

Office for Sale or Lease
1400 Dahlberg Drive, Unit #A

Lincoln, NE 68512

This is an 1,800 SF space in a well-established, multi-tenant building totaling 10,000 SF. Unit A shares the building with established neighbors Home Instead and Ideal Protein by Penny, lending the property a stable, professional tenant mix.

Amy Olson
Vice President | Nebraska
amy.olson@colliers.com
402 440 9507

Aerial



Property Specifics

Colliers is pleased to present 1400 Dahlberg Drive, Unit A for sale or lease. Positioned for visibility, the building enjoys excellent street exposure and ample on-site parking - an ideal combination for businesses that depend on convenient access and a strong presence. The space is delivered in warm white-box condition, ready for finish - a head start that lets the next owner focus on final improvements rather than core infrastructure. The HVAC unit is installed, the bathroom is complete, the flooring is finished, and the walls are drywalled and taped.

Colliers

Accelerating success.

Images

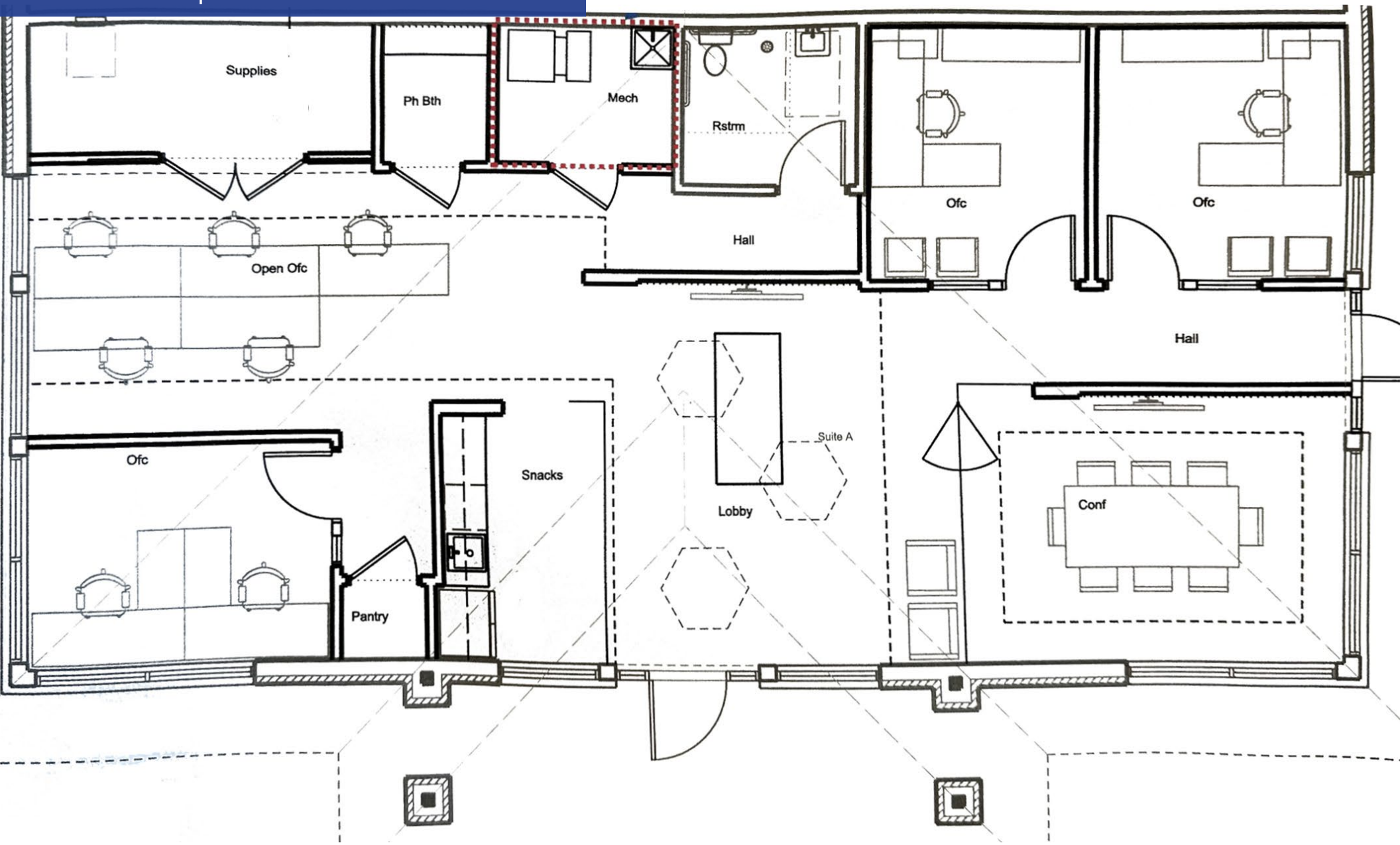








Conceptual Floor Plan



Aerial


Interstate 80
13 Minutes
S 27th St
Pine Lake Rd
Yankee Hill Rd
S 14th St
S 40th St
Highway 77
Estimated Average Daily Traffic – 13,560 Total Vehicles
Site
SouthPointe Pavilions
COSTCO WHOLESALE
Panera BREAD
SLIM CHICKENS
Jimmy John's
Winchell's DONUT HOUSES
SportClips
SUBWAY
PHILLIPS 66
NAPA
Walmart
Great Clips
SHERWIN-WILLIAMS
SUBARU
HONDA
Freddy's FROZEN CUSTARD & STEAKBURGERS
QDOBA
AMERICA'S BEST CONTACTS & EYEGLASSES
Orangetheory FITNESS
WAXING THE CITY
Quick Lane
HOTWORX
Ford
TOYOTA
LEXUS
ALDI
HomeGoods
SALLY BEAUTY
five BELOW
Marshalls
KOHL'S
carter's
SEPHORA
SKECHERS
target
COST CUTTERS
HYUNDAI
DOLLAR TREE
Casey's
the
usbank
DONATOS
The Good Feet Store
NISSAN
CHEVROLET
SUPER SAVER
PETSMART
IHOP
Guitar Center
Holiday Inn
Pinnacle Bank
noodles
FIVE GUYS
Red Robin
Village Inn
ANYTIME FITNESS
Sola
KENDRA SCOTT
benefit
GameStop
ULTA
Michael's
lululemon
LENSCRAFTERS
lash
Bath&BodyWorks
OLD NAVY
SEPHORA
at home
WHITE HOUSE BLACK MARKET
FAMOUS footwear
pure barre
Office DEPOT OfficeMax
BARNES&NOBLE
TACO BELL
GNC
fnbo
verizon
Walgreens
chico's
maurices
COLD STONE CREAMERY
SCHEELS
Buckle
TALBOTS
TRADER JOE'S

Office for Sale or Lease

Dahlberg Office Suite | 1400 Dahlberg Drive, Unit A, Lincoln, NE 68512

Type of Listing	Office for Sale or Lease
Sale Price:	$460,000
Lease Price:	$16.00, PSF
Operating Type	NNN
Est. Expenses	$5.25, PSF
Total SF Available	1,800 SF
Available	Unit A 1,800 SF
Total Building SF	10,000 SF
Zoning	H-4
Year Built	2014
Real Estate Taxes	$2,646.00 (2025)
Parking	Common parking
HVAC	Yes, installed in 2023
Construction	Wood frame
Sprinkler	No
Restrooms	One
Intersection	14th & Dahlberg

Contact us:

Amy Olson
Vice President | Nebraska
+1 402 440 9507
amy.olson@colliers.com

Information furnished is from sources deemed reliable, but is not guaranteed by Colliers International, or its agents, and is subject to change, corrections errors and omissions, prior sales or withdrawals without notice.

Colliers
11516 Miracle Hills Drive
Suite 400
Omaha, NE 68154
+1 402 345 5866