

**GATEWAY PROFESSIONAL BUILDING**

**FOR LEASE**

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



**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	301: Approx. 1,600 SF
102: Approx. 750 SF	302: Approx. 750 SF
119: Approx. 1,940 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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