

COLLEGE VIEW OFFICE BUILDING.

South Lincoln Office For Lease

3705 S 48th St.
Lincoln, NE 68505



PROPERTY DESCRIPTION

High visibility College View executive offices with freshly updated finishes and collaboration space for lease.

LOCATION DESCRIPTION

Charming Union College neighborhood off busy S 48th St arterial. Near a vibrant local retail business district and campus

PROPERTY HIGHLIGHTS

- Plenty of window lighting with spectacular views
- 6 offices plus breakout areas
- Bonus: 2345 sf Lower Level with common area kitchen

OFFERING SUMMARY

Price:	\$13/sf, NNN
Size:	2,345 Square Feet
Zoning:	B-3 Commercial District
Type:	Professional Office

Great location for sales force, internal support, serving Lincoln
NNN est \$5.76/sf • Occupancy approx \$3666/mo (incl NNN) plus utilities

Robin Eschliman

402-420-3239 • Mobile 402-432-0215
robin@ecrproperty.com

Ted Eschliman

402-420-3239 • Mobile 402-432-6404
robin@ecrproperty.com

By appt: 4535 Normal Blvd, Ste 232 • Lincoln, NE • www.ecrproperty.com
By mail: 2856 Ohanlon, Suite 101 • Lincoln, NE 68516

