

145 N 46TH ST

145 North 46th Street, Lincoln, NE 68503



PROPERTY DESCRIPTION

Presenting the ultimate spacious office suite located in a busy commercial area near many restaurants and other services, this location provides convenient access with great parking. Inquire now to secure your future workspace!

SPACES	LEASE RATE	SPACE SIZE
145 N 46th Street LL2	\$11.95 SF/yr	2,030 SF

OFFERING SUMMARY

Lease Rate	\$11.95 SF/yr (MG)
Total Available SF	2,030 SF
Lot Size	31,692 SF
Building Size	9,204 SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	331	1,490	6,549
Total Population	563	2,665	13,670
Average HH Income	\$48,548	\$55,649	\$76,290



TOM GIFFORD
Broker
402.326.2413
TJGifford@SpeedwayProperties.com



LAUREN COOK
Commercial Leasing Agent
402.323.3126
lmcook@speedwayproperties.com

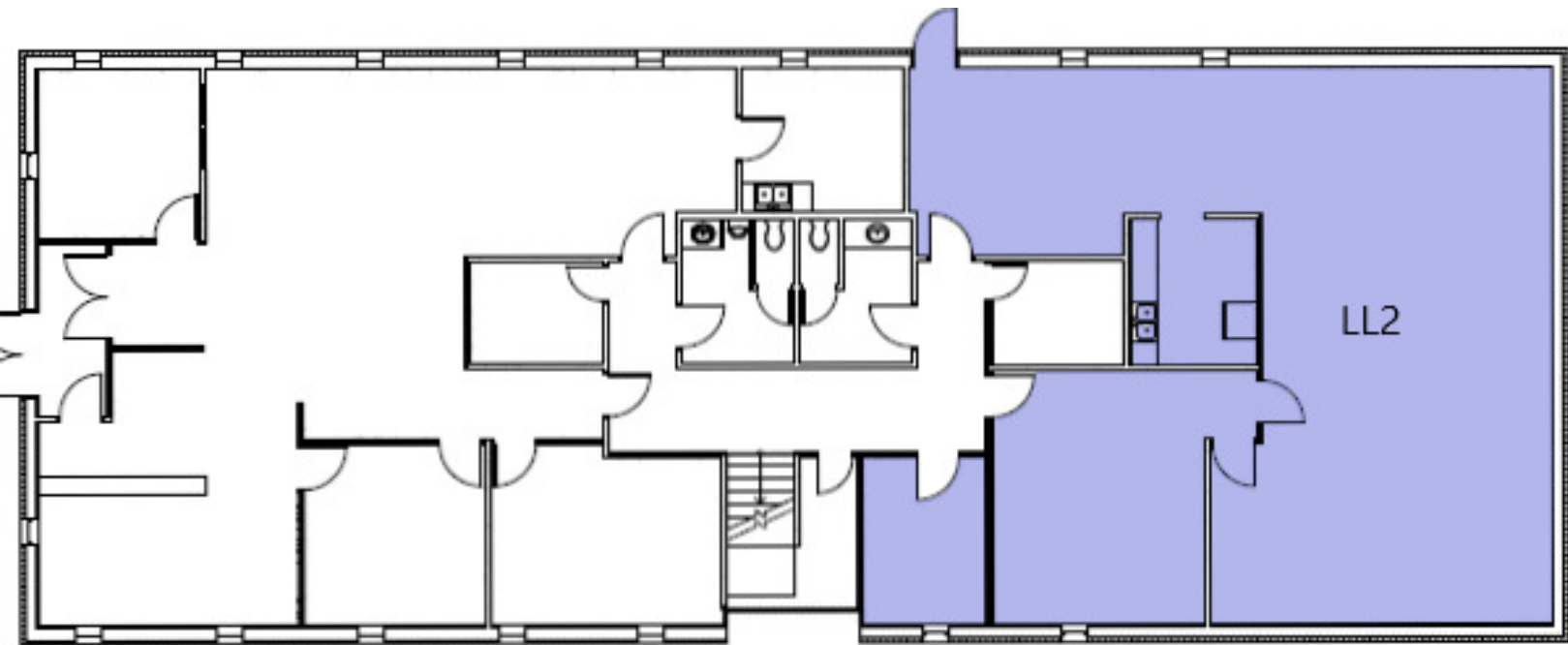


KERI BOWER
Commercial Leasing Agent
402.323.3127
kabower@speedwayproperties.com



145 N 46TH ST

145 North 46th Street, Lincoln, NE 68503



TOM GIFFORD
Broker
402.326.2413
TJGifford@SpeedwayProperties.com



LAUREN COOK
Commercial Leasing Agent
402.323.3126
lmcook@speedwayproperties.com



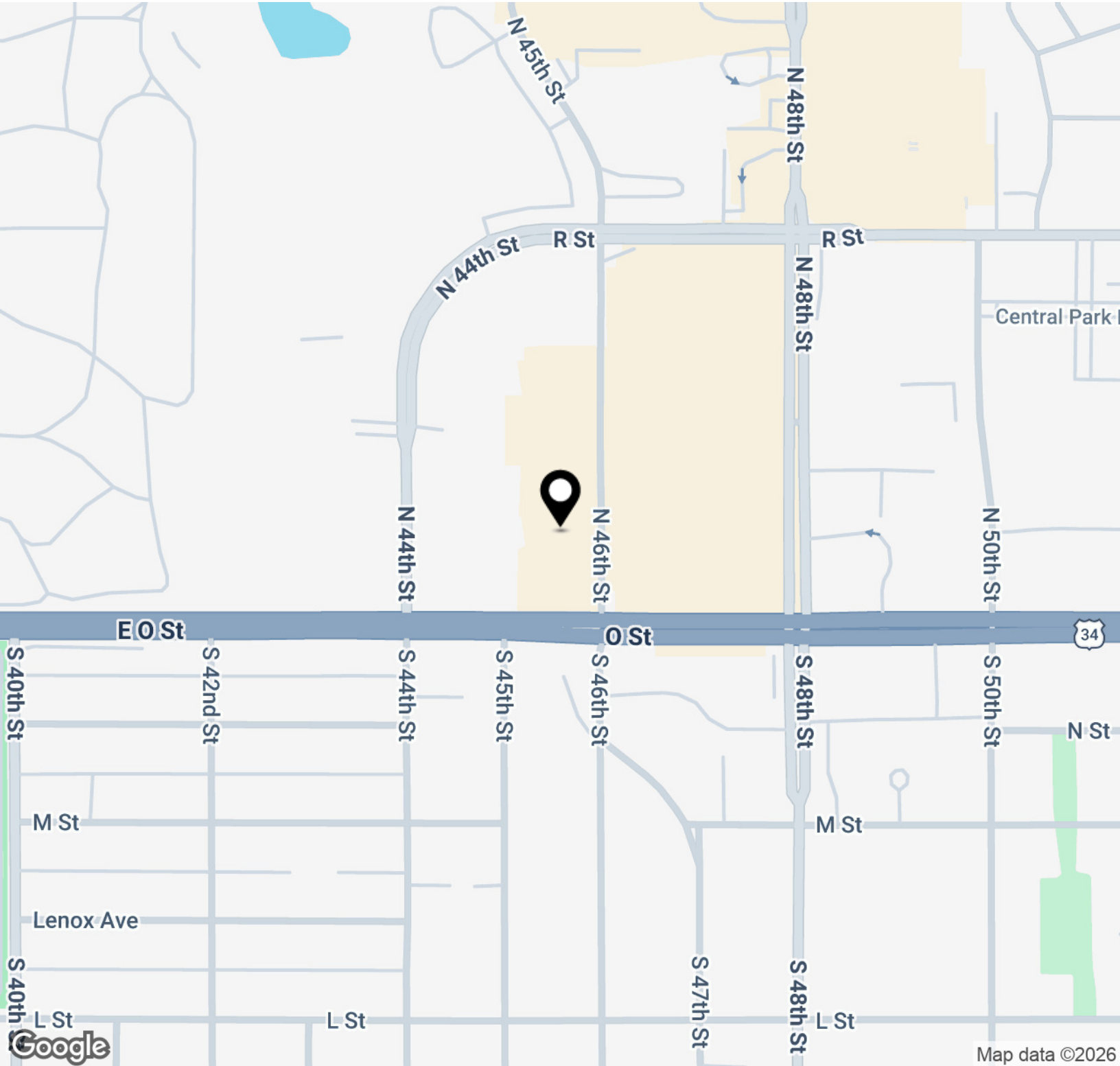
KERI BOWER
Commercial Leasing Agent
402.323.3127
kabower@speedwayproperties.com



Office Building For Lease

145 N 46TH ST

145 North 46th Street, Lincoln, NE 68503



TOM GIFFORD
Broker
402.326.2413
TJGifford@SpeedwayProperties.com



LAUREN COOK
Commercial Leasing Agent
402.323.3126
lmcook@speedwayproperties.com

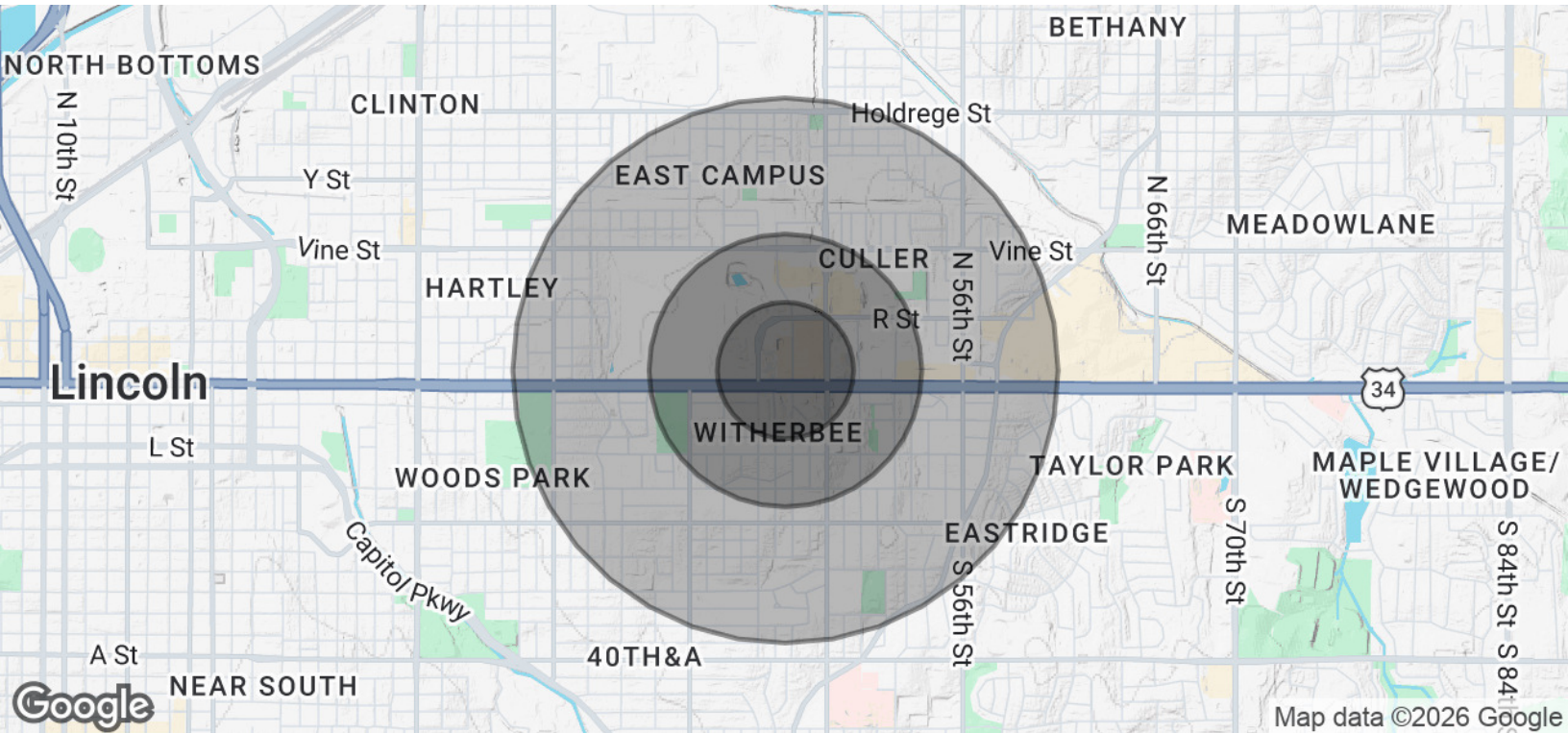


KERI BOWER
Commercial Leasing Agent
402.323.3127
kabower@speedwayproperties.com



145 N 46TH ST

145 North 46th Street, Lincoln, NE 68503



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	563	2,665	13,670
Average Age	31.9	31.7	35.6
Average Age (Male)	28.4	30.8	35.5
Average Age (Female)	35.3	32.9	35.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	331	1,490	6,549
# of Persons per HH	1.7	1.8	2.1
Average HH Income	\$48,548	\$55,649	\$76,290
Average House Value	\$168,111	\$200,051	\$202,806

2023 American Community Survey (ACS)



TOM GIFFORD
 Broker
 402.326.2413
 TJGifford@SpeedwayProperties.com



LAUREN COOK
 Commercial Leasing Agent
 402.323.3126
 lmcook@speedwayproperties.com



KERI BOWER
 Commercial Leasing Agent
 402.323.3127
 kabower@speedwayproperties.com

