

100 N 56TH ST
Lincoln, NE 68504



PROPERTY DESCRIPTION

Prime office building at the bustling intersection of 56th and O in Lincoln! Enjoy unparalleled visibility on this corner location, ideal for businesses seeking maximum exposure. With a well-lit parking lot and convenient access from busy streets, this location offers the perfect blend of accessibility and prominence. Inquiry today about minimal square footage and how this building can work for your business!

SPACES	LEASE RATE	SPACE SIZE
100 N 56th - 2nd Floor	\$12.00 SF/yr	0 - 10,185 SF
100 N 56th - 4th Floor	\$14.00 SF/yr	0 - 10,185 SF

OFFERING SUMMARY

Lease Rate	\$12 - 14 SF/yr (NNN)
Number of Units	12
Total Available SF	20,370 SF
Lot Size	57,007 SF
Building Size	39,516 SF
NNN	\$3.50 / SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	395	1,590	6,418
Total Population	852	3,190	13,056
Average HH Income	\$73,658	\$68,341	\$64,387



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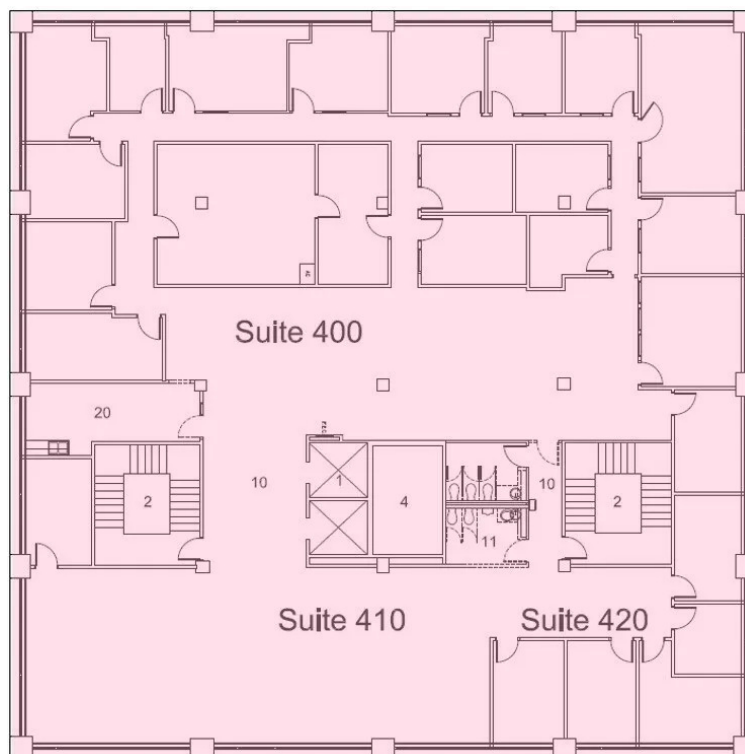
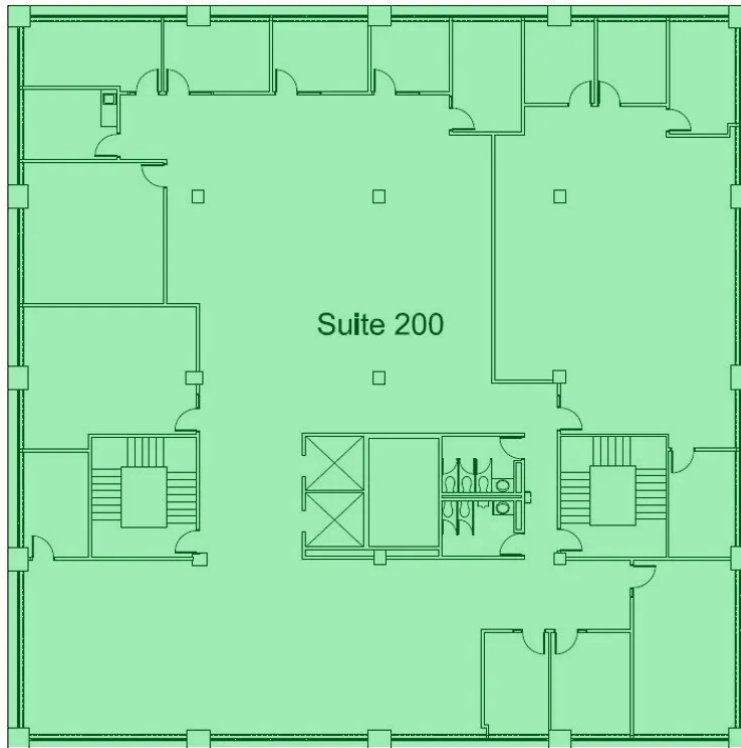
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Office Building For Lease

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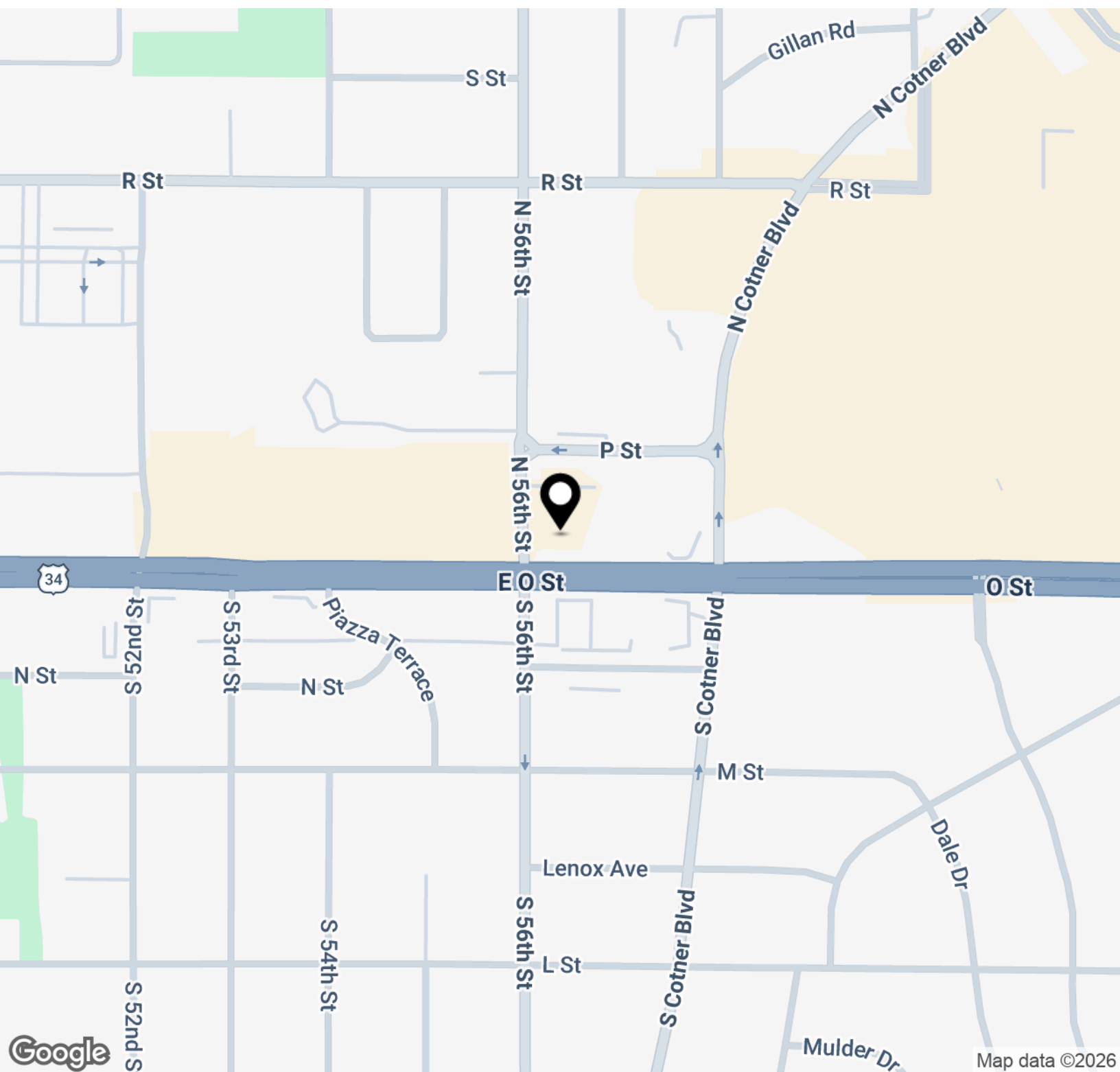


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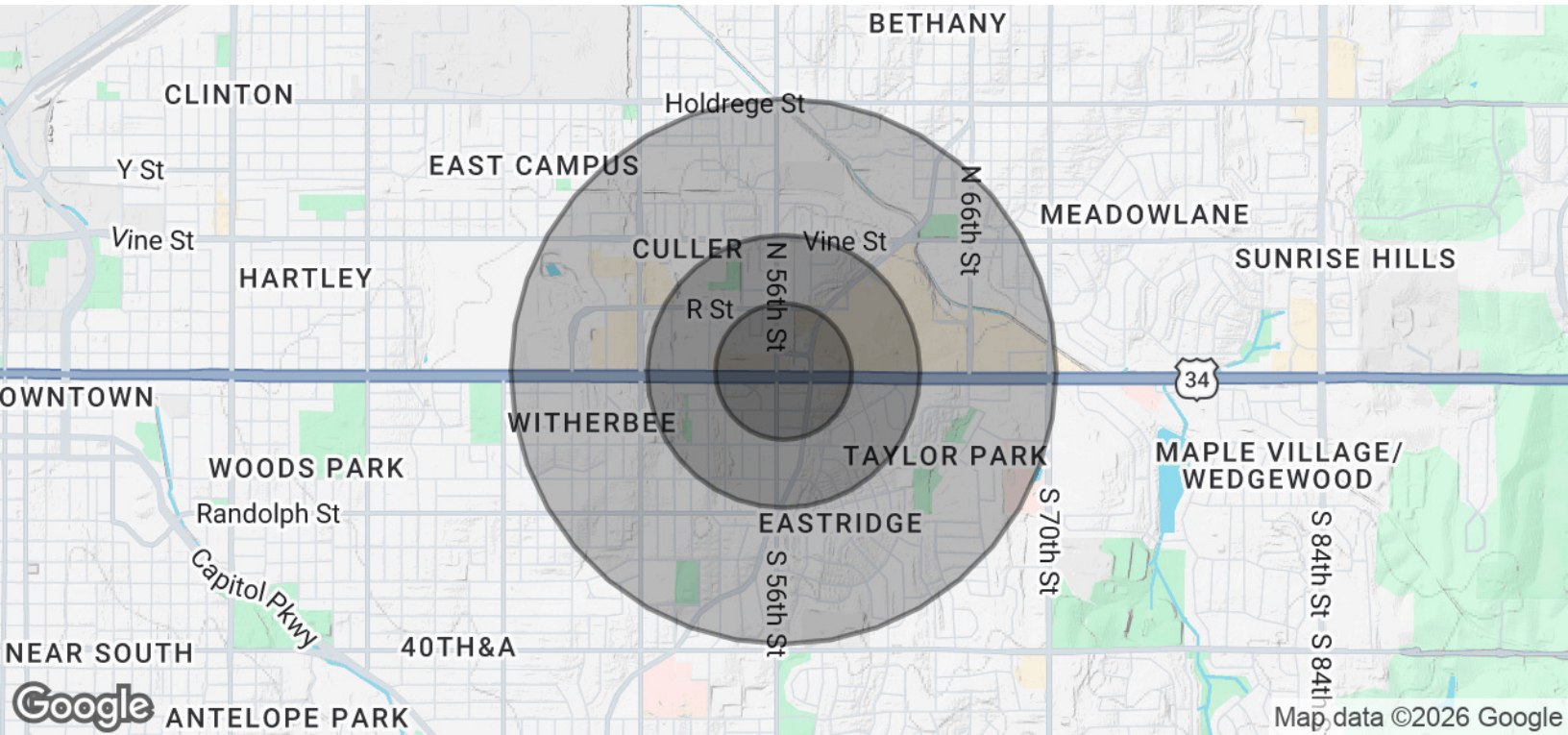
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**POPULATION****0.25 MILES****0.5 MILES****1 MILE**

Total Population	852	3,190	13,056
Average Age	34.3	34.1	35.9
Average Age (Male)	39.0	36.6	34.5
Average Age (Female)	33.2	33.7	39.1

HOUSEHOLDS & INCOME**0.25 MILES****0.5 MILES****1 MILE**

Total Households	395	1,590	6,418
# of Persons per HH	2.2	2.0	2.0
Average HH Income	\$73,658	\$68,341	\$64,387
Average House Value	\$159,827	\$130,764	\$137,672

2020 American Community Survey (ACS)



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