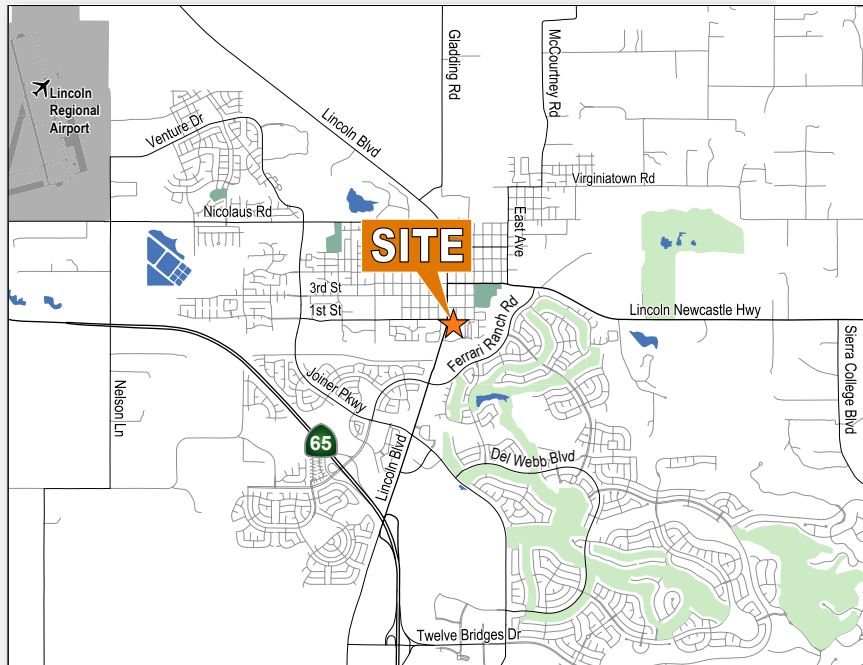


605 Lincoln Blvd. is a Well Designed, Multi Story,
Multi-Tenant Office Building in the **Heart of Lincoln**

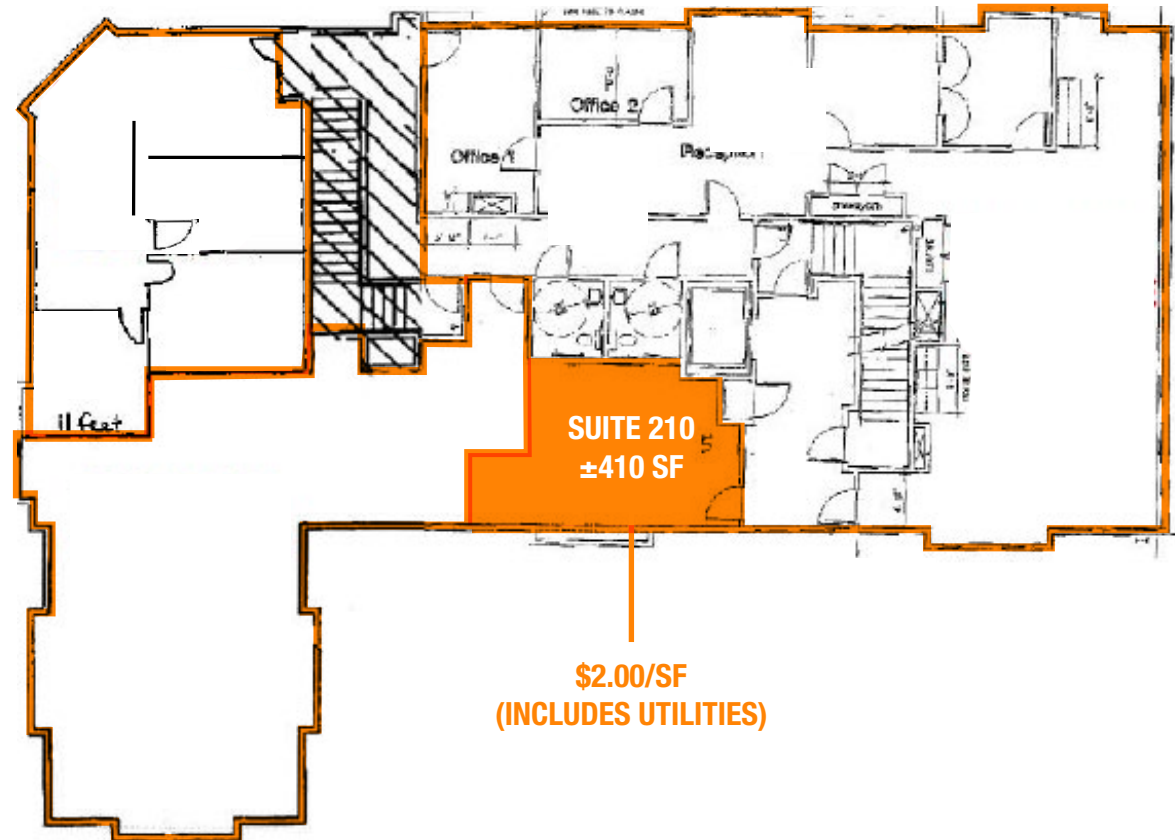


PROPERTY HIGHLIGHTS



- Suite 210 ± 410 SF - \$2.00 / SF FS + Janitorial
- Suite 350 ± 887 SF - \$1.65 / SF FS + Janitorial
- All utilities are included in the lease rate, except for janitorial
- Located along major thoroughfare of Lincoln Boulevard
- Ground floor retail tenants including Dillian's Bar and Grill
- Constructed in 2004 with historic downtown aesthetics including overhangs, clock tower, sidewalk seating and water feature
- Zoning = C, broad zoning allows for various, office, medical and retail uses

SECOND FLOOR

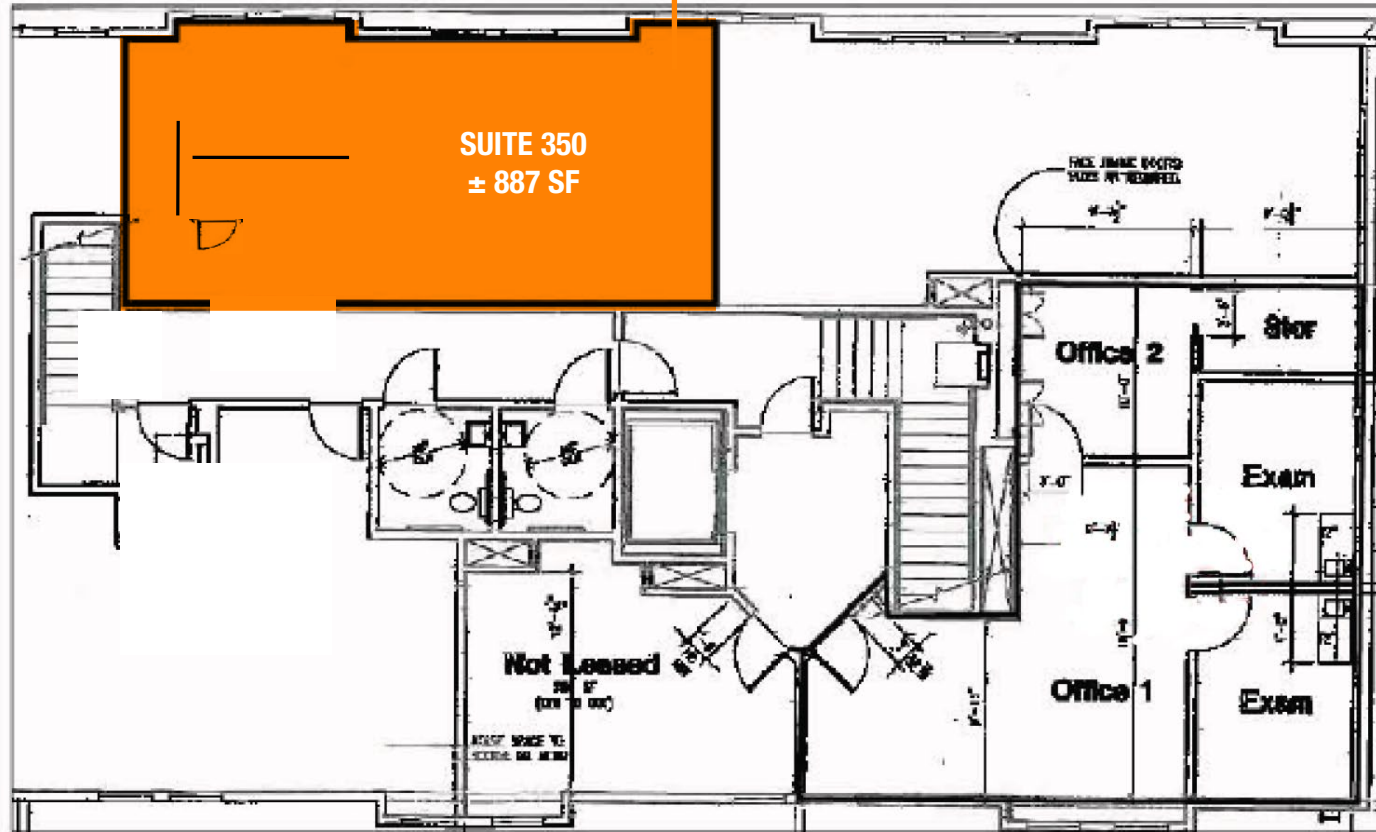


FLOOR PLANS ARE NOT TO SCALE

FLOOR PLANS

THIRD FLOOR

\$1.65 PSF (INCLUDES UTILITIES)



FLOOR PLANS

FLOOR PLANS ARE NOT TO SCALE

SUITE 350 - ±887 SF
\$1.65 PSF FULL SERVICE (PLUS TENANT PAYS JANITORIAL)

INTERIOR PHOTOS - SUITE 350



SUITE 220 - ± 1,027 SF
\$1.50 / SF FS + JANITORIAL

INTERIOR PHOTOS - SUITE 220

