



# 1638 LINCOLN STREET

BLAIR, NE 68008

**4,093 SF Office for Lease**  
**\$8.00 PSF Modified Gross**





# PROPERTY DESCRIPTION

Affordable office opportunity in the heart of Blair's central business district. This property boasts a prime location with strong street visibility and ease of access that is convenient for both employees and customers. On-site "at-your-door" street parking available. Close proximity to a number of retail options along Washington Street.



## PROPERTY DETAILS

Lease Rate	\$8.00 PSF Modified Gross
Total Building Size	±4,093 SF
First Floor	±2,378 SF
Basement	±1,715 SF
Total Site Area	0.32 AC



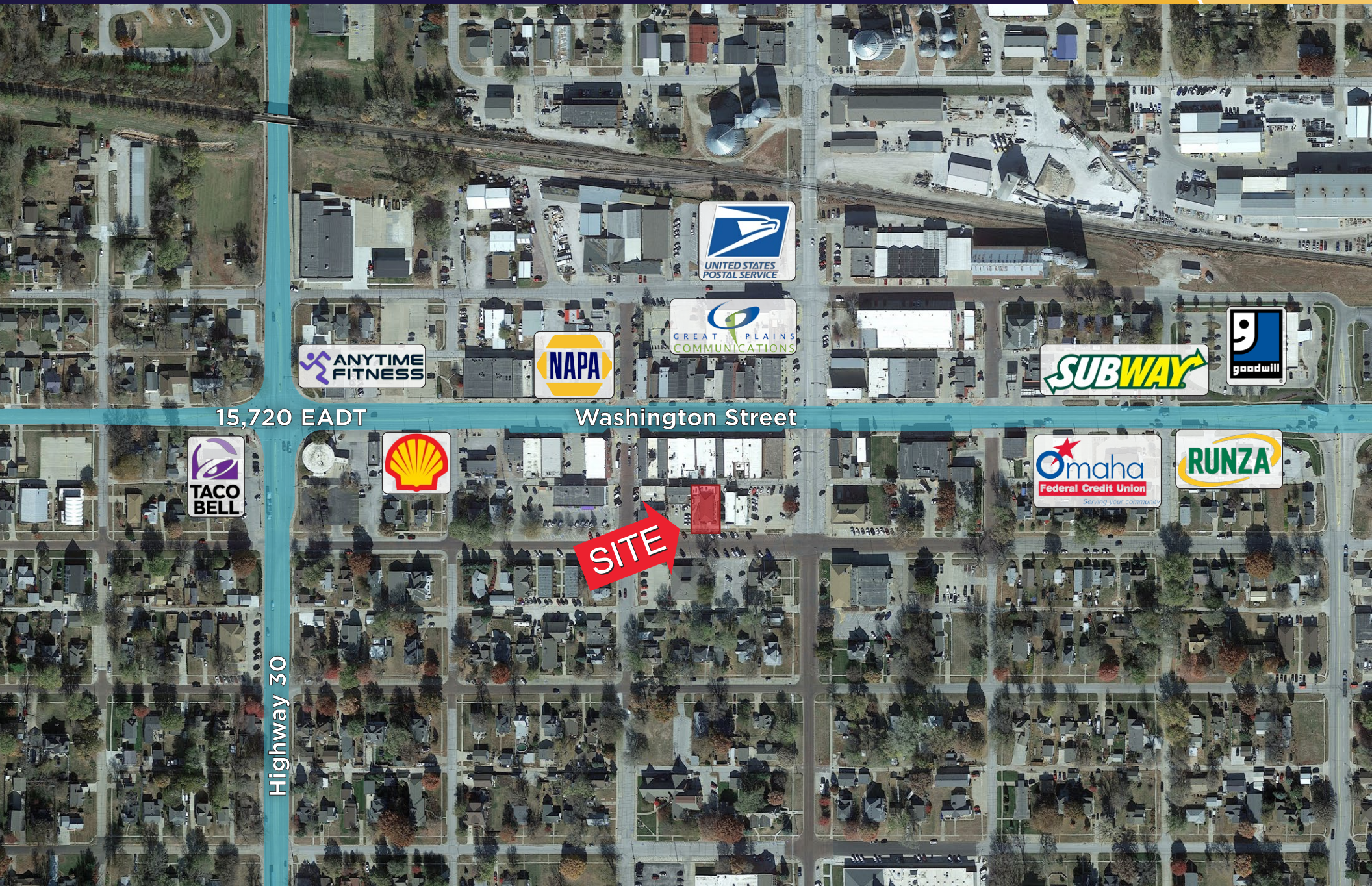
Floor plan of the second floor. The plan shows a central corridor with multiple rooms and stairwells. Room dimensions are labeled in feet and inches. The layout includes a large central room (13'-10" x 11'-9") and several smaller rooms (e.g., 10'-4", 7'-8", 17'-11", 9'-5", 13'-8", 15'-7", 10', 11'-4", 7'-9", 20'-2", 12'-8"). Stairwells are indicated by arrows and stairs.

Floor plan of the second floor. The plan shows a central corridor (4' wide) with rooms on both sides. Rooms on the left include a 15' x 10'-9" room, a 9'-9" x 13'-11" room, an 11'-10" x 13'-11" room, a 12'-9" x 13'-11" room, and a 12' x 16'-3" room. Rooms on the right include an 11'-10" x 9' room, a 9' x 7'-7" room, a 13' x 9' room, and a 15'-6" x 9' room. Stairs are located at the top and middle of the right side.

*\*Floor plans are approximate and for illustration purposes only.*



# AERIAL MAP



ANYTIME  
FITNESS

NAPA

UNITED STATES  
POSTAL SERVICE

GREAT PLAINS  
COMMUNICATIONS

SUBWAY

goodwill

15,720 EADT

Washington Street

TACO  
BELL



SITE

Omaha  
Federal Credit Union  
Serving your community

RUNZA

Highway 30





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