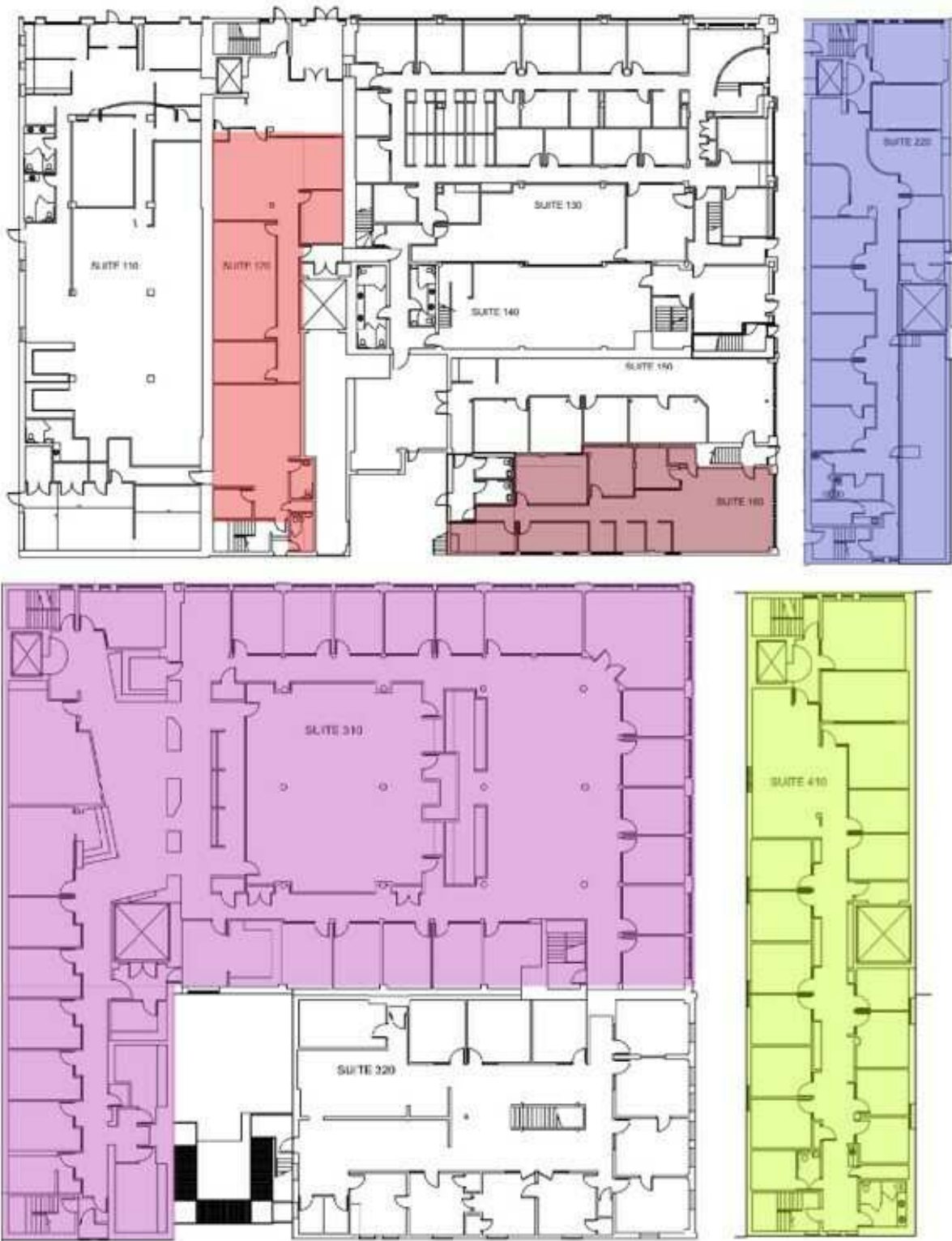
Broker

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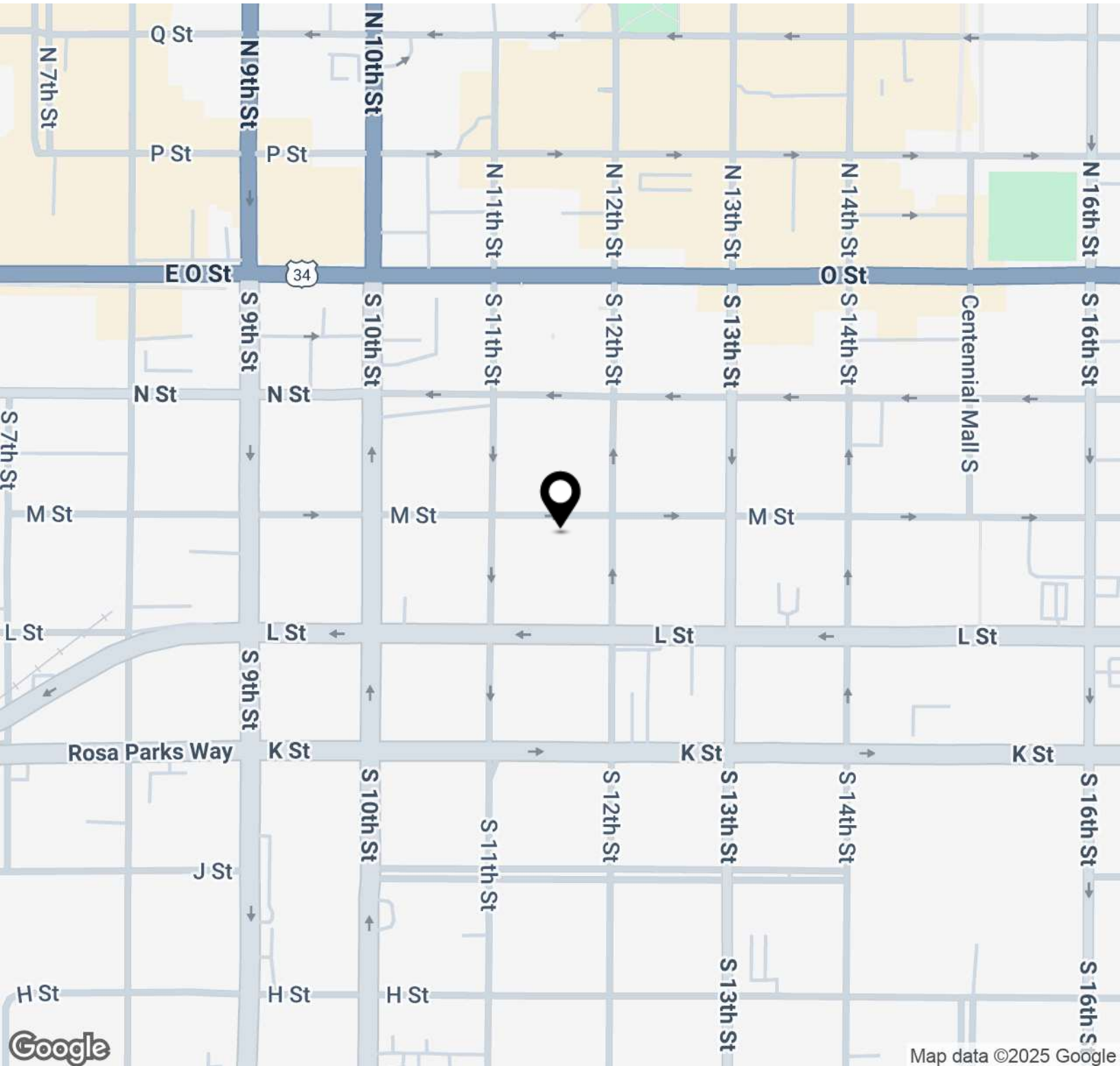


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Office Building For Lease

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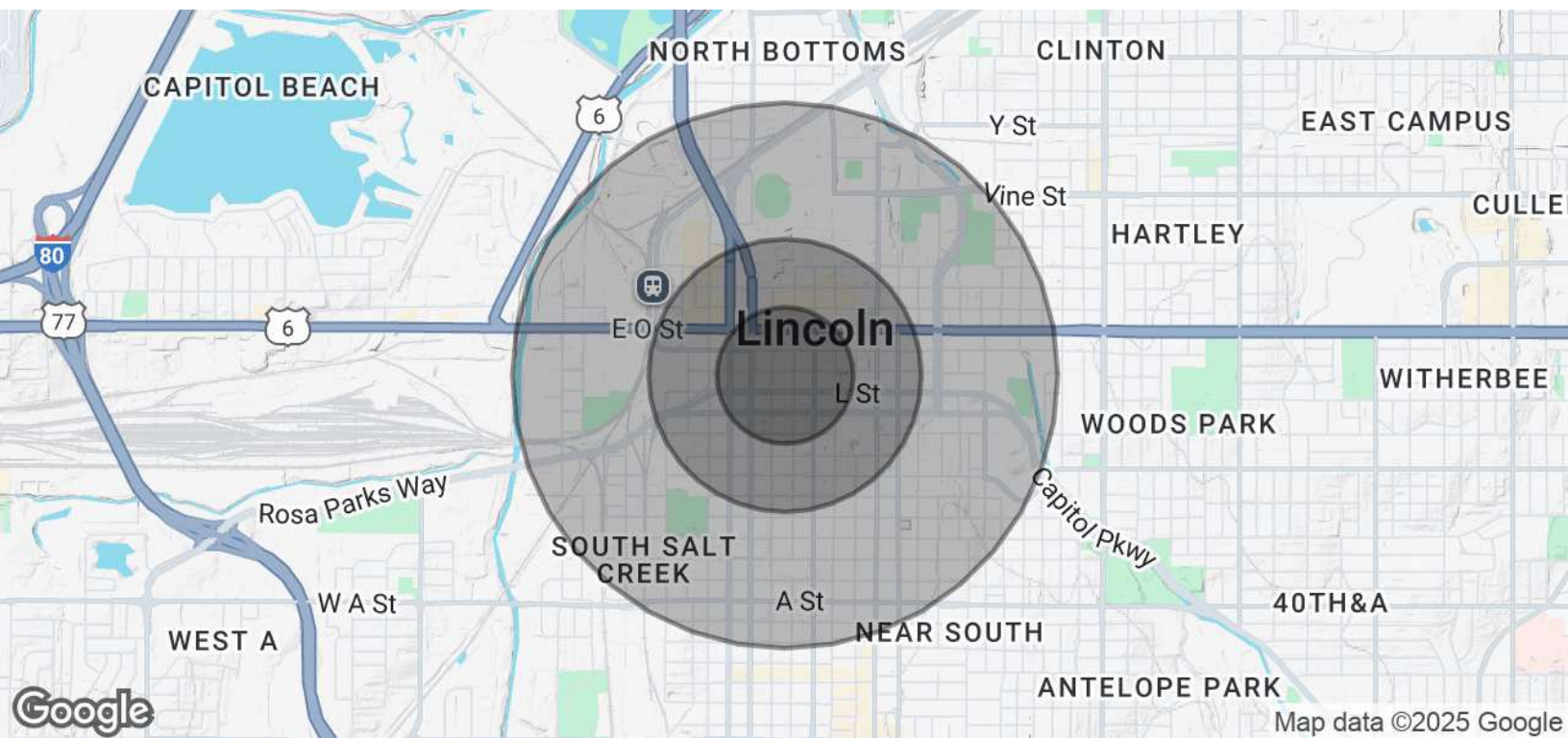


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,343	5,523	22,920
Average Age	25.0	25.9	24.7
Average Age (Male)	25.2	26.5	25.7
Average Age (Female)	25.5	26.1	24.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	760	2,989	9,437
# of Persons per HH	1.8	1.8	2.4
Average HH Income	\$34,989	\$38,047	\$35,699
Average House Value	\$132,081	\$115,387	\$103,481

2020 American Community Survey (ACS)



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