

411 BUILDING

2,476 SF | \$17.00 SF/YR (FULL SERVICE)

411 S 13TH STREET, LINCOLN, NE 68508



**INVESTORS
REALTY INC.**

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411 S 13TH STREET EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	\$17.00 SF/YR FULL SERVICE
Available SF:	2,476 SF
Building Size:	21,834 SF
Property Type:	Office Building
Year Built:	1928
Zoning:	B-4

PROPERTY OVERVIEW

Astounding office building sitting on the corner of a prime downtown Lincoln location.

PROPERTY HIGHLIGHTS

- Owner-occupied building
- Fantastic view of the State Capitol
- Excellent downtown location with various amenities within walking distance
- Directly across the street from The Cornhusker Hotel
- Many windows allowing for great natural light throughout the premises
- Locker room and showers located within the building

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411 BUILDING

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BUILDING INFORMATION

Building Size	21,834 SF
Min Divisible	2,476 SF
Max Contiguous	2,476 SF
Number Of Floors	3
Year Built	1928

SITE INFORMATION

Cross-Streets	13th & L Street
County	Lancaster
Zoning	B-4
Lot Size	0.33 Acres
Location Description	13th & L Street

PARKING & TRANSPORTATION

Parking Ratio	1.0
Number Of Spaces	21
Parking Type	Structure
Street Parking	Yes
Traffic Count	19,084 - L St & 13th St E (2018)

UTILITIES & AMENITIES

Power	Yes
Gas / Propane	N/A
Security Guard	N/A

OFFERING SUMMARY

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,083	113,586	220,588
Average Age	25.7	29.9	31.7
HOUSEHOLDS			
Total Households	8,319	44,627	89,605
People Per HH	2.9	2.5	2.5
Average HH Income	\$30,671	\$47,030	\$53,275
Average HH Value	\$120,884	\$147,608	\$153,852

AVAILABLE SPACES

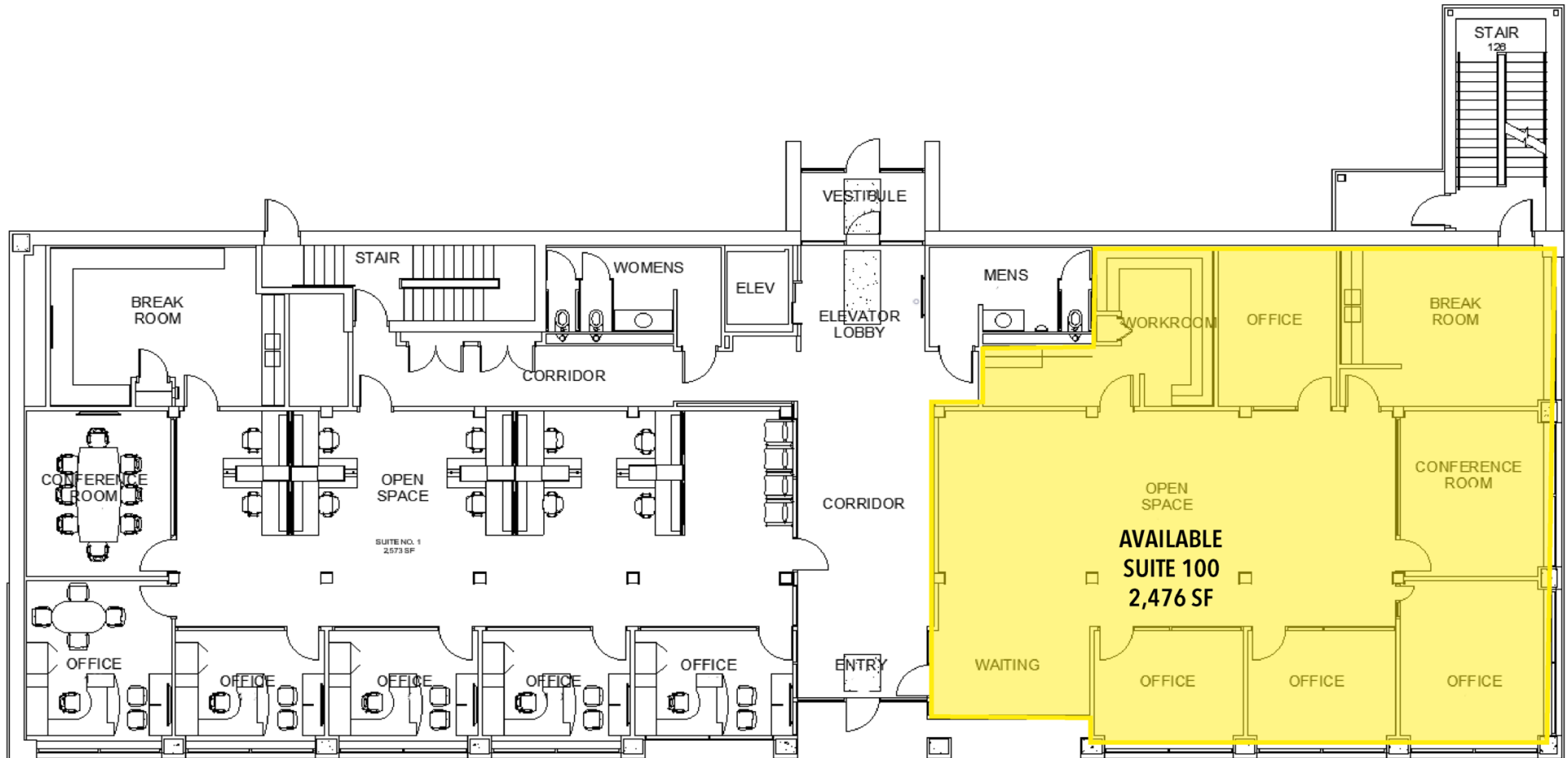
SPACE	SIZE	LEASE RATE	EST. TOTAL / MO.	COMMENTS
100	2,476 SF	\$17.00 SF/yr (Full Service)	\$3,507.67	Interior janitorial expenses are not included.

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SITE MAP



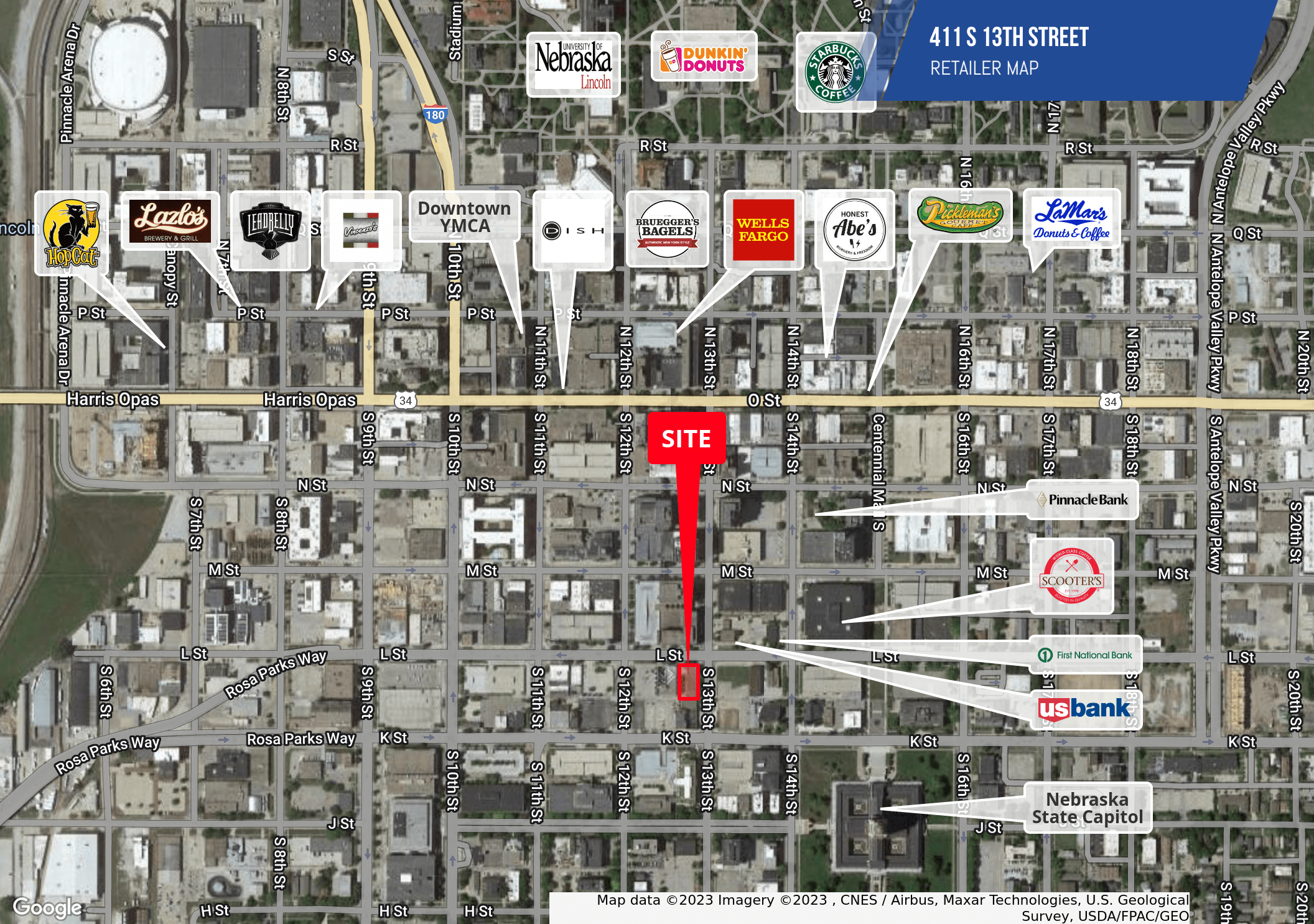
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411 S 13TH STREET
RETAILER MAP

SITE

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411 S 13TH STREET

LOBBY PHOTOS



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