

**3230 S. 13th Street
(13th and Arapahoe)
Lincoln, NE 68502**

FOR LEASE:

Lease Rate: \$1,050.00/Month -
modified gross lease

Available Size: Approx. 2,250 SF

Date Available: Immediately

Zoning: B-1

Midlands CIE:

HIGHLIGHTS:

- Versatile floor plan for office, gym or retail
- Front door parking
- Attractive lease rate
- Convenient south location
- Great signage available on the building
- Easy access from 13th Street, Hwy. 77 and Hwy. 2



PROPERTY DESCRIPTION:

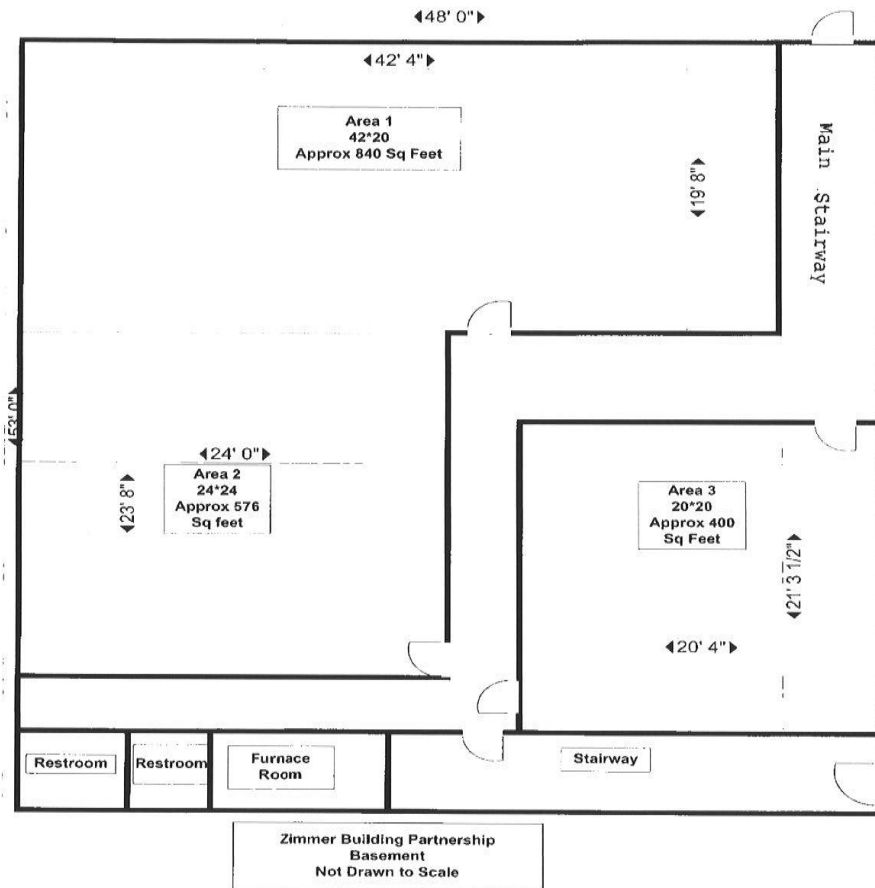
Lower level space which contains one large "L" shaped space and one additional private space of approximately 400 square feet. There are two private restrooms. Tenant pays its own gas, electric and trash.

Contact:

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FLOOR PLAN
3230 S. 13th Street
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3230 South 13th
lower level