

1135 M STREET

Lincoln, NE 68508



PROPERTY DESCRIPTION

Located on the intersection of 12th and M street, this historic Star Printing building provides affordable access to the energy of Downtown Lincoln with close proximity to the University of Nebraska's City Campus, State offices, and the Historic Haymarket. This location is easily accessible for both local and out-of-town clients with metered on-street parking, nearby bike lanes, and the Carriage Park Garage next-door.

OFFERING SUMMARY

Lease Rate	\$10.00 SF/yr (NNN)
Total Available SF	25,923 SF
Building Size	60,787 SF
NNN	\$3.50 / SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	760	2,989	9,437
Total Population	1,343	5,523	22,920
Average HH Income	\$34,989	\$38,047	\$35,699

SPACES	LEASE RATE	SPACE SIZE
1135 M St Suite 120	\$10.00 SF/yr	3,231 SF
1135 M St Suite 201	\$10.00 SF/yr	3,929 SF
1135 M St Suite 310	\$10.00 SF/yr	14,525 SF
1135 M St Suite 410	\$10.00 SF/yr	4,238 SF



TOM GIFFORD
Broker
402.326.2413
TJGifford@SpeedwayProperties.com



KERI BOWER
Commercial Leasing Agent
402.323.3127
kabower@speedwayproperties.com

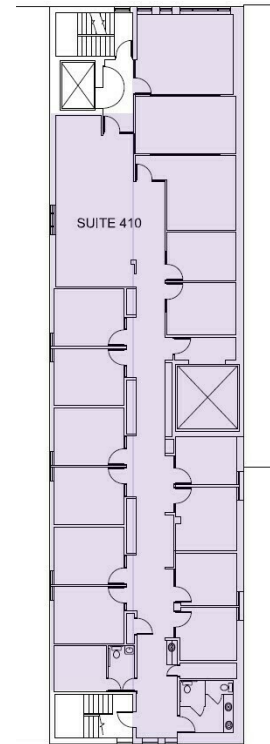
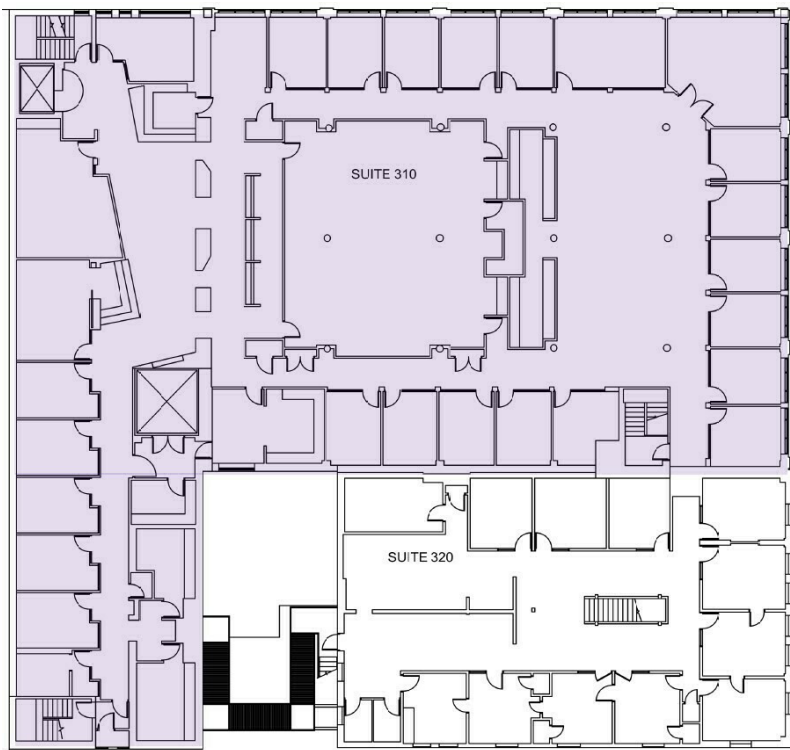
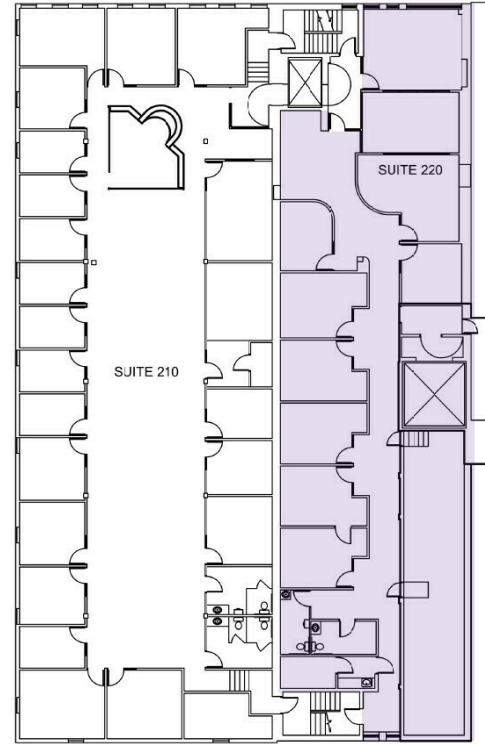
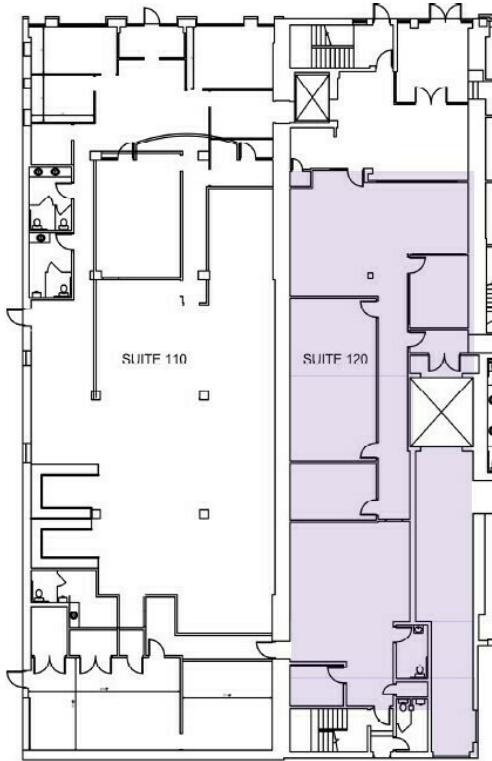


LAUREN COOK
Commercial Leasing Agent
402.323.3126
lmcook@speedwayproperties.com



1135 M STREET

Lincoln, NE 68508



TOM GIFFORD
Broker
402.326.2413
TJGifford@SpeedwayProperties.com



KERI BOWER
Commercial Leasing Agent
402.323.3127
kabower@speedwayproperties.com



LAUREN COOK
Commercial Leasing Agent
402.323.3126
lmcook@speedwayproperties.com



Office Building For Lease

1135 M STREET

Lincoln, NE 68508



TOM GIFFORD
Broker
402.326.2413
TJGifford@SpeedwayProperties.com



KERI BOWER
Commercial Leasing Agent
402.323.3127
kabower@speedwayproperties.com



LAUREN COOK
Commercial Leasing Agent
402.323.3126
lmcook@speedwayproperties.com

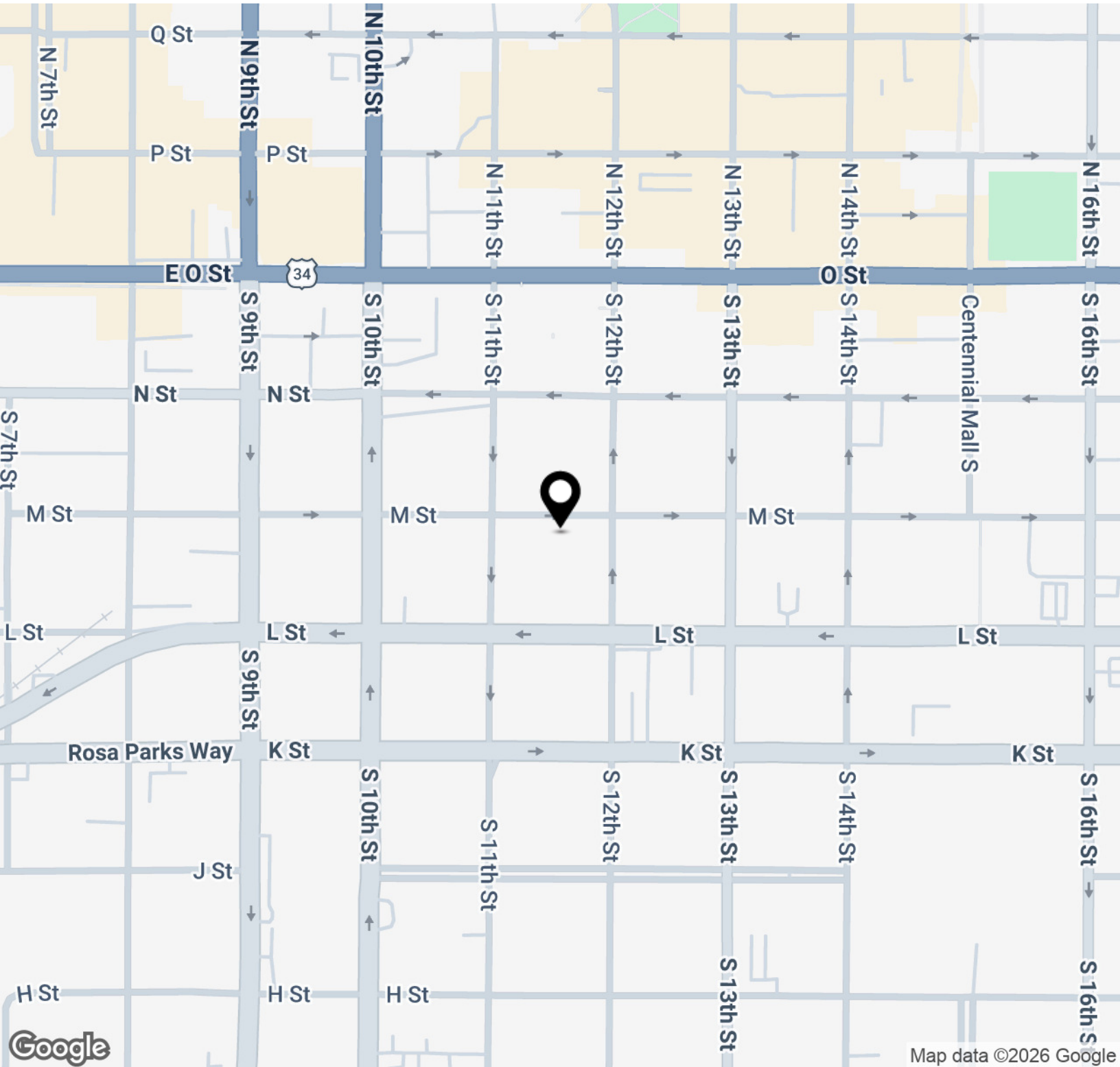


SpeedwayProperties.com

Office Building For Lease

1135 M STREET

Lincoln, NE 68508



TOM GIFFORD
Broker
402.326.2413
TJGifford@SpeedwayProperties.com



KERI BOWER
Commercial Leasing Agent
402.323.3127
kabower@speedwayproperties.com

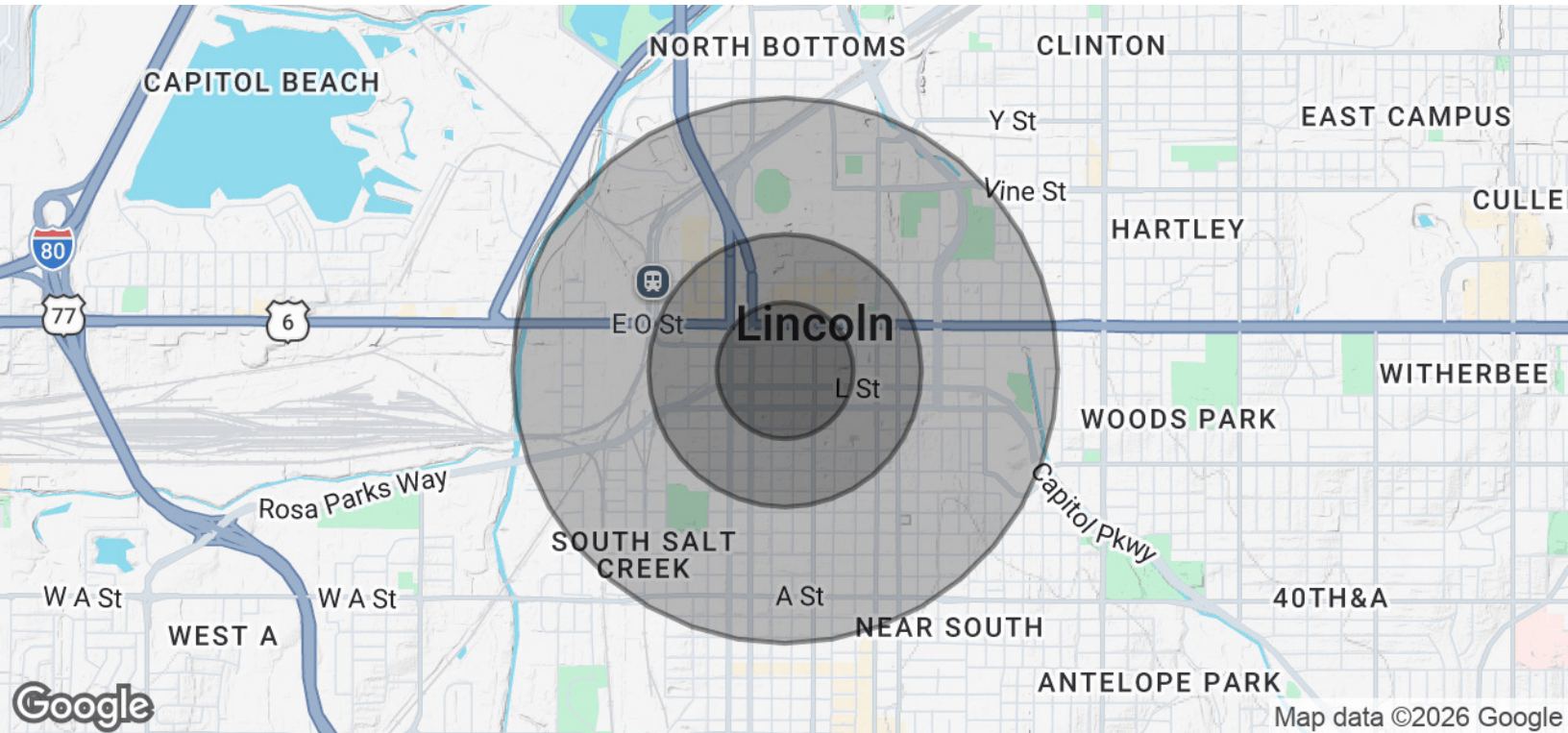


LAUREN COOK
Commercial Leasing Agent
402.323.3126
lmcook@speedwayproperties.com



1135 M STREET

Lincoln, NE 68508



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,343	5,523	22,920
Average Age	25.0	25.9	24.7
Average Age (Male)	25.2	26.5	25.7
Average Age (Female)	25.5	26.1	24.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	760	2,989	9,437
# of Persons per HH	1.8	1.8	2.4
Average HH Income	\$34,989	\$38,047	\$35,699
Average House Value	\$132,081	\$115,387	\$103,481

2020 American Community Survey (ACS)



TOM GIFFORD
 Broker
 402.326.2413
 TJGifford@SpeedwayProperties.com



KERI BOWER
 Commercial Leasing Agent
 402.323.3127
 kabower@speedwayproperties.com



LAUREN COOK
 Commercial Leasing Agent
 402.323.3126
 lmcook@speedwayproperties.com

