

# SouthPointe Office Space

2930 Ridge Line Rd, Lincoln, NE



**GREENLEAF**  
COMMERCIAL REAL ESTATE

**FOR LEASE**



## PROPERTY DETAILS

|                      |  |
|----------------------|--|
| Space Available:     | 3,587 SF—24,912 SF 2nd floor<br>3,154 SF 1st floor |
| Rental Rate:         | \$15.00 PSF NNN                                    |
| Estimated NNN's:     | \$5.76 PSF   |
| Year Built:          | 1999   |
| Building Size:       | 49,668 SF  |
| Year Renovated:      | 2020   |
| Zoning:              | B-5  |
| Tenant Improvements: | Negotiable   |
| Parking Ratio:       | 205 Stalls + adjacent lots                         |

## OVERVIEW

Beautiful office building located at SouthPointe Pavillions, Lincoln's premier outdoor shopping center. Great location with an abundance of retail, restaurants and other services in close proximity. Entire 2nd floor is available for a larger tenant or can be subdivided into multiple suites for smaller users. Smaller suite available on 1st floor. Good parking on site plus access to adjacent lots and new garage.

## HIGHLIGHTS

- Newly renovated lobby and interior common areas
- Flexible suite configuration possibilities
- Furnished and ready for occupancy
- Public bike path adjacent to building
- Monument signage available for full floor user

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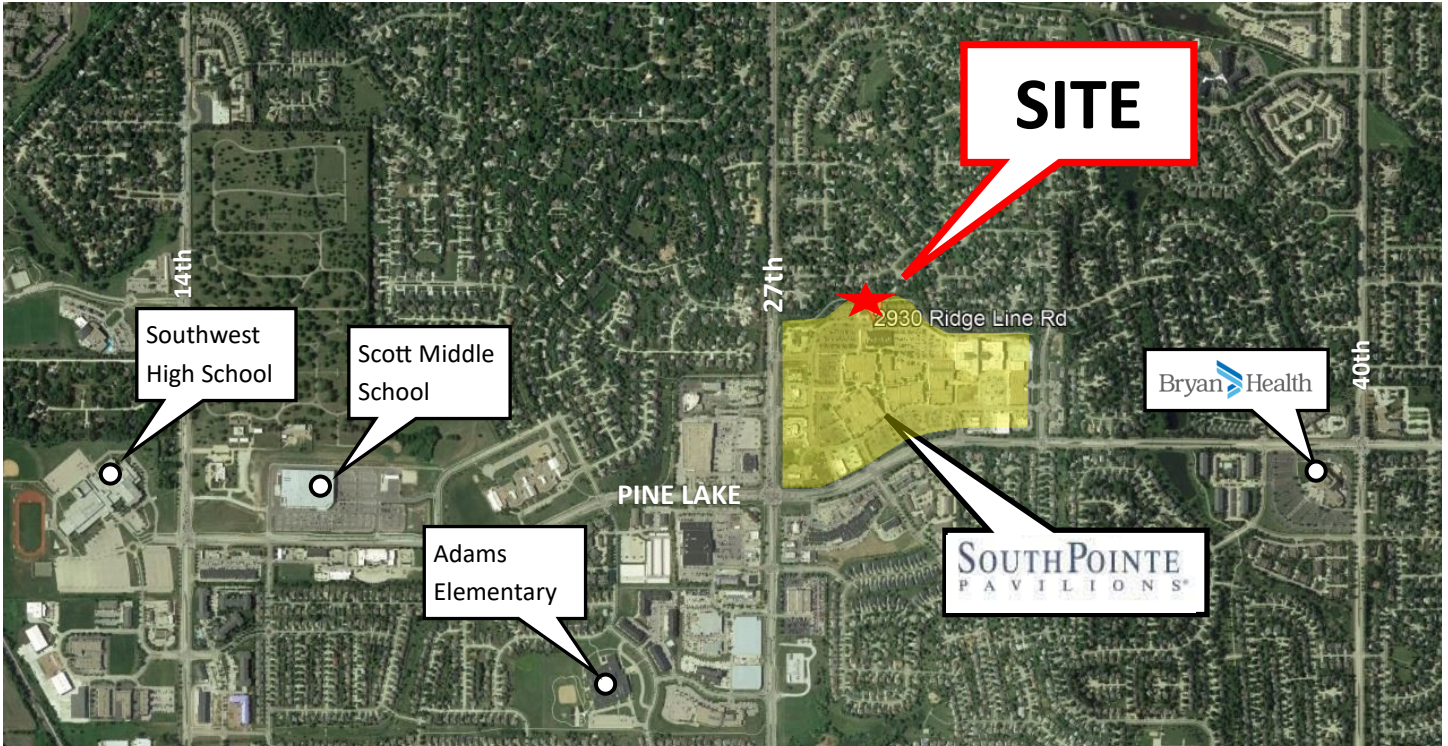
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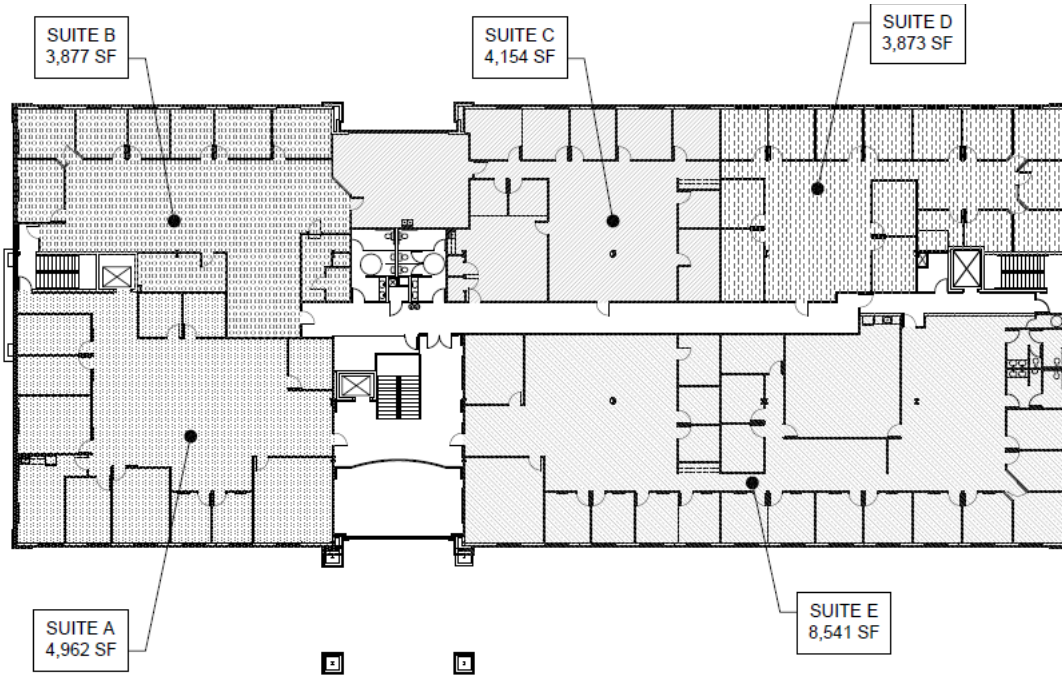
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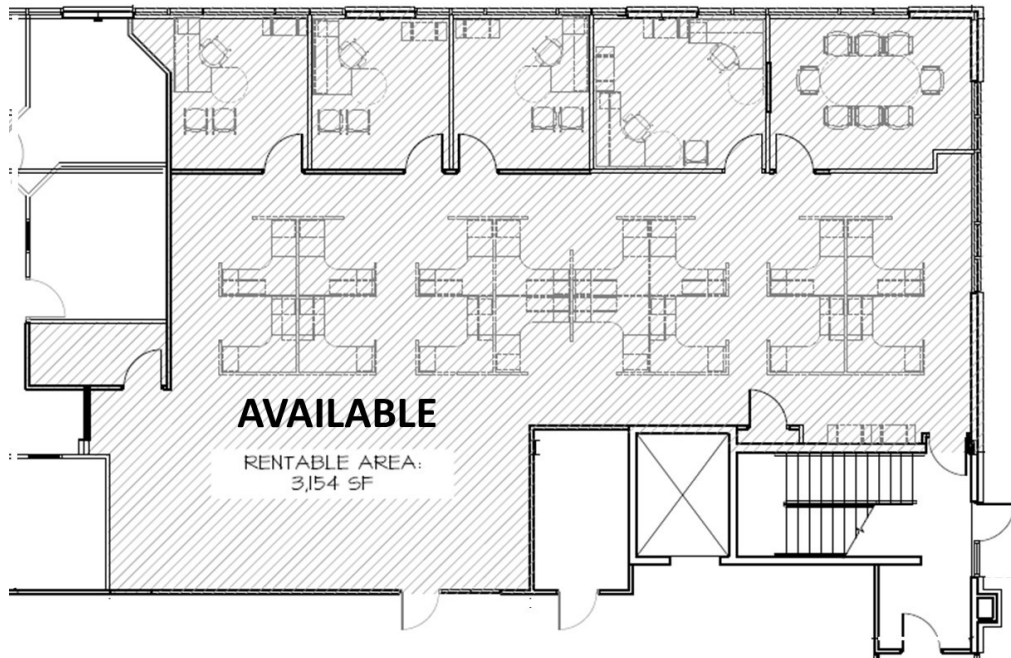
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2nd Floor Plan



1st Floor Plan

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