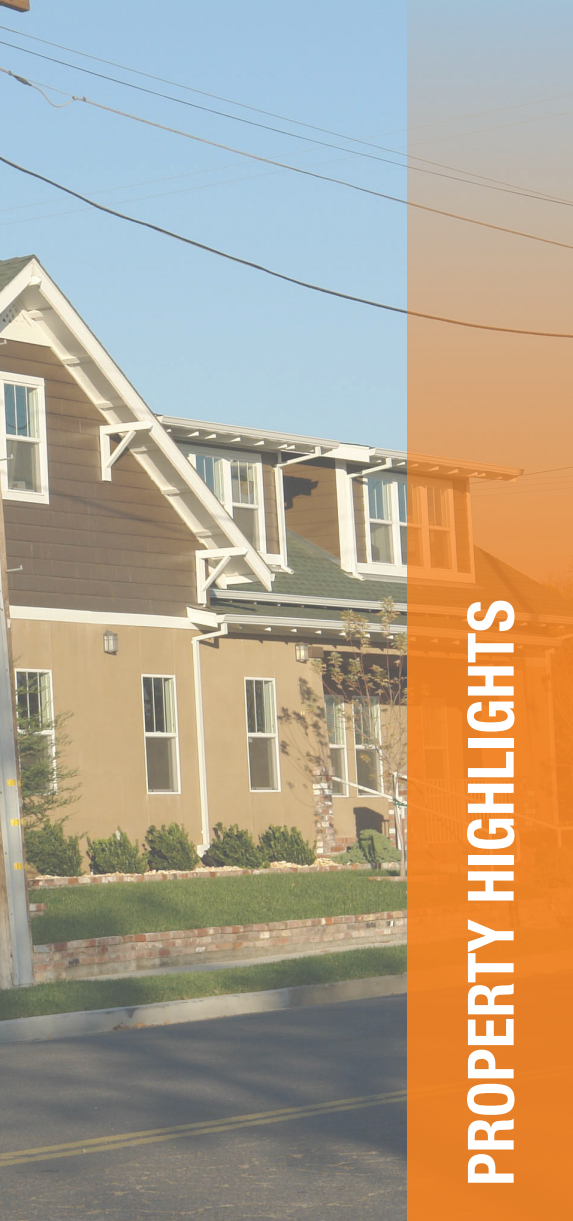


**Kathleen Place** is a Two Story, Multi-Tenant  
Office Building in the **Lincoln Submarket**



**Brandon Sessions**  
Senior Vice President  
DRE #01914432  
(916) 789-3339  
bsessions@gallire.com

**Kannon Kuhn**  
Associate  
DRE #02079314  
(916) 789-3333  
kkuhn@gallire.com

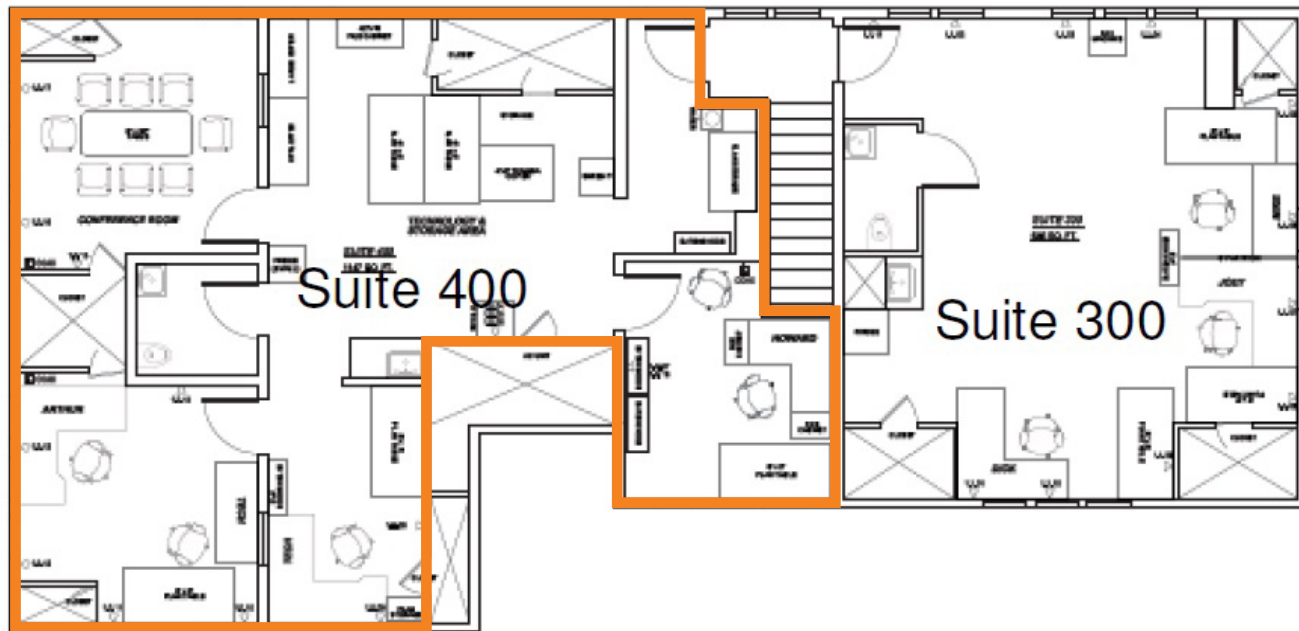


**PROPERTY HIGHLIGHTS**

- Suite 400: ±1,450 SF
- Lease Rate: \$0.99/SF/month Modified Gross
- Located at intersection of Third and F Streets just off Highway 65/Lincoln Blvd.
- Two-story, multi-tenant office building constructed in 2005
- Walking distance to many amenities including retail, restaurants, regional park
- Private parking lot and ample street parking
- Zoning = C, per the City of Lincoln
- Location enjoys fast growing population, high demographics and high daily traffic counts

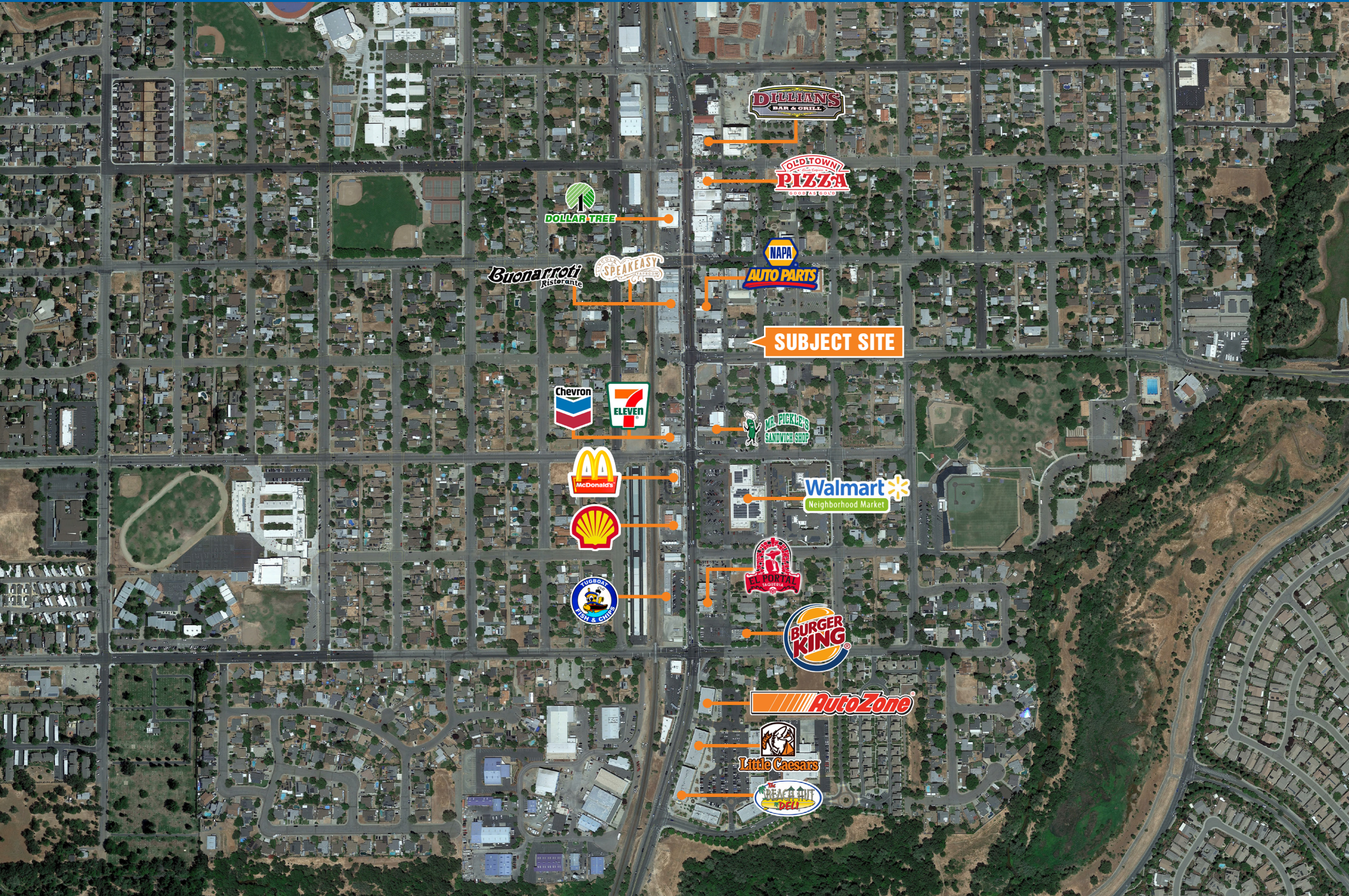


Second Floor:  
Suite 400: ±1,450 SF



FLOOR PLAN

\*Floor plans not to scale.



**DILLIANS**  
BAR & GRILL

**OLDTOWN**  
**PIZZA**  
GOOD AS GOLD

**DOLLAR TREE**

**NAPA**  
**AUTO PARTS**

*Buonarroti*  
Ristorante

**SPEAKEASY**  
RESTAURANT

**SUBJECT SITE**

**Chevron**

**7-ELEVEN**

**MR. PICKLERS**  
GRAND VINTAGE SHOP

**McDonald's**

**Walmart**  
Neighborhood Market

**Shell**

**EL PORTAL**  
RESTAURANT

**WUGOBY**  
FISH & CHIPS

**BURGER KING**

**AutoZone**

**Little Caesars**

**THE GREAT AMERICAN**  
**DELI**