



Building Type:	Office, Commercial, Flex Tech, Retail
Available SF:	3,000
Total SF:	3,000
Number of Stories:	2
Expandable:	No
Zoning:	Commercial
Year Built:	1911, renovations began in 2017
Former Use:	Originally a hotel in Grand Island and most formally a Medical Office and Yoga studio
Specialty Features:	Data Center, TIF District
Can Subdivide:	No
Within City Limits:	Yes
Construction Type:	Masonry
Floor Type:	Wood
Sale Price Note:	0
Lease Rate:	\$16
Lease Terms:	Negotiable
Last Updated:	Oct 16, 2023

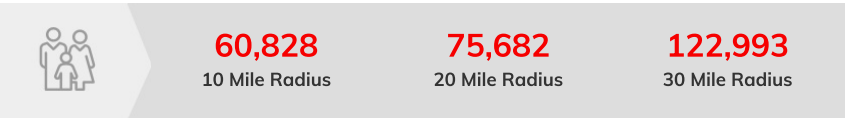
Economic Development Contact

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Property and Area Description

This renovated building is in Grand Island's trendy Railside District. It is mixed occupancy, housing 3 apartments and 2 commercial spaces (soon to be 3 commercial spaces). It also contains parking for residential customers on the first floor. Major renovations began in 2017 with smaller renovations continuing over time. The available space was originally built as a fitness studio. It has been occupied by a health provider most recently. It is located on the 2nd floor of the building. There are 3 enclosed "offices" with a large open working area. There are two large closets/storage spaces (one includes a mop/cleaning basin). There are two handicap-accessible bathrooms that include showers. There is a front entrance with stairway and elevator access. The front door can be unlocked during business hours but is otherwise secure and requires a fob or code to access. The building has both internal and external security surveillance. The maintenance closet is external from the rental space, limiting the need for regular maintenance access. There are three skylights as well as southern windows. The space is within walking distance to many features of downtown including coffee shops, restaurants, retail stores, office supply stores, etc. It has parking available in front of the building and free downtown parking lots within walking distance.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: Hwy 281 (0.5 mi.)
Nearest Interstate: I-80 (5.8 mi.)
Nearest Airport: GRI - Grand Island (8.7 mi.)
Nearest Commercial Airport: GRI - Grand Island (8.7 mi.)
Rail Served: No
Rail Served By: Unknown
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: City of Grand Island
Natural Gas: NorthWestern Energy
Water: City of Grand Island
Sewer: City of Grand Island
Telecommunications: Spectrum Communications, Hamilton Communications, and Nebraska Link