

## SHARP BUILDING

206 SOUTH 13<sup>TH</sup> STREET, LINCOLN, NE 68508

Accelerating success.



### Building information

Type of Listing:	Office for Lease	Intersection:	13 <sup>th</sup> & N Streets
Price:	\$16.50/RSF base year on all operating expenses	LoopNet #:	13901104
Operating Type:	Modified Gross	Parking:	Yes, adjacent parking garage
Est. Expenses:	Verify with Agent	Elevators:	Four (4)
Available:	Immediately	Construction:	Brick
SF Available:	SEE SECOND PAGE	A/C:	Yes
Total Building SF:	154,129 SF	Roof:	Membrane
Year Built:	1927	Sprinkler:	Yes
# of Floors:	Sixteen (16)	Restrooms:	Two per floor (2)
Length of Lease:	Negotiable	Rent Escalator:	Negotiable
TI Allowance:	Negotiable	Lease Form:	Landlord's

### Overview

Excellent location in the heart of downtown Lincoln. Access parking garage via Skywalk System. Surface lots located adjacent to the building.

*Information furnished if 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by Colliers International, or its agents, and is subject to change, corrections, errors and omissions, prior sales, or withdrawn without notice.*

### Contact us

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FOR LEASE > OFFICE SPACE

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## Suites Available

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<u>Suite #:</u>	<u>SF Available:</u>	<u>Contiguous</u>
200	4,375 – 9,396 RSF	
300	4,375 – 9,396 RSF	
400	4,375 – 9,396 RSF	28,188 RSF
700	1,719 – 9,396 RSF	
1100	4,375 – 9,396 RSF	
1200	4,375 – 9,396 RSF	
1300	4,375 – 9,396 RSF	28,188 RSF
<b>Total</b>	<b>65,772 RSF</b>	

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