



FOR LEASE

Office | Medical | Retail Building

27th & Nebraska Pkwy | 5,000 - 30,000 SF | Negotiable



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Property Overview

RED Development is introducing a 30,000 SF Class A mixed-use office building at Bishop Heights, located at 27th & Nebraska Parkway in South Lincoln. The main level is ideal for upscale retail, restaurants, or pubs with outdoor seating and direct access to the Lincoln Bike Trail. Upper levels are designed for high-end office and medical users.

This highly visible location offers strong demographics and a vibrant setting near the Lincoln Country Club—perfect for businesses looking to stand out in a growing, dynamic area.

Property Highlights

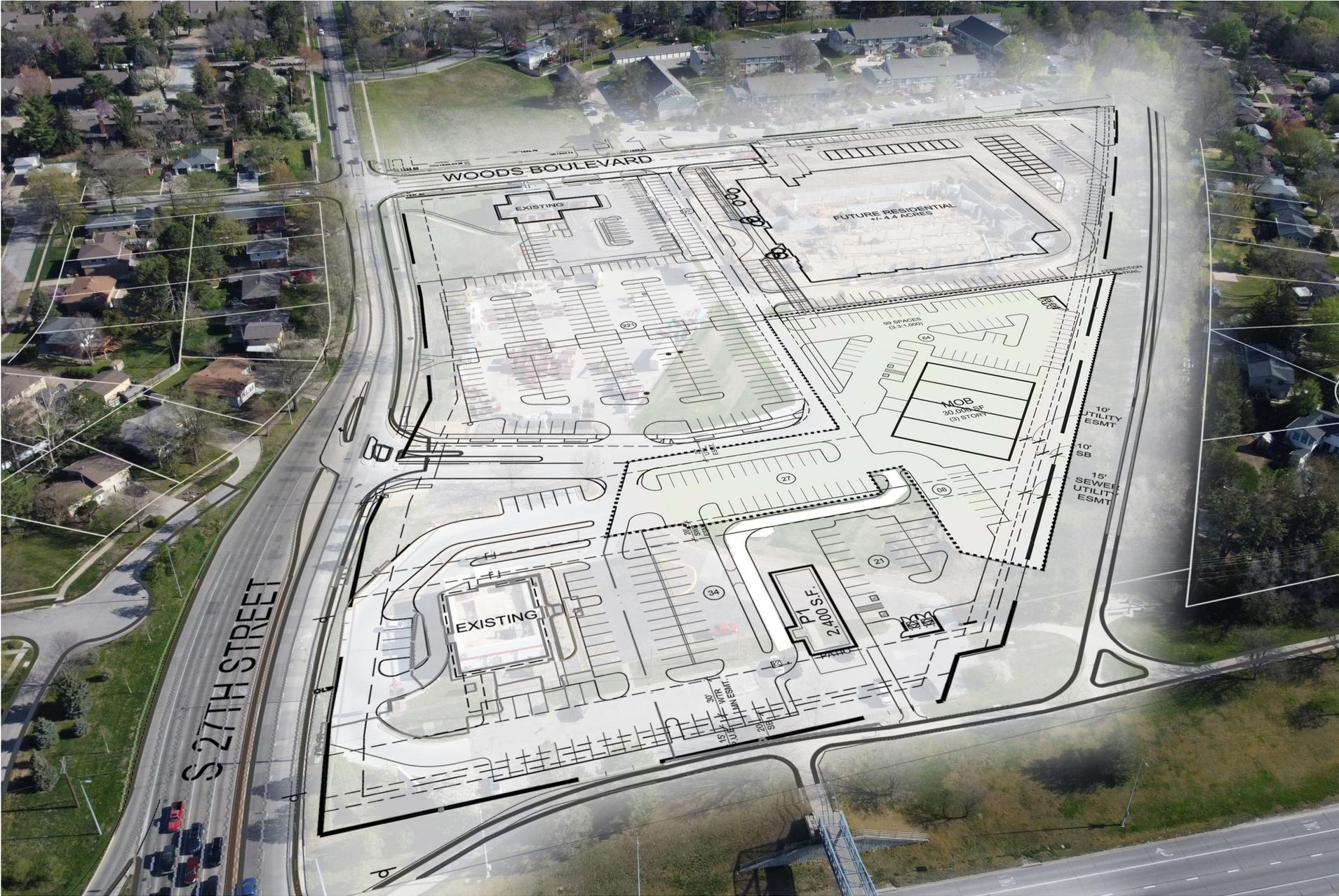
- **Prime Location:** 27th and Nebraska Parkway, near the Country Club of Lincoln with strong demographics in the area.
- **Class A Office/Retail:** Proposed three-story mixed-use building with 10,000 SF floor plates. Main level ideal for retail or restaurants with outdoor seating area; upper floors designed for office or medical use. Flexible layout to accommodate various tenant sizes.
- **High Visibility:** Prominent signage opportunities along the Bike Trail and Nebraska Parkway.
- **Upcoming Redevelopment Opportunity:** Vibrant new redevelopment featuring retail, restaurants, and 225 luxury apartments.

Total Building SF:	30,000 SF
Year Built:	Proposed Building
Building Class:	A
Zoning:	H4 General
# of Floors:	3
Bldg Construction Type:	Stone/Brick
Traffic Count:	35,970 VPD
Parking Ratio:	3.3 per 1,000 SF - 99 Stalls

27th & Nebraska Parkway
Property Photos



27th & Nebraska Parkway
Site Plan

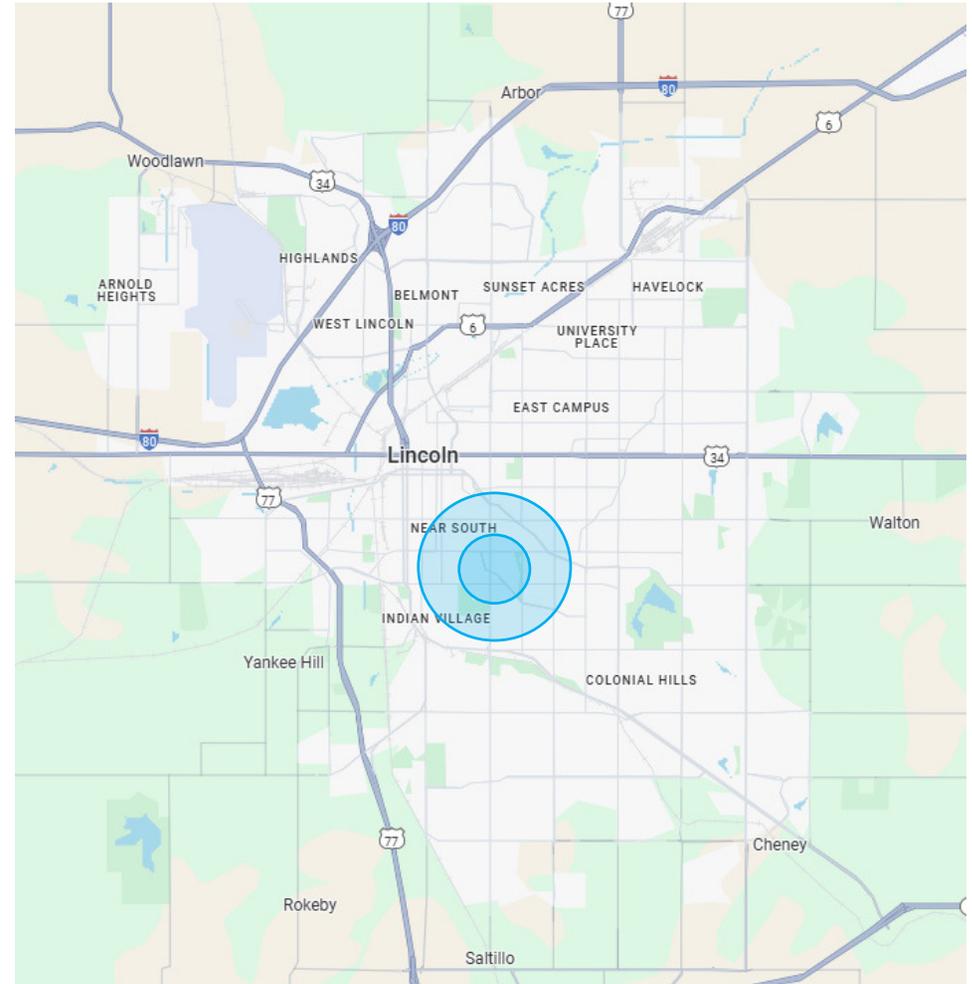


27th & Nebraska Parkway Demographics



POPULATION	1 MILE	5 MILES
Total Population	62,299	226,943
Average HH Income	\$88,382	\$91,124
Total Households	26,181	92,098
Total Daytime Population	53,658	247,390

DAILY TRAFFIC COUNT	ADT
S 27th Street	15,001-30,000
S 27th Street/Stockwell Street	19,694
State Hwy 2	30,001-50,000
State Hwy 2/Southwood Drive	32,488





Happiest City
In America



Best State Capitals
To Live In



Best Business Climate
(Small Metro)



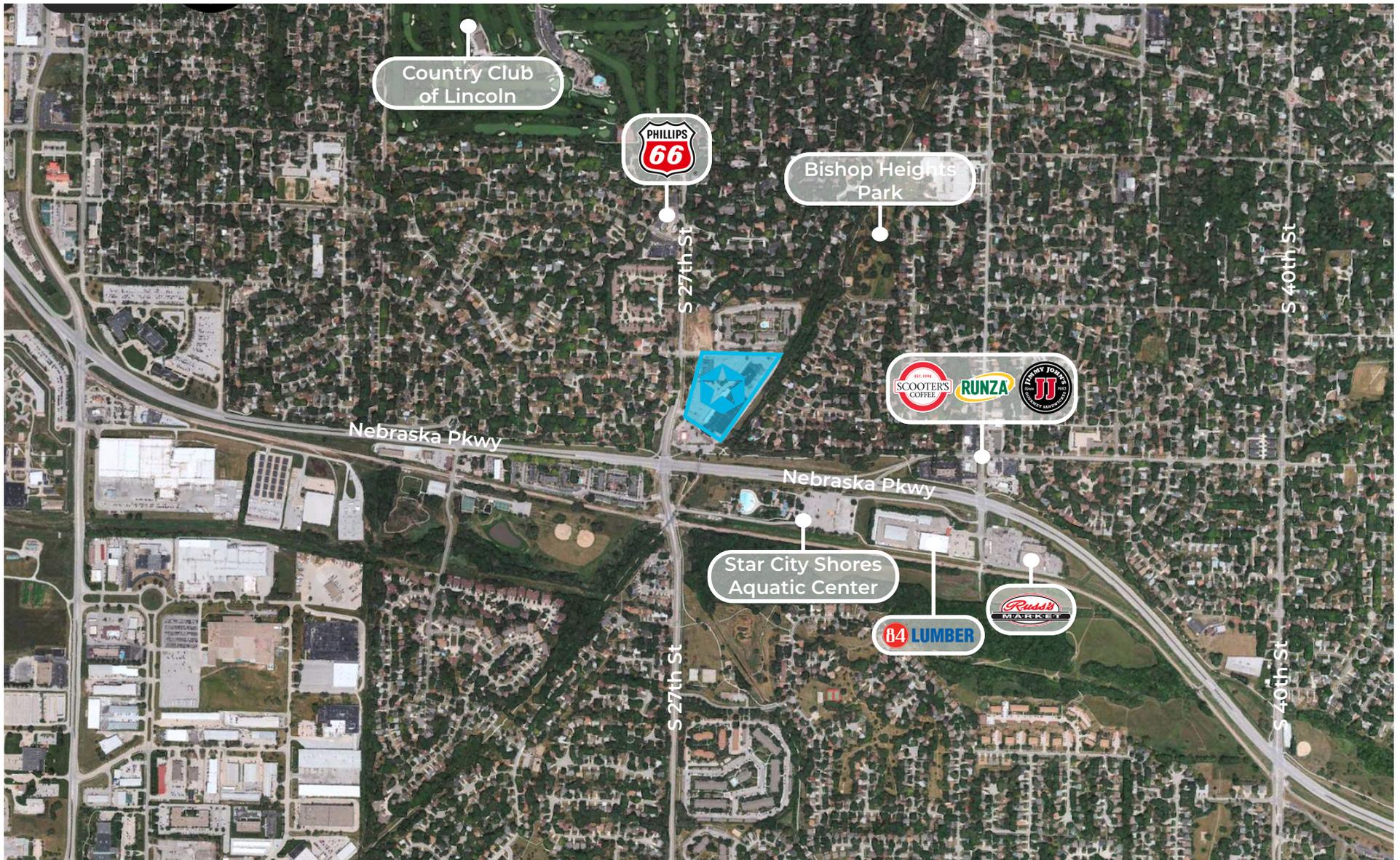
Best American City
To Raise A Family

Lincoln is in the middle of it all. Located in the southeast corner of the state, about 50 miles southwest of Omaha, Lincoln is the second most populous city in Nebraska and the state capital. With the expansion of new businesses, and the influx of talent, Lincoln's economy is thriving and the opportunities available are endless.

Since it's the seat of government for the state, both the State of Nebraska and the U.S. government are major employers. The University of Nebraska-Lincoln is the city's third-largest employer, and the largest university in Nebraska, averaging 26,079 students in attendance.

Other primary employers fall into the service and manufacturing industries including a growing high-tech sector, often referred to as the Silicone Prairie. Additional prominent industries in Lincoln include finance, insurance, publishing, pharmaceuticals, telecommunications, railroads, medical, and transportation.

Lincoln has one of the lowest unemployment rates in the country. The affordable and variety of living accommodations make it a nice place to live for a wide range of demographics. The city also offers an assortment of dining and entertainment options, from local "Mom & Pop" restaurants, to national brands and fine dining... Lincoln is the Place to Be.



NOTE: All dimensions are approximations and are not guaranteed. Please field verify all measurements.