



Holdrege Street

Colliers

Northwoods Drive

Build-To-Suit Lease Opportunity 8270 Northwoods Drive

Lincoln, NE

Northwoods Retail and Office Building is a **build-to-suit commercial property** ideally situated at the high-traffic intersection of 84th & Holdrege Streets.

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Property Specifics

Northwoods Retail and Office Building is a modern, built-to-suit commercial property located at the high-traffic intersection of 84th and Holdrege Streets. This two-story building offers prime visibility, ample on-site parking, and exceptional road frontage—ideal for retail, office, healthcare, or service-based businesses. With flexible leasing options and easy access to nearby neighborhoods, shopping, and dining, it's a perfect spot to launch or expand in a thriving area.

Build-To-Suit Lease Opportunity

Northwoods Retail/Office Building | 8270 Northwoods Drive, Lincoln, NE 68505

Type of Listing	Build-To-Suit Lease
Price	\$20.00 - \$22.00, PSF
Operating Type	NNN
Est. Expenses	\$7.50, PSF (2025)
County	Lancaster
Total SF Available	26,000 SF
Min - Max	2,500 - 26,000 SF
# of Floors	Two (2)
Zoning	B-2
Parking	Ample
Traffic Count	33,000 VPD
Easements	No
Covenants	Yes
Utilities	To Site
Intersection	84th & Holdrege
Submarket	Lincoln

Contact us:

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