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MEDICAL OFFICE SPACE
FOR LEASE

Click or Scan Below



For Information:

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St. Elizabeth Medical Office Building

575 SOUTH 70TH STREET | LINCOLN, NE

medicaloffice.welltower.com

EXECUTIVE SUMMARY

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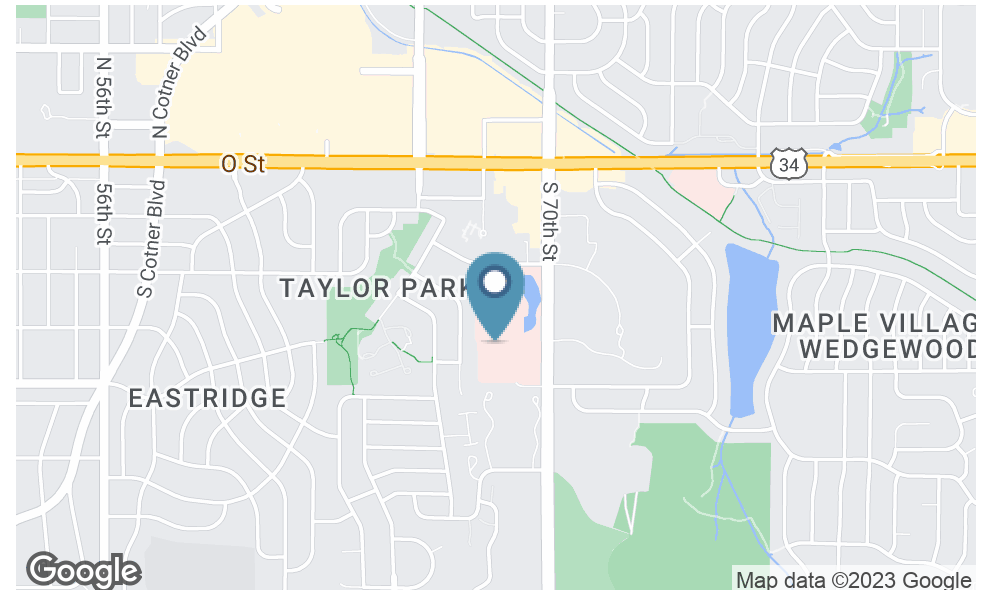


Location Description

Located on the campus of St. Elizabeth Regional Medical Center in Lincoln, Nebraska

Property Highlights

- Four story medical office building
- Connected to shared parking garage
- On-campus Hospital: CHI Health St. Elizabeth specializing in the treatment areas of newborn and pediatric care, women's health, burn and wound, cardiology, oncology, emergency medicine, orthopedics and neuroscience. More information available at www.chihealthstelizabeth.com.



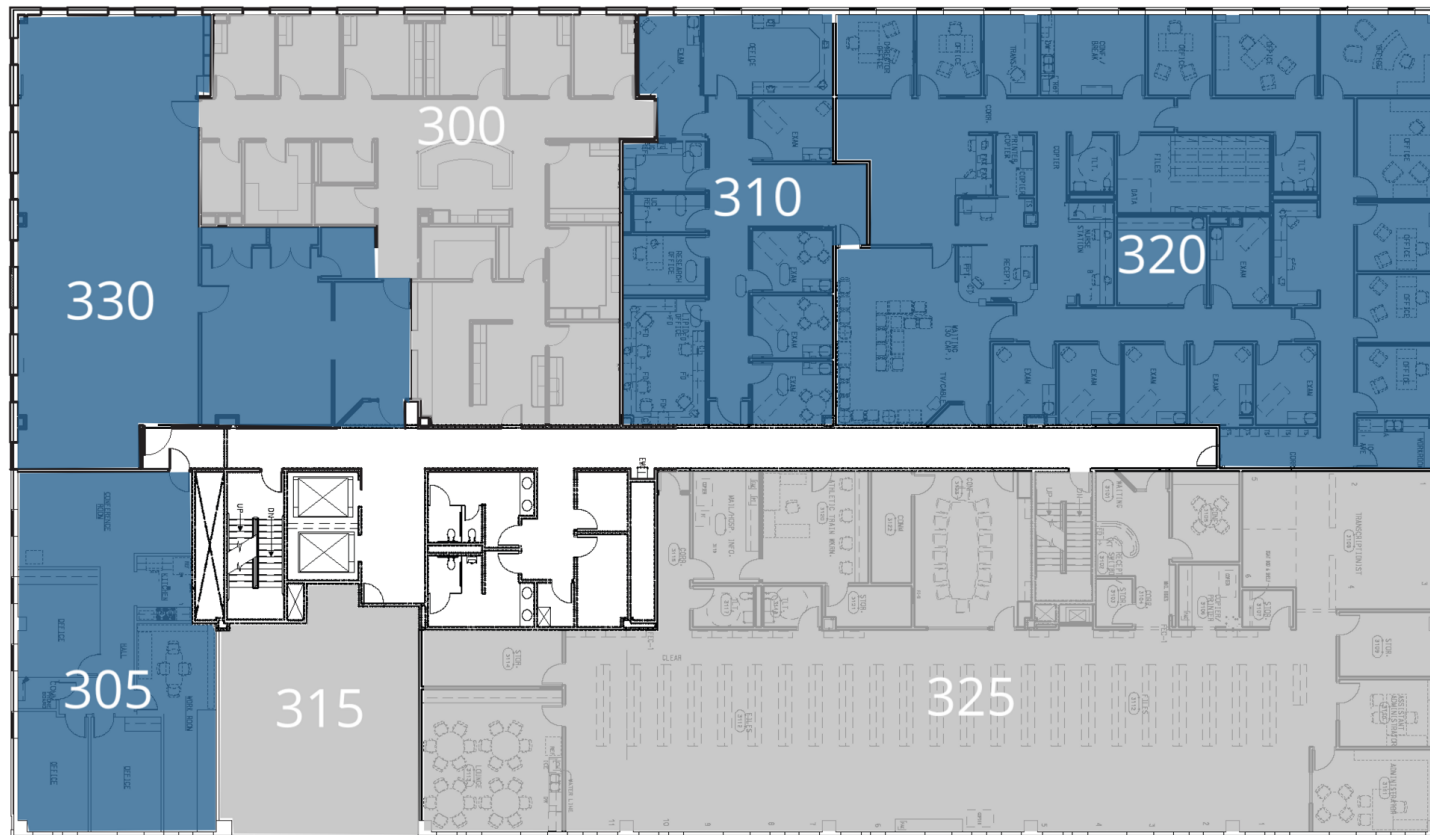
1ST FLOOR PLAN

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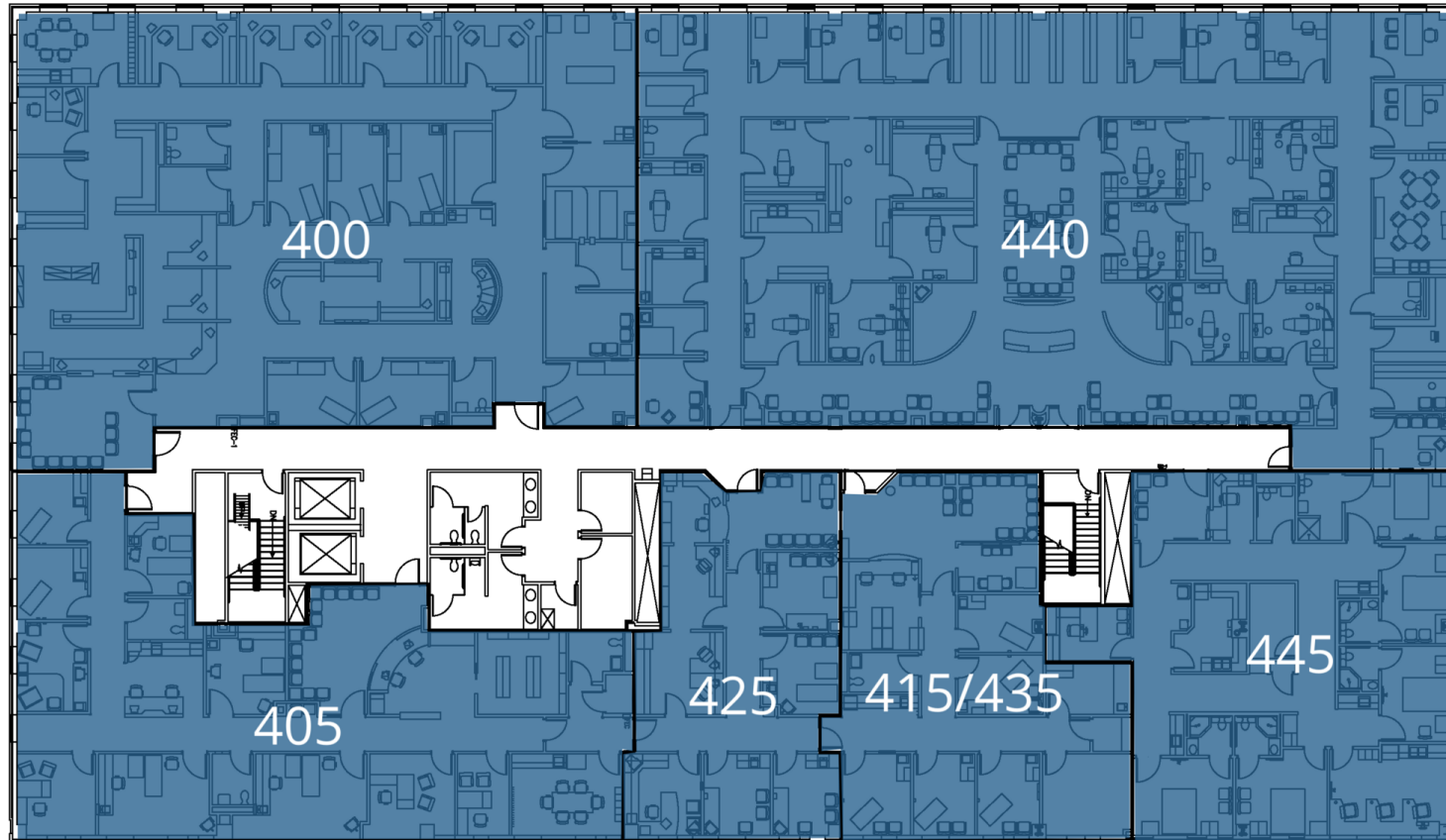
3RD FLOOR PLAN

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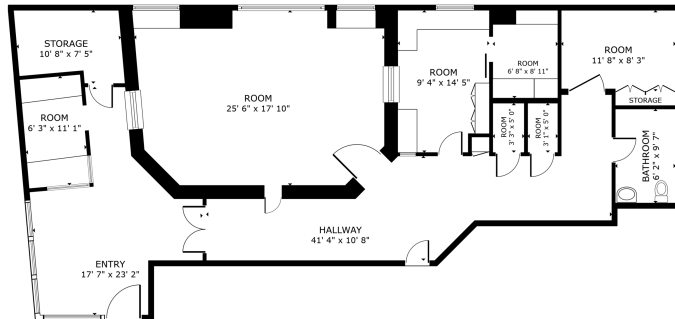


4TH FLOOR PLAN

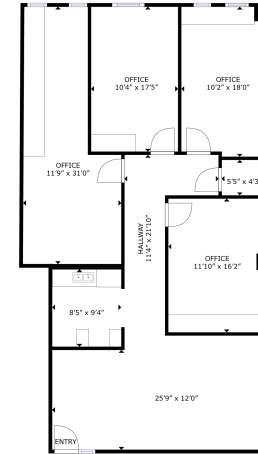
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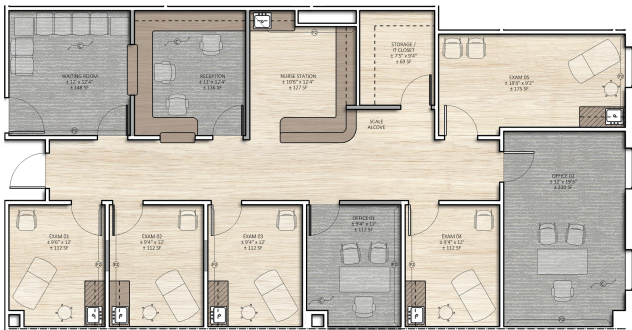
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1,686 RSF



1,747 RSF



2,176 RSF

A detailed floor plan of the first floor. The plan shows a central corridor with multiple doorways leading to various rooms. On the left side, there are several small rooms, some of which contain desks and chairs. On the right side, there is a large, open area that appears to be a common room or a large office space. The plan also shows a staircase and a small kitchen area.

6,561 RSF

FLOOR PLANS

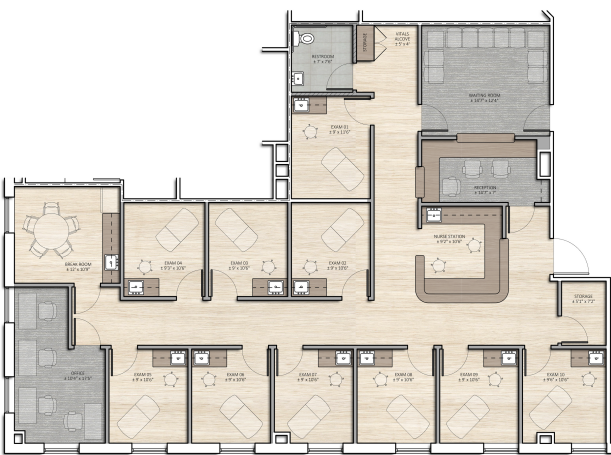
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360°
CLICK TO VIEW TOUR



320
2,532 RSF

360°
CLICK TO VIEW TOUR



330
6,617 RSF

360°
CLICK TO VIEW TOUR



400
2,895 RSF

360°
CLICK TO VIEW TOUR



405
2,809 RSF

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2,410 RSF



2,902 RSF

OFFICE 9'9" x 12'0"
 OFFICE 9'9" x 12'0"
 OFFICE 11'3" x 12'0"
 16'1" x 12'0"
 HALL 26'11" x 4'11"
 HALL 12'9" x 9'10"
 OFFICE 11'2" x 12'0"
 OFFICE 12'10" x 12'1"
 RESTROOM 7'10" x 7'2"
 OFFICE 11'2" x 11'6"
 OFFICE 8'11" x 12'4"
 RECEPTION 8'11" x 10'4"
 16'7" x 11'2"
 ENTRY
 HALL 5'1" x 21'3"

8,640 RSF



Floor Plan Information

DEMOGRAPHICS MAP & REPORT

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Population

	1 Mile	3 Miles	5 Miles
Total Population	11,059	79,592	188,534
Average Age	45.3	38.6	35.7
Average Age (Male)	43.7	37.1	34.4
Average Age (Female)	47.3	40.9	37.4

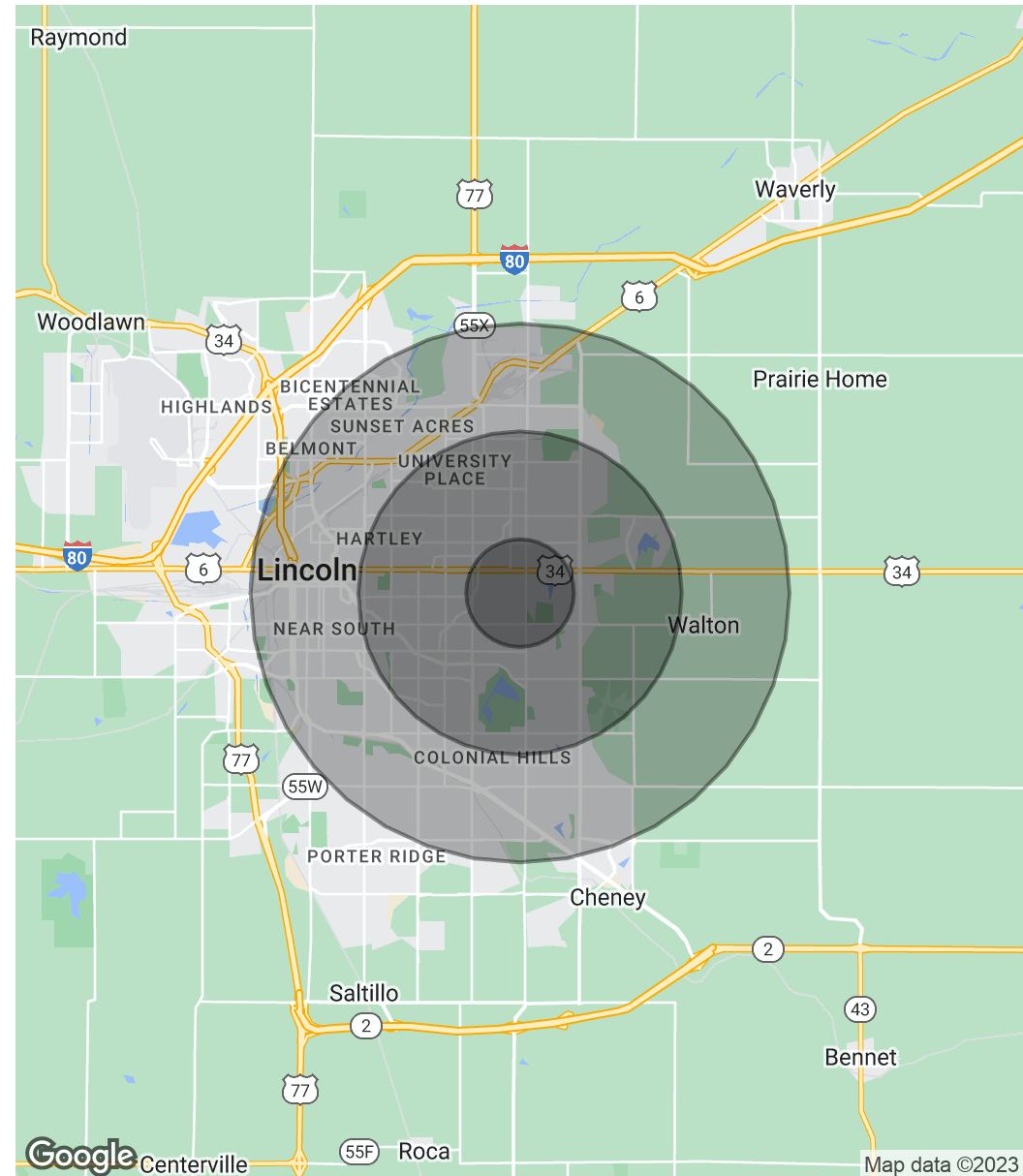
Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	5,009	36,192	84,090
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$82,861	\$74,442	\$69,864
Average House Value	\$261,537	\$218,867	\$201,157

Race

	1 Mile	3 Miles	5 Miles
% White	92.8%	88.9%	84.5%
% Black	1.1%	2.9%	4.3%
% Asian	1.2%	2.6%	4.0%
% Hawaiian	0.0%	0.0%	0.1%
% American Indian	0.5%	0.6%	0.7%
% Other	0.4%	0.7%	1.3%

* Demographic data derived from 2020 ACS - US Census



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