

FOR LEASE

SandStone Building

3270 N. Folkways Blvd, Lincoln, NE 68504



**CUSHMAN &
WAKEFIELD**

LUND
COMPANY



1,383 - 2,096 SF Office Space Available Lease Rate: \$12.00 PSF NNN

Property Highlights

Beautiful office building conveniently located off I-80 and North 27th Street, on the northwest corner of 33rd Street and Folkways Boulevard. First floor space available with an abundance of natural light, ideal for smaller office users looking for space in a secure building with high-end finishes.

Contact Information

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Availability

Lease Rate	\$12.00 PSF NNN
Total Available	3,479 SF
Total Contiguous	2,096 SF
Est. Expenses	\$4.75 PSF

Property Highlights

Building Size	19,129 SF
Year Built	2003
Total Site Area	1.66 AC
No. of Floors	2
Zoning	I-3
Parking	4:1000 SF

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
100	2,096 - 2,096	\$12.00	Immediately
101	1,383 - 1,383	\$12.00	Immediately



Interior Photo

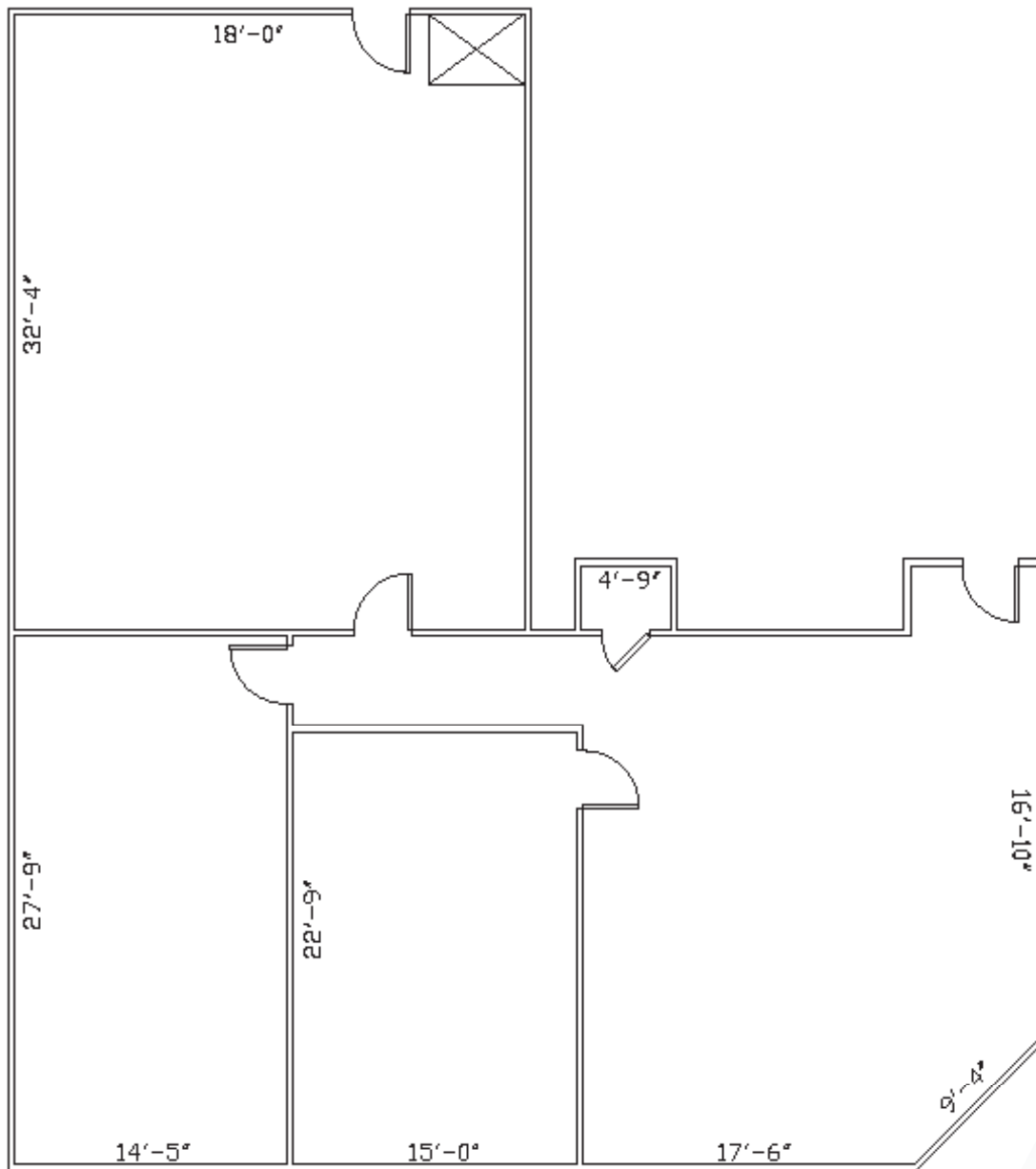
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FLOOR PLAN: Suite 100 - 2,096 SF



** Floor plan measurements are approximate and are for illustration purposes only.

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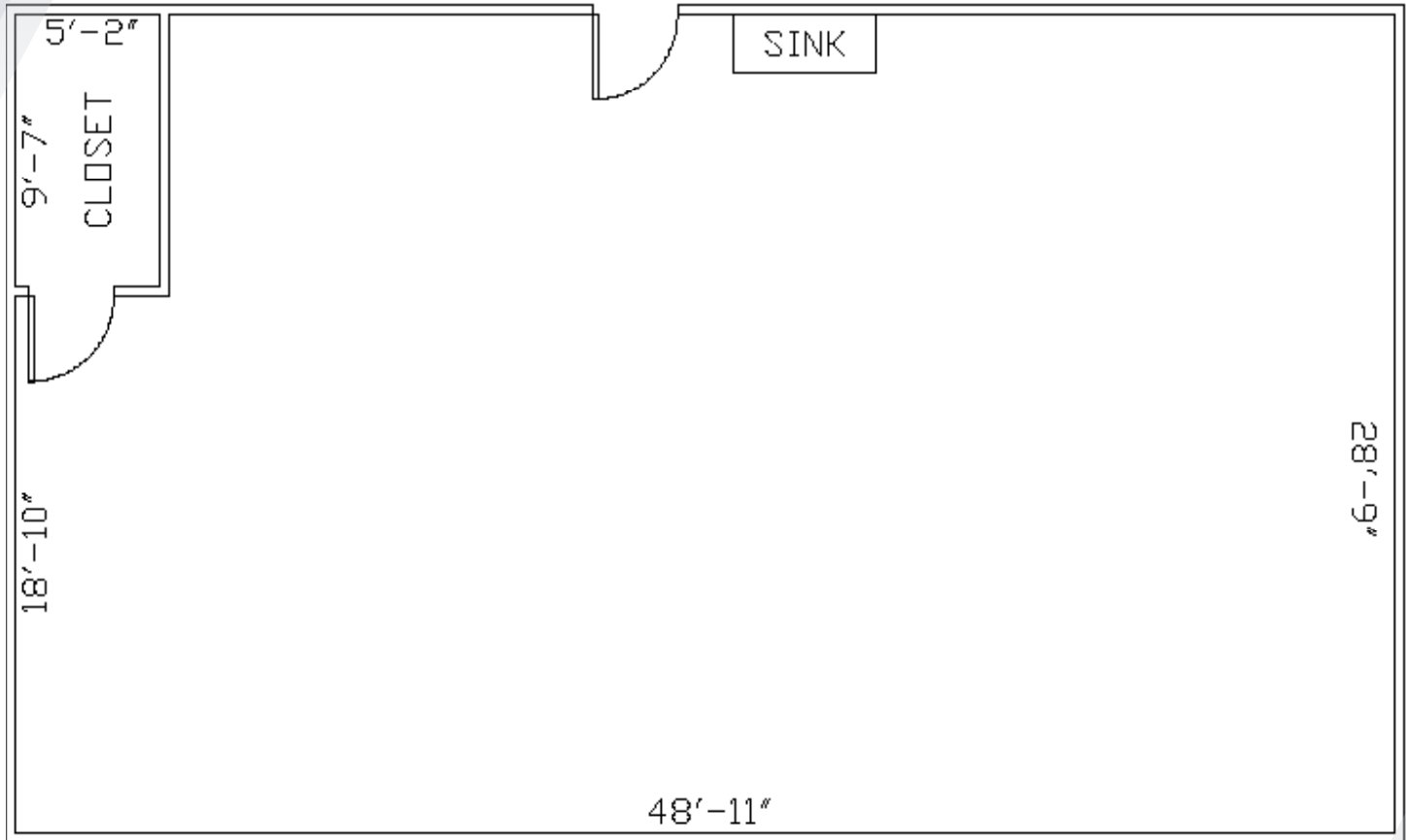
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FLOOR PLAN: Suite 105 - 1,383 SF



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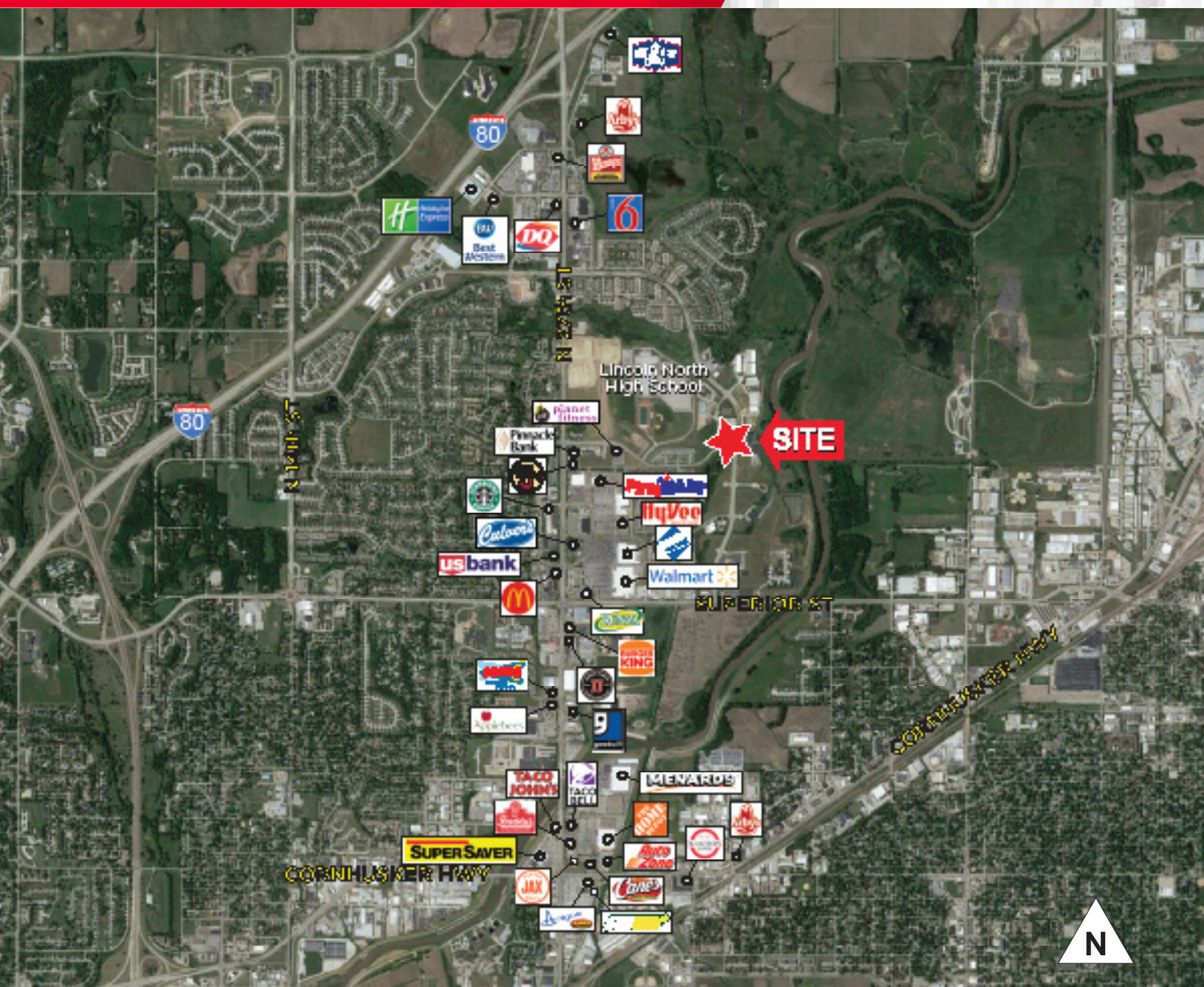
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