

247 N 8TH ST

Lincoln, NE 68508



PROPERTY DESCRIPTION

A building rich in history; located at the core of Lincoln's Haymarket District, you will find two floors of open office space that is sure to impress with character alone. Haymarket Parking garage is within a block with ample metered on-street parking. The district also provides plenty of great restaurants, coffee shops, and bars; a bonus when hosting business partners. These spaces can be demised. Call today to schedule your showing!

OFFERING SUMMARY

Lease Rate	\$12.50 SF/yr (NNN)
Total Available SF	25,122 SF
Lot Size	17,354 SF
Building Size	38,184 SF
NNN	\$6.25 / SF

SPACES	LEASE RATE	SPACE SIZE
247 N 8th 2nd Floor	\$12.50 SF/yr	12,178 SF
247 N 8th 3rd Floor	\$12.50 SF/yr	12,944 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	369	1,377	6,171
Total Population	751	3,416	17,681
Average HH Income	\$30,825	\$34,500	\$37,753



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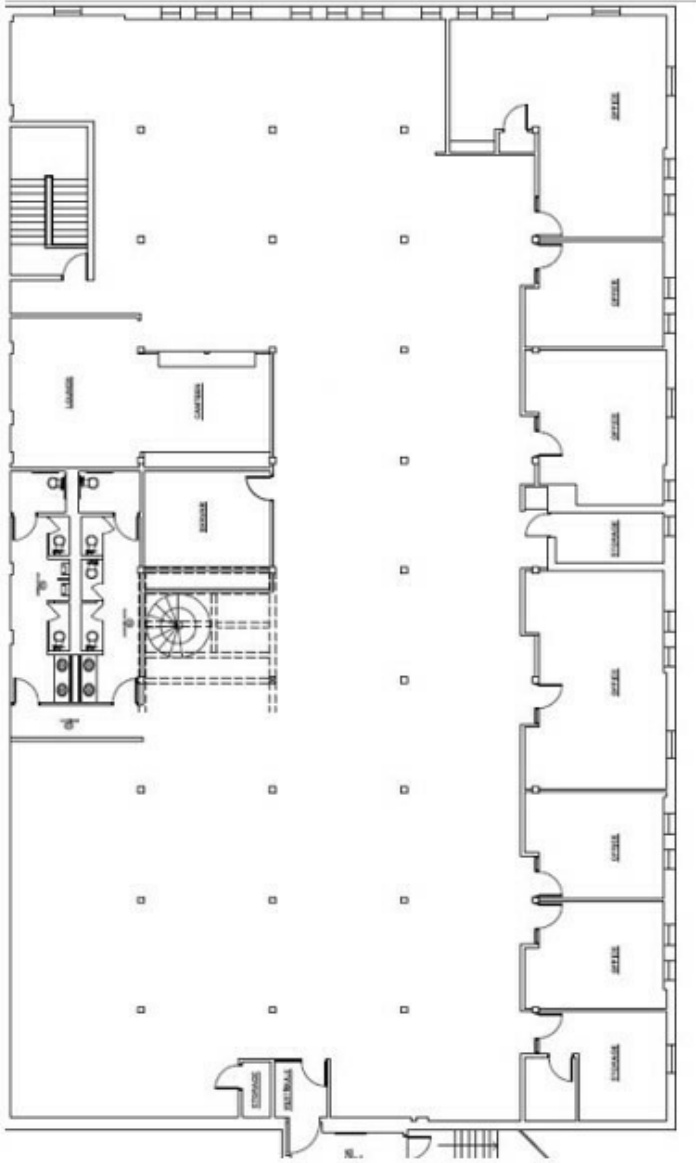


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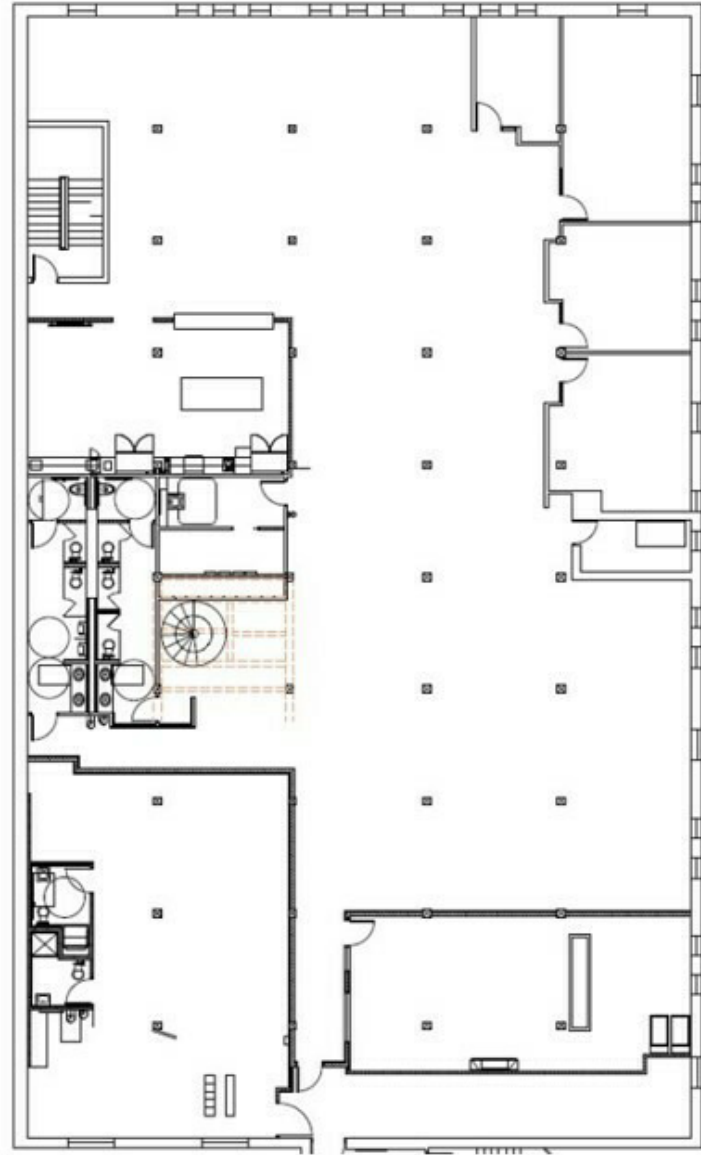


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2nd Floor



3rd Floor



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Office Building For Lease

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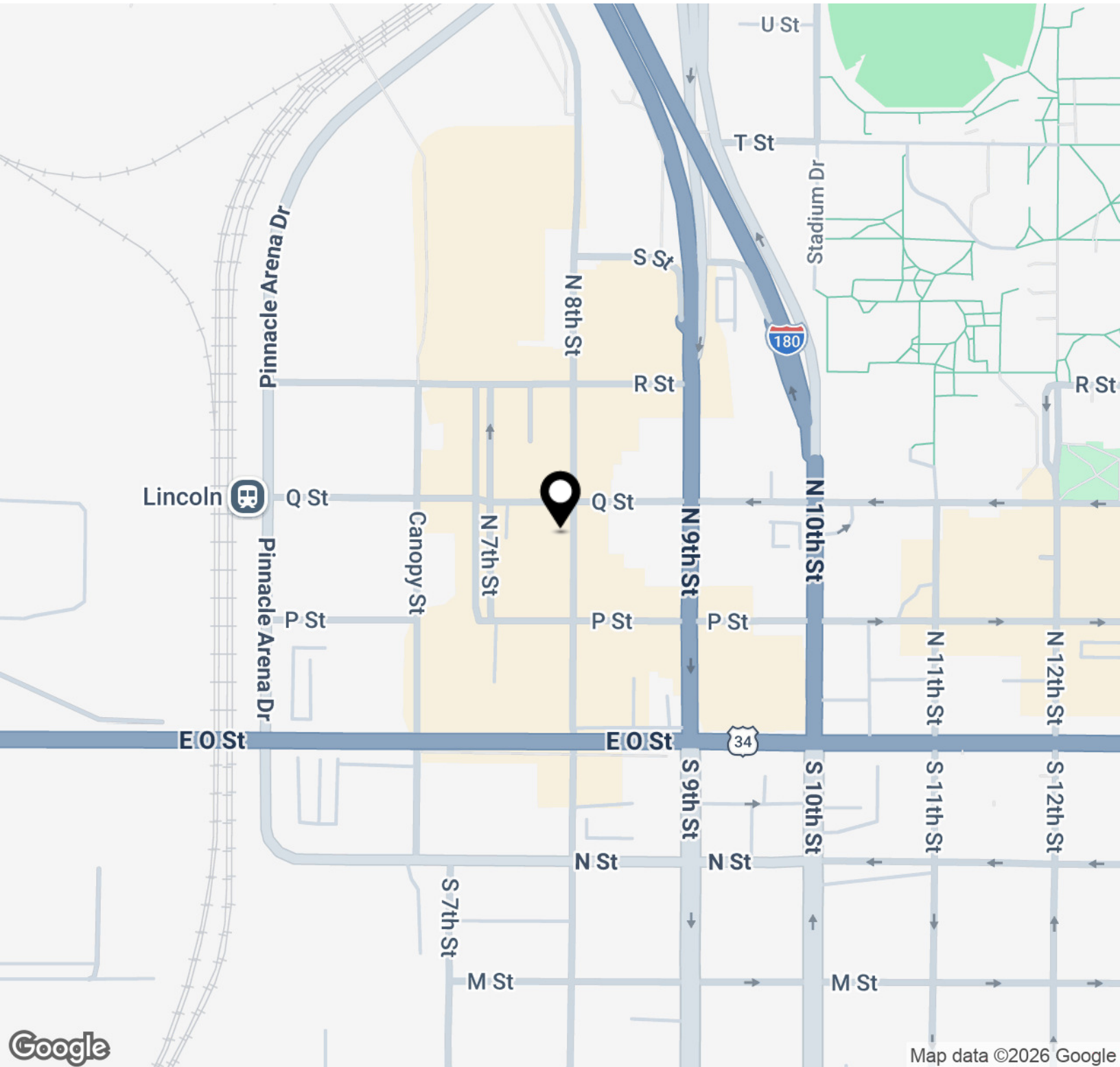
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	751	3,416	17,681
Average Age	22.9	22.8	23.9
Average Age (Male)	22.7	22.6	24.2
Average Age (Female)	23.3	23.1	24.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	369	1,377	6,171
# of Persons per HH	2.0	2.5	2.9
Average HH Income	\$30,825	\$34,500	\$37,753
Average House Value	\$127,432	\$129,342	\$100,849

2020 American Community Survey (ACS)



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