

# Lincolnshire SQUARE

## Available for Lease

1640 South 70<sup>th</sup> Street, Suite 102  
Lincoln, Nebraska 68506



**Property Type:** Office

**Available:** Immediate

**Square Feet:** 871 Sq. Ft.

**Building Size:** 9,372 Sq. Ft.

**Lease Rate:** \$14.50 per Sq. Ft. (Modified Gross)

**Year Built:** 1977

**Construction:** Brick

**Zoning:** O3-Office Park District

**Parking:** 4 stalls per 1,000 Sq. Ft.

**Cross Streets:** 70<sup>th</sup> & A Streets

### Additional Information

Office space located at Lincolnshire Square in Lincoln's prosperous east side. Surrounded by beautiful landscaping and mature trees on the corner of 70th and A streets, Lincolnshire Square is an ideal location for businesses looking for small-community feel with big city visibility. There is ample, front-door parking and easy access to I-80, hospitals, shopping, dining and entertainment.

**Population:** 86,774

**Households:** 37,739

**Average HH Income:** \$71,449 (2013)

*\*Demographics are based on a 3-mile radius  
Source: U.S. Census Bureau, Census 2010 Data*



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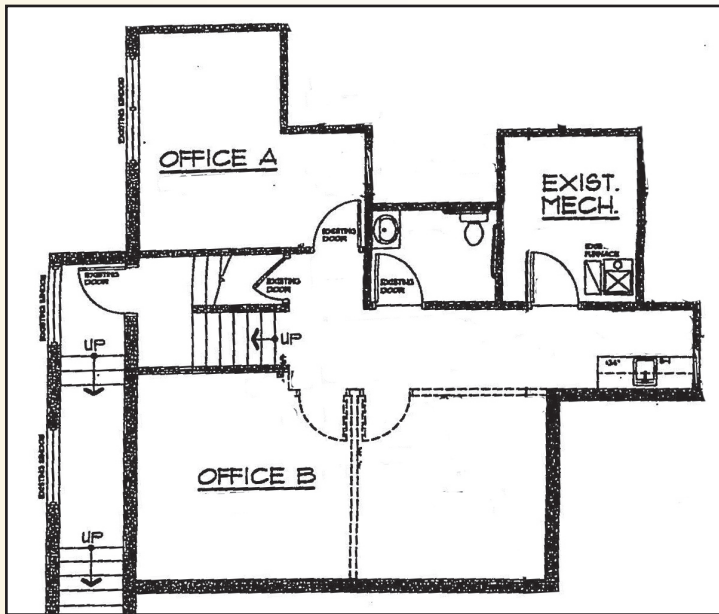
Contact our team today to discover the space for you.

Call 402-489-8858 to learn more about Williamsburg Village.

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## Floor Plan



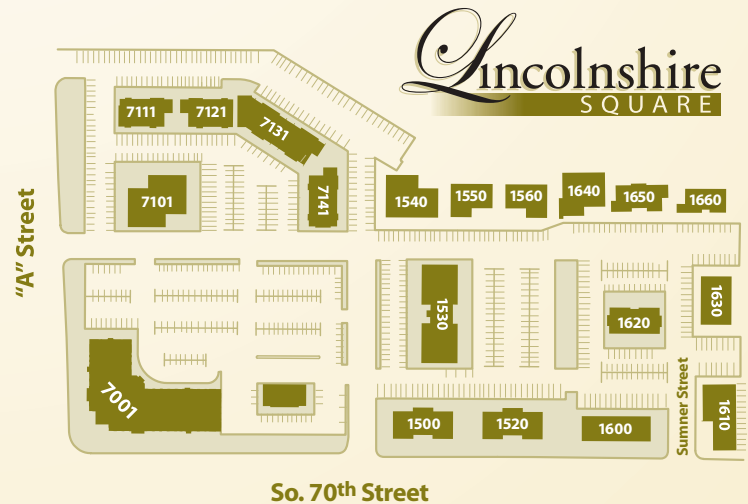
With more than six decades of experience and an attentive, professional team, Hampton Realty can act as trusted resource when you are looking for space. We are here every step of the way and beyond. Hampton Realty provides tenant finish - working alongside our partner company, Hampton Commercial Construction, Inc., we will work closely with you to make your space reflect your vision and personality, and we also provide all the property maintenance for the spaces we lease. From the moment you reach us you will become part of our circle. You will receive exceptional service with a team that welcoming, caring, and engaging.

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### For more information, please contact

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