

Office Opportunity

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Cornhusker Office Plaza 301 South 13th Street Lincoln, NE 68508

1,522 – 3,347 total square feet available

An office location unlike any other. Located in the heart of downtown Lincoln on South 13th Street. A stunning location with amenities and tenant perks virtually unheard of in the region.

We invite you to experience all that Cornhusker Office Plaza has to offer.

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An Office Location Unlike Any Other

Colliers is pleased to present Cornhusker Office Plaza, located in the heart of Downtown Lincoln on South 13th Street. A stunning location with **amenities and tenant perks virtually unheard of in the region.**

We invite you to experience all Cornhusker Office Plaza has to offer.

Features & Amenities

Cornhusker Office Plaza | 301 South 13th Street, Lincoln, NE 68508

Office tenants of Cornhusker Office Plaza have access to the full-service offerings of the Cornhusker Marriott Hotel including an unheard of list of features and amenities.

Significant interior refresh of common areas now complete

- On-Site Starbucks
- On-Site Miller Time Pub/ Restaurant
- 10% discount on meeting space, catering and events
- Discounted room rates available
- Front desk contacts you when your guests arrive in lobby
- Room service delivered to your office
- Small convenience store in hotel lobby
- Free access to health club (10 keys/ business)
- Airport shuttle
- OmaLink drop-off location



Current Availability

Cornhusker Office Plaza | 301 South 13th Street, Lincoln, NE 68508

Second Floor	Suite 202	2,888 SF
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Third Floor	Suite 301	3,347 SF
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Sixth Floor	Suite 600	1,522 SF
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Images

Cornhusker Office Plaza | 301 South 13th Street, Lincoln, NE 68508



Floor Plan

Cornhusker Office Plaza | 301 South 13th Street, Lincoln, NE 68508
Suite 202 - 2,888 SF

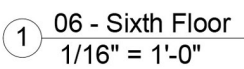


Floor Plan

Cornhusker Office Plaza | 301 South 13th Street, Lincoln, NE 68508
Suite 301 - 3,347 SF



Cornhusker Office Plaza | 301 South 13th Street, Lincoln, NE 68508
Suite 600 - 1,522 SF



Aerial

Cornhusker Office Plaza | 301 South 13th Street, Lincoln, NE 68508



For Lease

Office

Cornhusker Office Plaza | 301 South 13th Street, Lincoln, NE 68508

Type of Listing:	Office For Lease	
Price:	\$16.50/RSF	
Operating Type:	Full Service, base year	
Available:	Immediately	
Total SF Available:	7,757 SF	
Min/Max:	1,522 - 3,347 SF	
Total Building SF:	85,131 SF	
Available:	Suite 202	2,888 SF
	Suite 301	3,347 SF
	Suite 600	1,522 SF
Year Built:	1983	
Number of Floors:	Seven (7)	
Parking:	Structured and street	

Construction

A/C:	Yes
Construction:	Brick
Restrooms:	Common, Two (2) per floor
Elevators:	Yes, three (3)

Lease Specifics

Length of Lease:	Negotiable
TI Allowance:	Negotiable
Rent Escalator:	Negotiable
Lease Form:	Landlord's

Location

Intersection:	13th & L
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Contact us:

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