

GATEWAY PROFESSIONAL BUILDING

FOR LEASE

**600 NORTH COTNER BLVD.
LINCOLN, NE 68505**

COMMERCIAL REALTY GROUP LLC
237 S. 70th St. Suite #201 , Lincoln, NE



PROPERTY DESCRIPTION:

Attractive office building with several available suites and floor plans from which to choose. Available suites located on the first and third floors. Great location for a medical, legal, insurance, or financial business.

Lease Price:

Initial lease rate starting at only \$10.00 psf plus NNN. Utilities are included in the triple nets.

Available Suites:

101: Approx. 3,000 SF	119: Approx. 1,940 SF
102: Approx. 750 SF	301: Approx. 1,600 SF
110: Approx. 1,350 SF	308: Approx. 3,250 SF

Highlights:

- ✓ Convenient central location
- ✓ Parking on all four sides of building
- ✓ Elevator access and three stairwells
- ✓ Three floors with 14,000 sf per floor



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Information deemed reliable, but not guaranteed.