



CONFIDENTIAL OFFERING MEMORANDUM



3700
ADAMS STREET

L I N C O L N , N E

CBRE

AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE.

Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



3700
ADAMS STREET

CONTENTS

01

EXECUTIVE
SUMMARY

02

PROPERTY
DESCRIPTION

03

AREA
OVERVIEW

3700
ADAMS STREET



EXECUTIVE
SUMMARY

01



SEVEN BUILDINGS
TOTALING
61,179 SF



BUILDING A INCLUDES
OFFICE SPACE /
WATCHMAN'S QUARTERS



405 SELF-STORAGE UNITS
TOTAL; 130 CLIMATE
CONTROLLED UNITS

Lincoln is the state capital of Nebraska as well as home to the flagship campus of the University of Nebraska. With a population of approximately 300,000, Lincoln is a hub for healthcare, education, manufacturing and technology. Located less than an hour from Omaha, Lincoln offers a low cost of living, access to major transportation systems and a strong stable economy.

INVESTMENT HIGHLIGHTS

CBRE, Inc. has been retained as the exclusive listing advisor for Eagle's Nest Self Storage in Lincoln, Nebraska. This facility consists of 405 ground-level, drive-up and interior climate-controlled storage spaces. Also included is an approximate 1,850 SF office with conference room and break areas. Conveniently located just off Cornhusker Highway (Hwy 6), the property offers easy access to I-80 and all parts of the Lincoln area.

+ **Strong Physical Occupancy**

- 89.1% Physically Occupied (June 2025)

+ **Prime Lincoln Location**

- Easy access to Interstate 80 via Cornhusker Highway and easily accessible to the rest of the Lincoln area

+ **Flexible Management Potential**

- Eagle's Nest is fully gated and fenced, offering an investor the opportunity to go to a remote management model

+ **Recent Improvements**

- New asphalt throughout parking and entrance area

3700
ADAMS STREET



PROPERTY
DESCRIPTION

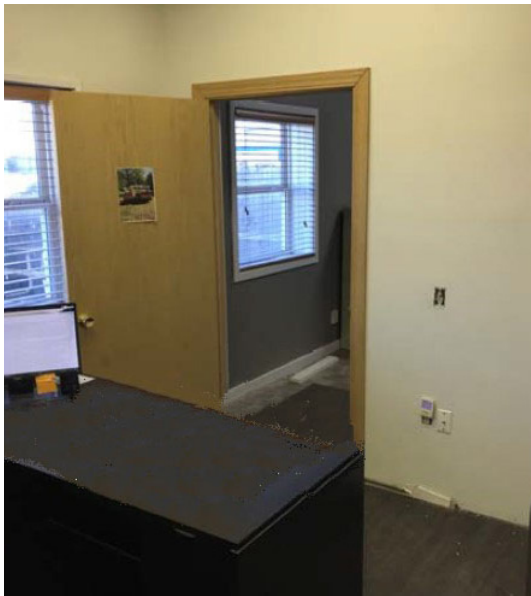
02

PROPERTY OVERVIEW

ADDRESS	3700 Adams Street Lincoln, Nebraska
LAND SIZE	131,014 SF / 3.01 AC
BUILDINGS	Seven
BUILDING SIZE	61,179 SF (total)
STORAGE UNITS	405 total / 130 climate-controlled
RENTABLE SQUARE FEET	57,770 SF
OFFICE AREA	Building A
OFFICE / BREAK AREA	±1,850 SF
CROSS STREETS	Near Adams Street & Cornhusker Highway
NEIGHBORHOOD	Bound by Huntington Ave (south), 48th St (east), Superior St (north) & 27th St (west)
ACCESS	Adams Street to Cornhusker Highway, an east-west arterial traffic way and commercial corridor
COUNTY	Lancaster
PARCEL ID	17-07-404-011-000
LOT SHAPE	Irregular
UTILITIES	All to the site
ZONING	I-1, Industrial District



PROPERTY PHOTOS



NON CLIMATE-CONTROLLED UNITS

UNIT TYPE (FEET)	NO. OF UNITS	UNIT SIZE SF	TOTAL AREA SF
5 X 5	20	25	500
5 X 9	4	45	180
10 X 5	7	50	350
10 X 9	11	90	990
10 X 10	63	100	6,300
10 X 15	10	150	1,500
10 X 18	26	180	4,680
10 X 20	84	200	16,800
10 X 25	24	250	6,000
10 X 27	7	270	1,890
10 X 30	11	300	3,300
10 X 35	3	350	1,050
10 X 36	2	360	720
10 X 40	2	400	800
10 X 30	3	300	900

CLIMATE-CONTROLLED UNITS

UNIT TYPE	NO. OF UNITS	UNIT SIZE SF	TOTAL AREA SF
6 X 8	3	48	144
8 X 9	4	72	288
8 X 12	2	96	192
8 X 16	8	128	1,024
5 X 10	75	50	3,750
10 X 8	1	80	80
10 X 10	28	100	2,800
10 X 12	2	120	240
10 X 15	2	150	300
10 X 17	2	170	340
10 X 25	3	250	750
TOTAL	405		57,770

SITE PLAN



3700
ADAMS STREET



AREA
OVERVIEW

03

3700
ADAMS STREET

LINCOLN
MUNICIPAL
AIRPORT

NEBRASKA
INNOVATION
CAMPUS

NEBRASKA
WESLEYAN
UNIVERSITY

UNIVERSITY OF
NEBRASKA-LINC
EAST CAMPUS

UNIVERSITY OF
NEBRASKA
AT LINCOLN

HAYMARKET
DISTRICT

NEBRASKA STATE
CAPITAL

FAR
SOUTH

YANKEE
HILL

HAVELOCK
DISTRICT



Lincoln is the second largest city in Nebraska, the capital of Nebraska, and home to the University of Nebraska.

Lincoln often makes “best of” lists for its favorable living and working environments:

25 Best Places to Live
— U.S. News and World Report
2024/2025

25 Best College Towns and Cities in the U.S.
— Travel & Leisure, 2024

7th Best City for Renters
— Forbes, 2024

#1 Best City for Retirement
— Consumer Affairs, 2024

Top 100 Best Places to Live
— Livability, 2024

25 Best Places to Find a Job
— U.S. News and World Report
2023/2024



WORK

Did you know?

Kawasaki Motors Manufacturing Corp has a 2 million square foot facility in Lincoln that manufactures Jet Skis, ATVs and other small vehicles. This plant manufactured rail cars for the Washington DC Metropolitan Area Transit Authority and currently manufactures rail cars for New York City Transit subway system.

Google has announced plans to build a 2 million square foot data center on 635 acres it purchased on the northwest area of Lincoln.

Lincoln's Network
Lincoln is a thriving hub for startup companies and growing businesses. Lincoln's expansive and powerful fiber network will help further grow Lincoln's economy. MarketWatch named Lincoln as the top new tech hot spot in the country and calls Lincoln a "haven for entrepreneurs seeking a home that's supportive of new tech businesses."

By bringing Lincoln next-generation gigabit applications, ALLQ Communications, the University of Nebraska-Lincoln, FUSE Coworking have helped Lincoln be named a US Ignite into a Smart Gigabit Community, one of less than 25 in the United States. Becoming a Gigabit Community will only increase the attractive qualities Lincoln has to offer in the tech economy.

#6 Best City for Remote Workers
— Ownerly, 2024

LARGEST EMPLOYERS

Company Name	Number of Employees	Industry
State of Nebraska	5,000-7,500	State & Local Government
University of Nebraska	5,000-7,500	Educational Services
Lincoln Public Schools	5,000-7,500	Educational Services
B & B Stores Inc.	2,500-4,999	Retail Trade
Bryant Health	2,500-4,999	Health Care and Social Assistance
Ameritas Life Insurance Company	2,500-4,999	Finance and Insurance
BNSF Railway	1,000-2,499	Transportation and Warehousing
City of Lincoln	1,000-2,499	State & Local Government
Duncan Aviation	1,000-2,499	Transportation and Warehousing
Hy-Vee	1,000-2,499	Retail Trade
Kawasaki Motors Manufacturing USA	1,000-2,499	Manufacturing
Lancaster County	1,000-2,499	State & Local Government
Madonna Rehabilitation Hospital	1,000-2,499	Health Care and Social Assistance
Molax Inc.	1,000-2,499	Manufacturing
Nelnet Inc.	1,000-2,499	Finance and Insurance
Saint Elizabeth Regional Medical Center	1,000-2,499	Health Care and Social Assistance
United States Government	1,000-2,499	Federal Government
Walmart Stores	1,000-2,499	Retail Trade

Unemployment Rate: 21%, April 2024

HQ COMPANIES IN LINCOLN



TOP FIVE INDUSTRY DRIVERS OF LINCOLN ECONOMY

- Finance and Insurance
- State and Local Government
- Healthcare and Social Assistance
- Retail Trade
- Accommodation and Food Services
- Manufacturing

TOP FIVE EMPLOYMENT DRIVERS OF LINCOLN ECONOMY

- State and Local Government
- Healthcare and Social Assistance
- Retail Trade
- Accommodation and Food Services
- Manufacturing

"The Google facility will support their digital services "but it's also to increase advancement of AI - that's really, really important, not just for the state of Nebraska, but across the world we have people and businesses that rely on these services." - Representative of Google

WORK

The Resurgence of Lincoln

The Lincoln commercial real estate market outperforms the U.S. as a whole. Both vacancy and average asking rents are lower in all four sectors: office, industrial, retail, and multi-family.

Office Market

Lincoln	U.S.
Vacancy: 7.7%	Vacancy: 13.8%
Asking Rent: \$19.67	Asking Rent: \$35.31

Industrial Market

Lincoln	U.S.
Vacancy: 2.7%	Vacancy: 6.5%
Asking Rent: \$7.37	Asking Rent: \$11.99

Retail Market

Lincoln	U.S.
Vacancy: 2.9%	Vacancy: 4.1%
Asking Rent: \$14.63	Asking Rent: \$25.00

Multi-Family Market

Lincoln	U.S.
Vacancy: 5.5%	Vacancy: 7.7%
Asking Rent/Unit: \$11.32	Asking Rent/Unit: \$17.05



WORK

Talent

Demographics (2023)

349,931 Population	\$94,765 Average Household Income	35.7 Median Age	41.9% Population with a Bachelor's Degree or Higher	92.6% Cost of Living Index
-----------------------	--------------------------------------	--------------------	--	-------------------------------

Housing

	Avg. Price Existing Home	Multi-Family Avg. Asking Rent
U.S.	\$412,100	\$1,702
Lincoln	\$314,777	\$1,132

It is **31.2% less expensive** to purchase an existing home and **50.4% less expensive** to rent an apartment in Lincoln vs. the U.S.

Source: Home prices = Association of Realtors, April 2024; Asking rents = CoStar, May 2024

Annual Rent-to-Income Ratio

Lincoln	22.4%	On average, only 22.4% of a Lincoln resident's income goes toward rent, versus 26.2% for the U.S.
U.S.	26.2%	According to RentCafe, monthly utilities are 19% lower , while food costs are 3% lower in Lincoln as compared to the national average.

Education

With 50 schools educating over 41,000 students, Lincoln Public Schools is the second largest public school district in the state of Nebraska. Lincoln Public Schools is one of the largest employers in Lincoln, employing over 6,000 full-time employees.

University of Nebraska

The University of Nebraska (UNL) was founded in 1869, and is the largest university in Nebraska, with a 2023/24 enrollment of 23,600. UNL is now a member of the Big Ten Conference, the Big Ten Academic Alliance, the Association of Public and Land-grant Universities (APLU), is classified within the Carnegie R1: Doctoral Universities Highest Research Activity category, and is accredited by the Higher Learning Commission. UNL's presence totals 861 acres: the 292-acre City Campus adjacent to downtown Lincoln, 320-acre East Campus northeast of City Campus and 249-acre Innovation Campus north of City Campus.

Other Colleges

Southwest Community College	9,328 Students	Nebraska Wesleyan University	1,688 Students
Concordia University	3,061 Students	Bryan College of Health Sciences	744 Students
Doane University	1,879 Students	Union Adventist University	571 Students



WORK

Infrastructure

Lincoln's prime location positions it perfectly as a central hub. With its capacity for air, road, and rail transport, Lincoln is an excellent place for living and conducting business. The city's infrastructure is a source of pride and a foundation for ongoing business expansion. Plus, Lincoln is only an hour from Omaha and within a day's drive of cities like Chicago, Minneapolis, Denver, Kansas City, St. Louis, and Des Moines.

Rail

Lincoln's central location in the U.S. made it ideal for freight distribution across the railroad network. Hobson Yard was constructed in 1906 on the western edge of town to accommodate the growing number of trains, both passenger and freight, arriving and departing from the city. Today Amtrak, as well as two Class 1 railroads, BNSF and UP, operate in Lincoln.



Air

Situated on approximately 5,000 acres, The Lincoln Airport (LNK) supports commercial passenger airline services and is home to the largest family-owned maintenance, repair, and overhaul operator, Duncan Aviation, and is the base for the 155th Air Refueling Wing and the Nebraska National Guard.

Situated on approximately 5,000 acres, The Lincoln Airport (LNK) supports commercial passenger airline services and is home to the largest family-owned maintenance, repair, and overhaul operator, Duncan Aviation, and is the base for the 155th Air Refueling Wing and the Nebraska National Guard.



Crete Carrier Corporation, one of the largest trucking companies in the world, is headquartered in Lincoln. They operate over 5,000 tractors and 13,000 trailers throughout the continental United States.

Road

Lincoln is situated on Interstate 80, west of Omaha and east of Cheyenne. The major north/south route is U.S. Highway 77, north of Kansas and south of South Dakota.

LIVE

Local Flare

Lincoln, Nebraska, boasts a vibrant and diverse food, music, and entertainment scene that captures the spirit of the heartland. The city offers a plethora of culinary experiences, ranging from farm-to-table eateries to authentic international cuisine, satisfying the palate of every food enthusiast. Music is deeply ingrained in Lincoln's culture, with an array of live music venues, annual music festivals, and a thriving local music scene. The entertainment landscape is equally captivating, featuring everything from engaging art galleries, theatrically rich performances, to exciting sports events. This harmonious blend of food, music and entertainment in Lincoln promises an enriching experience for residents and visitors alike.

The historic Haymarket area of Lincoln is east of downtown, is where the action is. Haymarket Park is where the Lincoln Saltdogs and Nebraska Cornhuskers play baseball. Over 200 businesses, including shops, restaurants, bars and hotels call the Haymarket area home. The Haymarket area is home to the Lincoln's Farmers Market, the First Friday Artwalk, and Lincoln's largest annual events.

Lincoln's 6,000 acres of parkland is more per capita than Austin, Portland, and all but a handful of U.S. cities. Outdoorsy residents can enjoy the city's trail network that stretches for more than 130 miles or visit one of the 130-plus parks.



LIVE

Community Engaging Events

Lincoln is a music city for all tastes, with an active independent music scene.

Music Scene

The **Lied Center for Performing Arts** accommodates 2,192 people in the main stage area and features performances by musicians, comedians and traveling Broadway shows.

The **Rococo Theatre** hosts live musical acts, classic and cult-classic movies and sporting events.

The **Zoo Bar**, a downtown nightspot, has been a staple for live music in Lincoln since 1973. Many blues legends, such as Buddy Guy, Bo Diddley, Albert Collins, Robert Cray and Otis Rush have performed here over the years.

Pinewood Bowl Theater in an outdoor amphitheater in the heart of Pioneer Park. This venue has a capacity of 5,500 and has hosted internationally acclaimed acts.



For over 20 years, downtown Lincoln has been home to the annual Lincoln Calling Music Festival, featured a lineup of national, regional, and local performing artists.



LIVE

Culinary Delights: Exploring Lincoln Nebraska's Food

In 2023 Lincoln, home to dozens of food trucks, created their first food truck zone in the Haymarket area under Rosa Parks Way. The area also includes picnic tables, a basketball court, yard games and is skater friendly.

"If you'd like to revel in the history of the state's oldest brewery (Empyrean Brewing Co.), imbibe in small-batch beer (Boiler Brewing Company) or relax at a bar that features lots of local brews (Pour Craft Beer and Spirits), there's a place for you in Nebraska's capital."
- Livability

1 of 6 Underrated Cities for Craft Beer Lovers (and brewers)

— Livability



LIVE

"The Most Sports-Obsessed State"

- PrimePutt

Pinnacle Bank Arena (PBA), opened in 2013, has a capacity of approximately 16,000 and routinely hosts major touring acts. PBA also hosts local and national sports teams, including Nebraska Cornhusker men's and women's basketball. The arena is part of The Railyard entertainment district, which connects to the Historic Haymarket. You can find a "sea of red" fans watching Nebraska Cornhusker sporting events on the Cube, a mega screen, at the Railyard. The Railyard is also home to the Railyard Rink, an ice skating rink that is open December through February.

Football

Memorial Stadium, built in 1923, is home to Nebraska football. The storied Nebraska football program boasts five national championships and a NCAA-record streak of consecutive sellouts that dates back to 1962. The stadium now has a capacity of over 85,000 but attendance numbers have exceeded 90,000. Due to this attendance, it has been said that Memorial Stadium becomes the state's third largest city on Saturdays in the fall.

Professional Sports

Lincoln is home to the **Lincoln Saltdogs**, a professional baseball team in the American Association of Professional Baseball league. Founded in 2001, the Saltdogs have won 5 division championships.

The **Lincoln Stars** are a Tier I junior ice hockey team playing in the United States Hockey League. Founded in 1996, the Stars hold 3 regular season titles and 2 playoff championships.

Legacy Downs Race Course and WarHorse Casino

After the state of Nebraska legalized casino gambling at horse tracks in 2020, **The Winnebago Tribe's WarHorse Gaming** broke ground on a casino at the Lincoln Racecourse. They opened a temporary casino on September 24, 2022. The second phase will open late 2024 and will include a 220-room hotel, steakhouse and event center. The casino will be home to 1,100 slot machines, 30 table games, simulcast and live horse racing.



"When you walk in here, you see nothing but red. I can't recall walking into another stadium and seeing such an amazing, monochromatic scene and so much loyalty. When they're stirred up when Nebraska is challenged - that's when this crowd can become one of the most intimidating in college football" -

Chris Fowler, ESPN Broadcaster

LIVE

"The Most Sports-Obsessed State"

- PrimePutt

Volleyball

Nebraska volleyball boasts five national championships and holds the NCAA women's sellout streak record at 306 straight regular-season matches. The Nebraska volleyball program has resulted in sending nine athletes to the Olympics over the years.

In addition to football and volleyball, the University of Nebraska has brought home 8 national championships in men's gymnastics, 8 in bowling and 3 in women's track and field.

Volleyball Day in Nebraska

On August 30, 2023, Nebraska volleyball set a record for the largest crowd to watch a women's sporting event in the United States, with 92,003 in attendance at Memorial Stadium. This event also broke records for any NCAA volleyball match and NCAA volleyball regular-season match, which were formerly 18,765 and 16,833 respectively.

In addition to football and volleyball, the University of Nebraska has brought home 8 national championships in men's gymnastics, 8 in bowling and 3 in women's track and field.



"There is a lot of satisfaction to know that it's not me. It's a celebration of Nebraska volleyball at all levels. We took a chance playing a game in Memorial Stadium and to go for the record and break it. Not only did we make a statement on how important volleyball is here, we want that record to be known around the world now. I don't think anyone could have envisioned all this when this started. It feels like a great accomplishment for this sport called 'volleyball' played by the women in Nebraska. It's a state treasure and we just proved it."

- UNL Volleyball Coach, John Cook



3700
ADAMS STREET

AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	8,088	105,488	201,759
2029 Population - Projection	8,080	107,440	205,732
2024-2029 Annual Population	-0.02%	0.37%	0.39%
DAYTIME POPULATION			
Daytime Total	9,413	120,979	231,171
Daytime Workers	5,800	74,158	142,046
Daytime Residents	3,613	46,821	89,125
HOUSEHOLD INCOME			
Average Household Income	\$57,375	\$74,254	\$86,014
Median Household Income	\$49,899	\$57,362	\$63,191
HOUSING VALUE			
Median Home Price	\$193,162	\$223,218	\$255,594
Average Home Price	\$220,499	\$253,395	\$296,652
PLACE OF WORK			
Businesses	438	4,601	7,908
Employees	6,031	76,065	146,983
CLASS OF WORK			
White Collar	2,219	34,333	70,210
Services	1,120	12,587	21,346
Blue Collar	1,195	12,930	22,346



L I N C O L N , N E

3700
ADAMS STREET

L I N C O L N , N E

JEREMY FINK

First Vice President
Investment Properties
T +1 402 697 5815
jeremy.fink@cbre.com



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.071725q

CBRE