

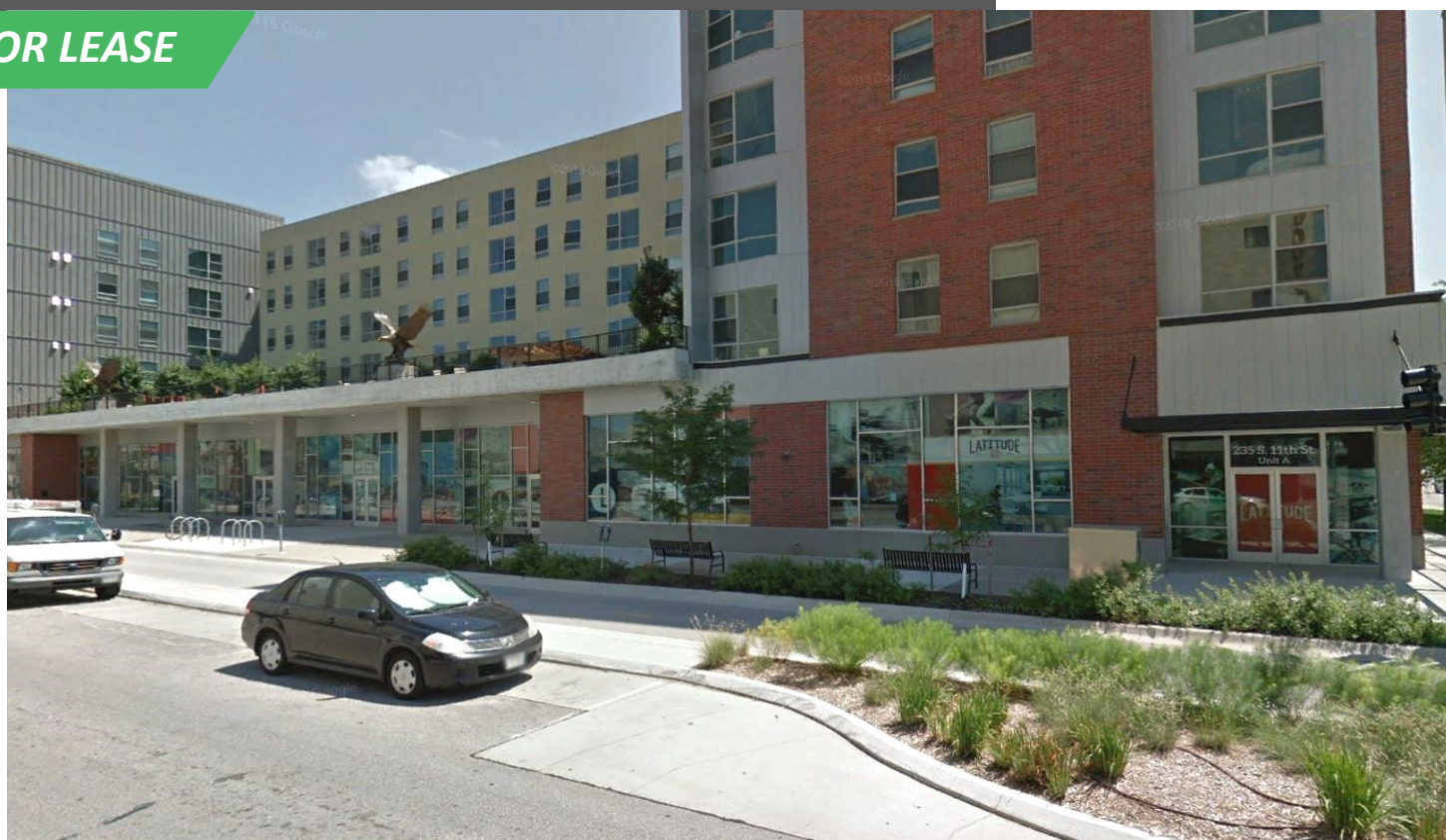
# Downtown Retail/ Office Space

235 S. 11th Street, Lincoln, NE



**GREENLEAF**  
COMMERCIAL REAL ESTATE

**FOR LEASE**



## PROPERTY DETAILS

<b>Minimum Divisible:</b>	1,975 SF
<b>Maximum Contiguous:</b>	15,500 SF
<b>Rental Rate:</b>	\$15.00/PSF NNN
<b>NNN's:</b>	\$5.00/PSF
<b>Year Built:</b>	2015
<b>Zoning:</b>	B-4
<b>Tenant Improvements:</b>	Negotiable
<b>Sub-Market:</b>	Downtown
<b>Parking:</b>	Metered stalls

## OVERVIEW

Located in downtown Lincoln just 3 blocks from the University of Nebraska and 2 blocks from the Historic Haymarket District. The Latitude is a high-end mixed-use student apartment building located on the block bounded by 10th, 11th, M & N streets. Covered employee parking and street parking available for customers.

## HIGHLIGHTS

- Flexible sizes
- High ceilings
- Adjacent to bike path
- Great visibility
- Good vehicle traffic
- High concentration of students

### GREENLEAF COMMERCIAL REAL ESTATE

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300 N 44th St, Ste 112  
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(402) 429-3114  
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**Adam Lowney**  
(402) 730-8239  
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# Aerial Map

235 S. 11th Street, Lincoln, NE



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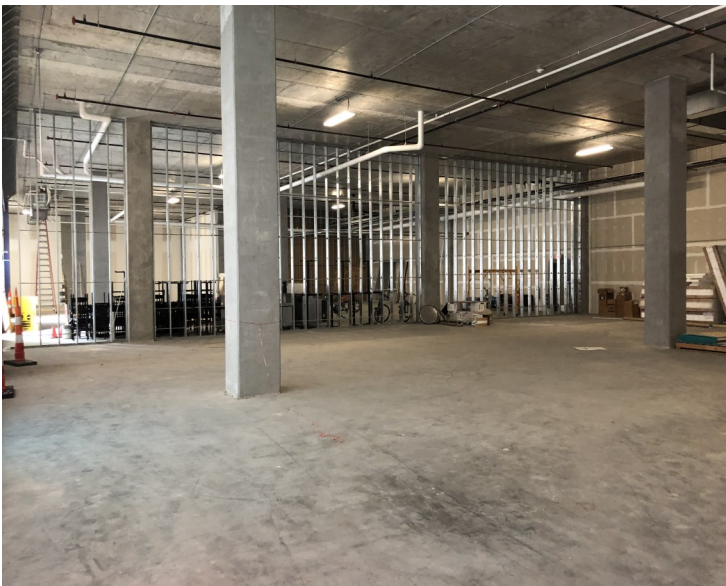
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# Floor Plans

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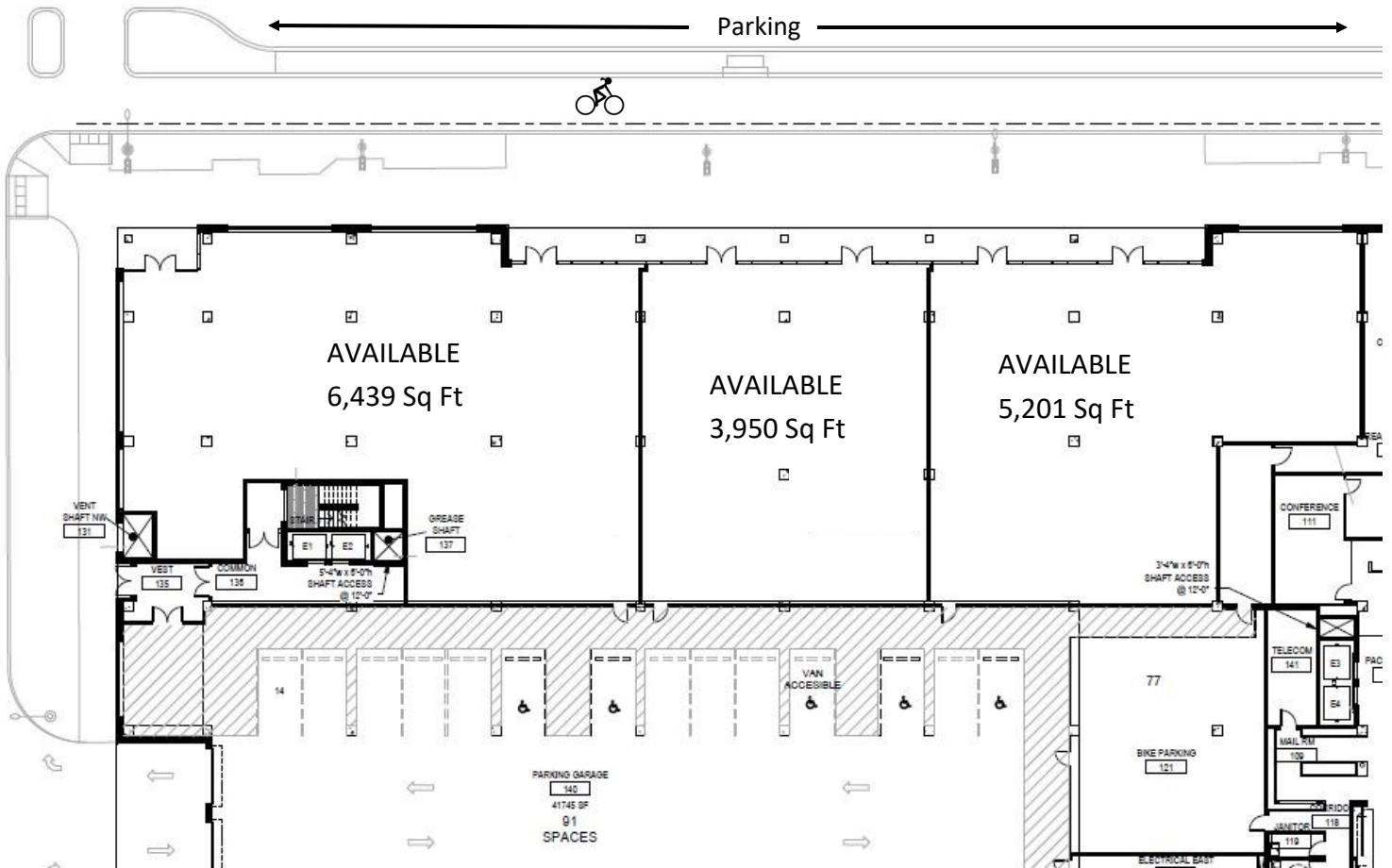
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# Floor Plan

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