

For Lease

1040 'O' Street Lincoln, NE



Mattie Wenzl

402 441 5810 • mwenzl@naifma.com



Chris Vasek, SIOR

402 441 5833 • cvasek@naifma.com



Wells Fargo Center
1248 'O' Street, Suite 550
Lincoln, NE 68508
402 441 5800
naifmarealty.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



Property Information

- \$12.00/SF NNN
- NNN's estimated to be \$4.00/SF
- First Floor: Up to 7,041 SF of retail/office
- Lower Level: 7,100 SF of office
- 2nd Floor-5th Floor: 6,100 SF of office on each floor
- 6th Floor: Potential condos & networking space
- Potential for 31,441 SF
- Street & off-site garage parking
- Located in the Central Business District, close to University of Nebraska main campus & Historic Haymarket
- This building is under contract for sale, all leases are conditional upon the sale being consummated





Memorial Stadium

University of Nebraska-Lincoln
Main Campus

Pinnacle Bank Arena

Historic Haymarket

1040 O Street

O Street

Pinnacle Bank Arena

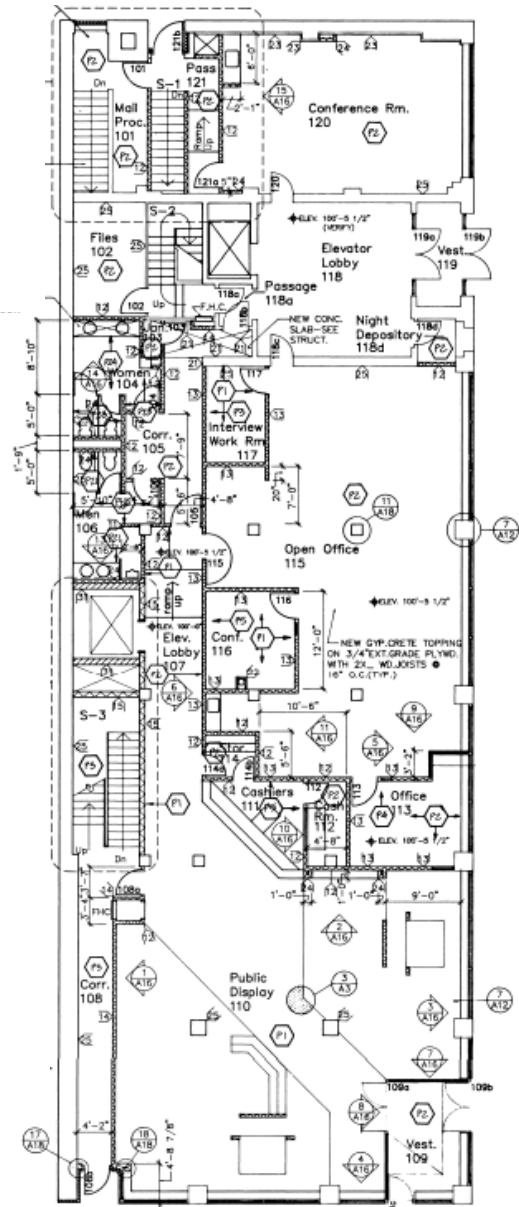
Interstate I-180

Memorial Stadium &
UNL Main Campus

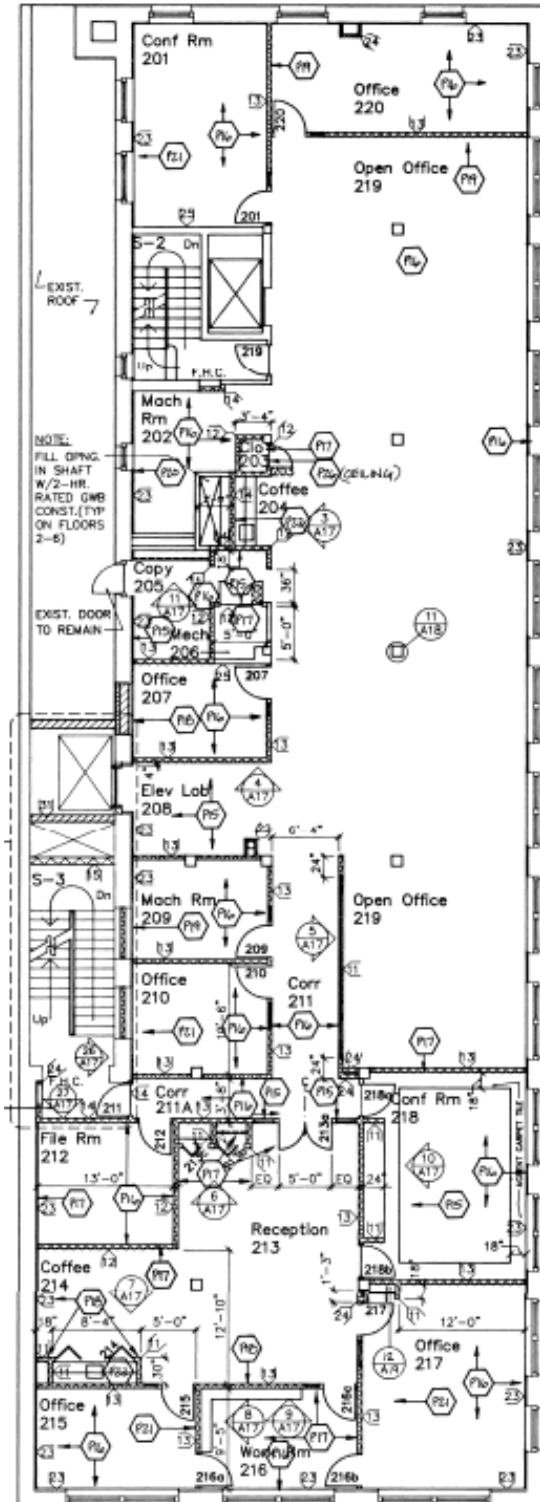
1040 O Street



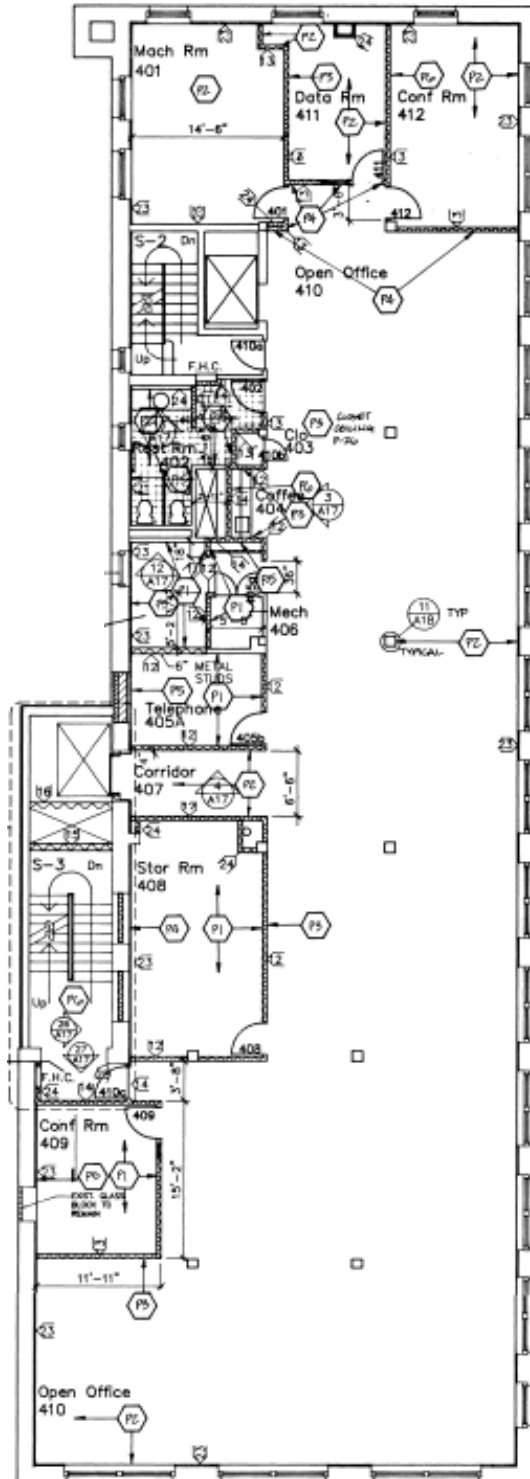
First Floor



Second Floor



Fourth Floor



Fifth Floor

