

FOR LEASE > OFFICE SPACE

SANDSTONE BUILDING

3270 N FOLKWAYS BLVD., LINCOLN, NE 68504



Accelerating success.



Building information

Type of Listing:	Office for Lease	Intersection:	33 rd & Folkways Blvd
Price:	\$12.00/RSF	Construction:	Steel frame/precast
Operating Type:	NNN	A/C:	RTU
Est. Expenses:	\$4.75/SF (2020)	Roof:	Membrane
Available:	Immediately	Sprinkler:	Yes
Total SF Available:	3,475 SF	Restrooms:	Two (2) per floor
Total Building SF:	19,499 SF	Elevators:	Yes
Year Built:	2003	Parking:	4:1000
# of Floors:	Two (2)		

<u>Suite #:</u>	<u>SF Available:</u>
100	2,096 RSF
101	1,383 RSF

Length of Lease:	Negotiable
TI Allowance:	Negotiable
Rent Escalator:	2% annually
Lease Form:	Landlord's

Overview

Beautifully finished office building conveniently located off I-80 and North 27th Street. Two 1st floor office suites available with full walls of windows on two sides. Superb office space for smaller office users in a secure building with high end finishes.

Information furnished is 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 withdrawals without notice.

Contact us

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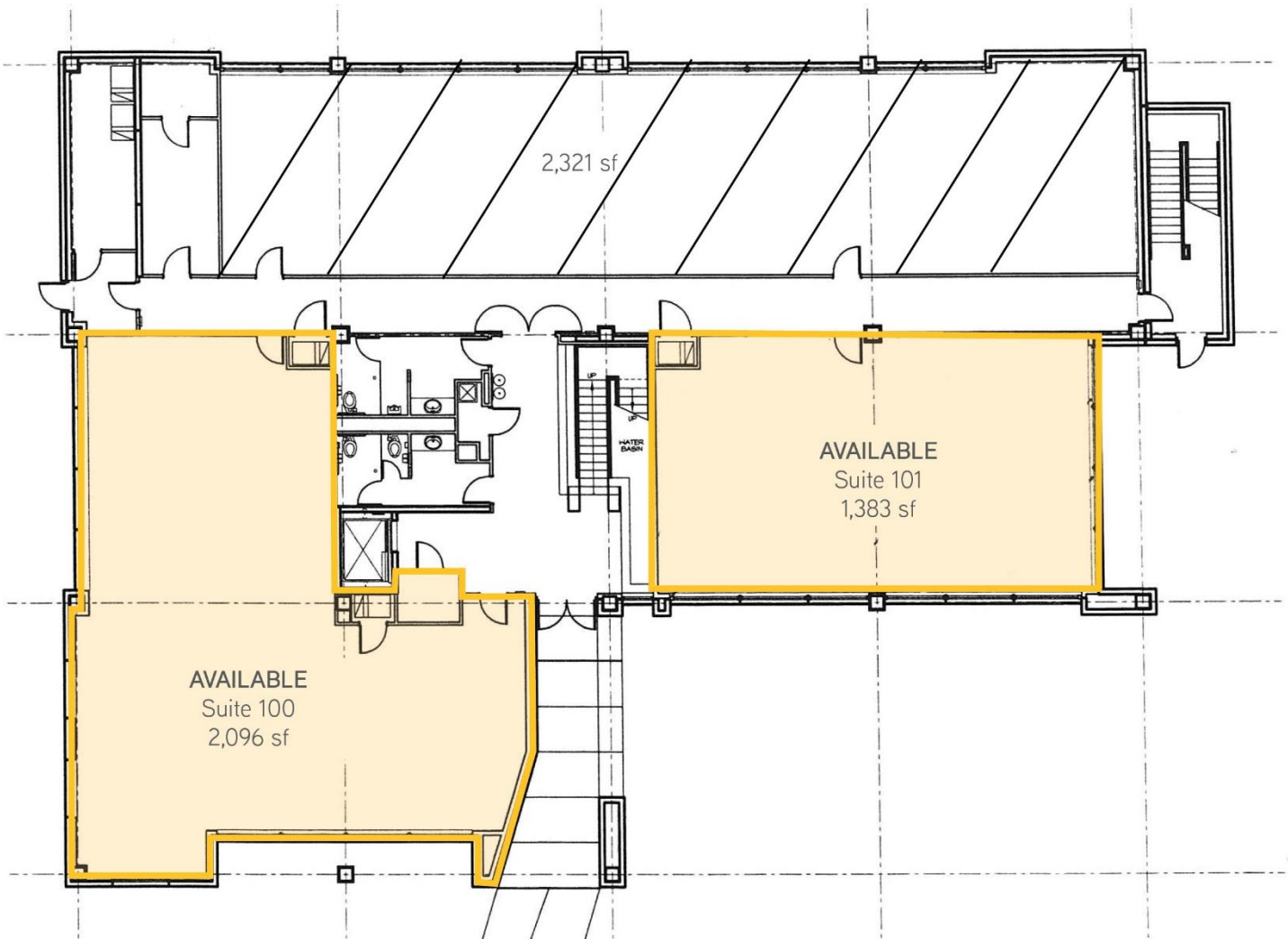
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Floor plan

First Floor



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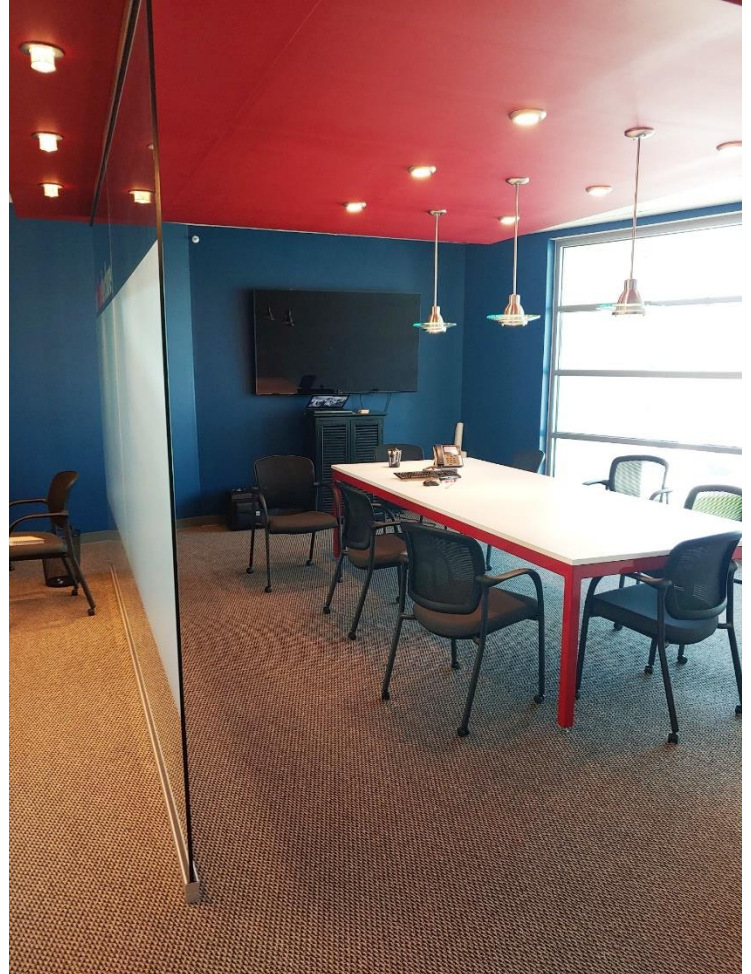
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Interior photos

Common Area



Suite 100



Suite 101



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A satellite map of Lincoln, Nebraska, with a yellow square marking a 'SITE' located near the intersection of W 33rd St and N 27th St. The map shows a grid of streets, including major thoroughfares like I-80, I-180, and US-6. Key landmarks such as Lincoln Airport to the west and the University of Nebraska-Lincoln to the south are visible. A red rectangle highlights the area around the site, and a red line indicates a path or boundary running through the city. The map is credited to Google, DigitalGlobe, Landsat, Copernicus, U.S. Geological Survey, and USDA Farm Service Agency.

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