



DOWNTOWN OFFICE + PARKING LOT FOR SALE

Centre Terrace | 1225 L Street, Lincoln, NE

Lincoln, NE

402 477 9300

OFFICE - 38,209 SF | \$3,999,995 + PARKING LOT - 0.88 Acres | \$1,000,000

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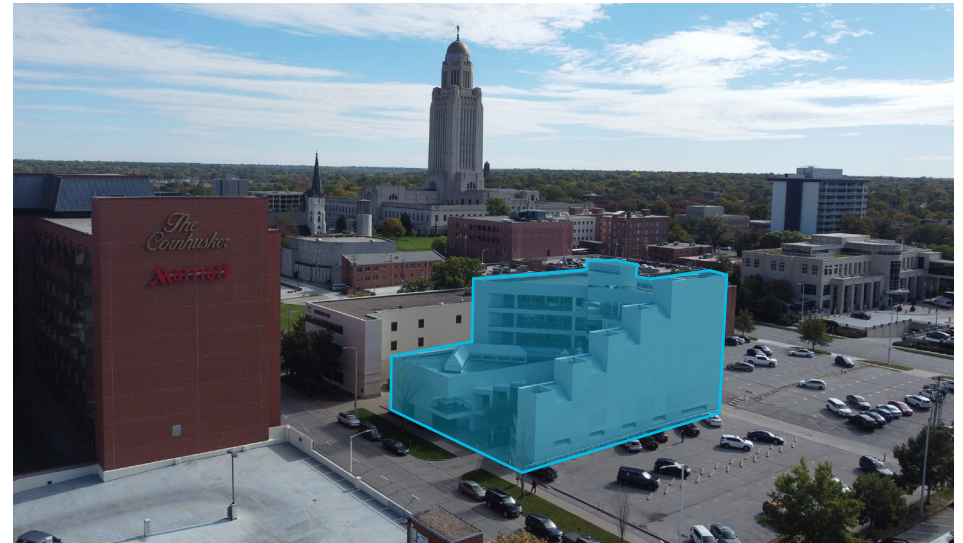
Property Description

Centre Terrace is a 38,209 SF multi-tenant office building in Downtown Lincoln offering in-place income with vacancy available for an owner-user or value-add investor. The property features efficient floor plates, scenic views of downtown Lincoln, private outdoor terraces, and 87 on-site parking stalls providing a strong blend of cash flow & flexibility. Buyers can occupy a portion while collecting income, or lease remaining space to enhance returns. Adjacent parking lot is not included in the offering price but may be purchased separately to expand parking capacity and generate additional income.

Location Description

Located between 12th & 13th St on L Street in downtown Lincoln with close proximity to the State Capital, Cornhusker Hotel, New Convention Center and Business District.

Total Building SF:	38,209 SF
Sale Price:	\$3,999,995
Building Class:	B
Zoning:	B-4
# of Floors:	6
Year Built:	1990
Lot size:	0.33 Acres
Traffic Count:	13,500 VPD
Parking:	78 Uncovered 9 Covered



Contact Broker for Building Financials

NOTE: All dimensions are approximations and are not guaranteed. Please field verify all measurements.

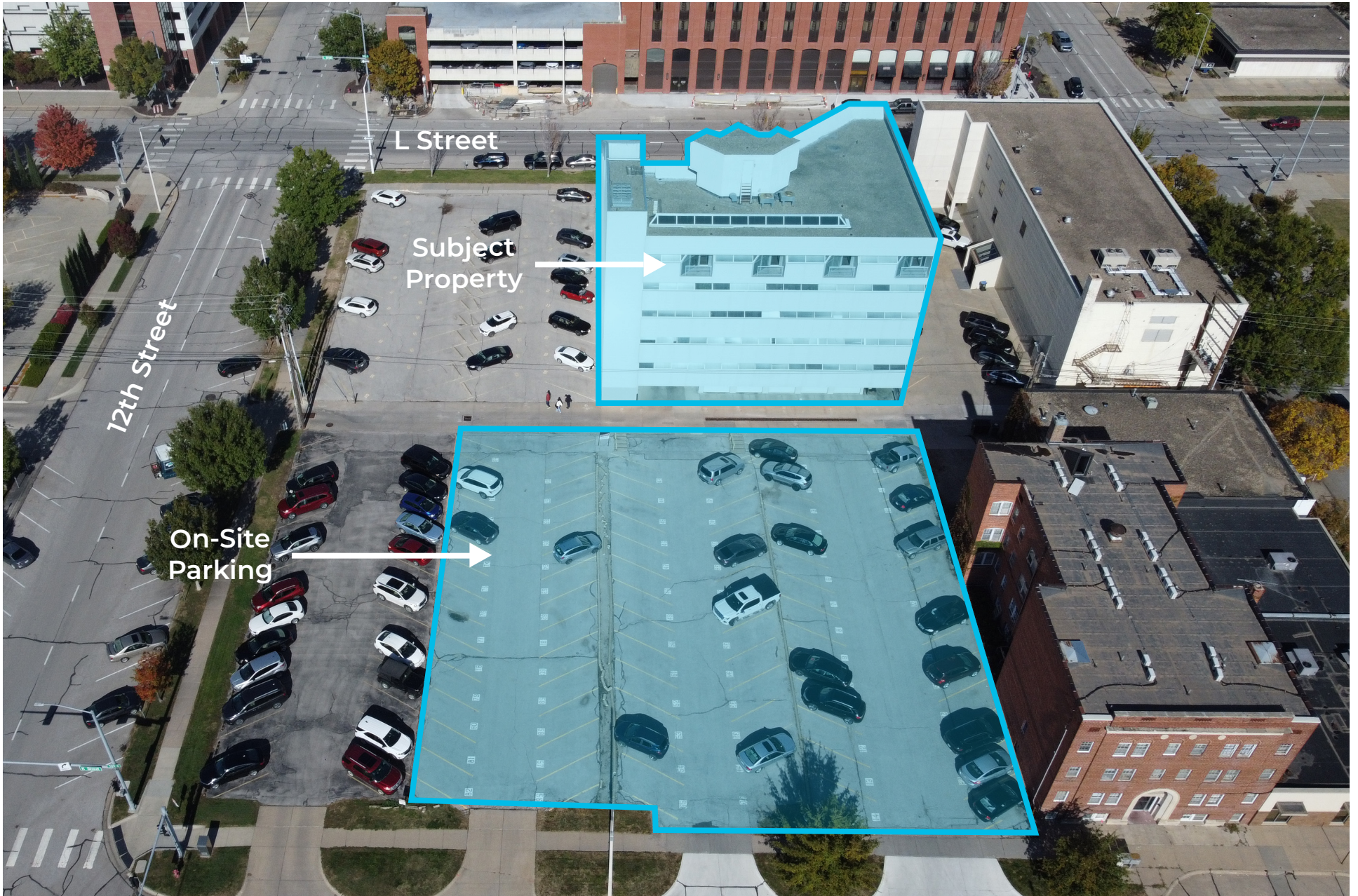
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- Occupancy rate – 84%
- Stable Tenant Mix - Professional/Government
- In-place Income with Upside Potential
- Vacancy Available - Owner-Occupancy (1st and 6th Floor Available)
- Iconic building with scenic views of Downtown Lincoln
- Rare for Downtown - 87 On-Site Parking Stalls can be purchased for additional income.
- Value-Add Leasing Opportunity
- Walkable to Capitol, Central Business District, Cornhusker Hotel and future Lincoln Convention Center.



1225 L Street
On-Site Parking | 78 Parking Stalls Available



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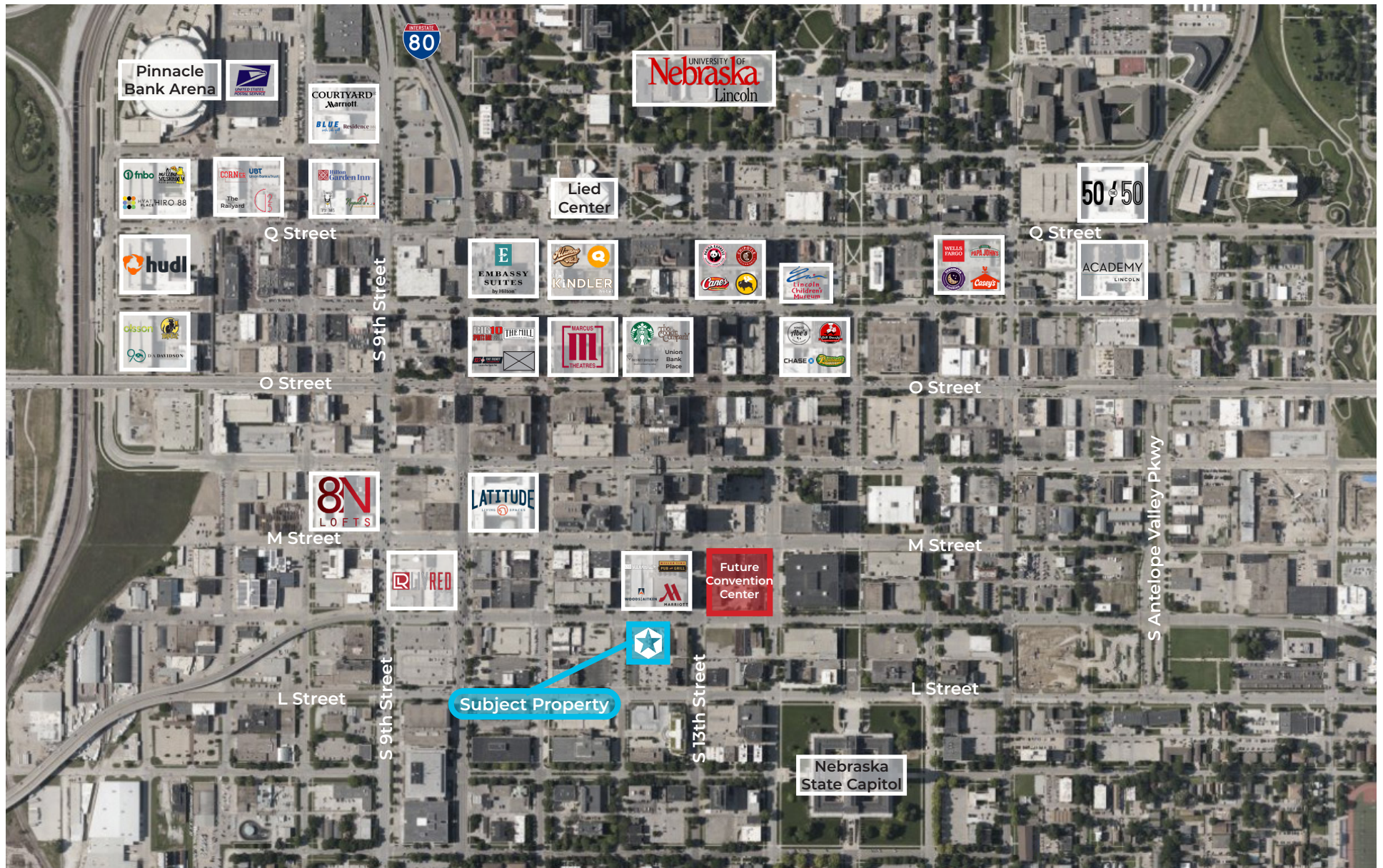
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1225 L Street
Downtown Overview



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