

800 sq ft commercial, Beatrice, NE; (1818 Court St, Suite 2)

1818 Court St, Suite 2 | Beatrice, NE | US | Gage County
Available SF: 800 | Lease Terms: Negotiable



| | |
|---------------------|------------------------------|
| Building Type: | Commercial, Office |
| Available SF: | 800 |
| Total SF: | 5,000 |
| Number of Stories: | 1 |
| Ceiling Eaves: | 12 Ft. |
| Expandable: | No |
| Zoning: | Commercial |
| Site Size: | 10,000-20,000 sq ft Acres |
| Year Built: | 1961 |
| Former Use: | Accounting service |
| Specialty Features: | None |
| Can Subdivide: | No |
| Within City Limits: | Yes |
| Construction Type: | Concrete Block |
| Floor Type: | Concrete |
| Sale Price Note: | Not for sale |
| Lease Terms: | Negotiable |
| Lease Rate Note: | \$700 per month |
| Last Updated: | Dec 5, 2025 |

Economic Development Contact

NGage
Gage Area Growth Enterprise
218 N 5th Street
Beatrice, NE 68310
(402) 228-5869 | info@ngagegroup.org

Realtor/Owner Contact

Ed Easley
(402) 239-7396 | ed.easley.hmuy@statefarm.com

Property and Area Description

Office space along HWY 136 available. New unit and utilities in 2018. Large parking lot. Building includes 3 units total. Large parking lot for clients and employees. 3-year lease preferred; rental rate varies based on length of lease. \$700/month.

Population

| | | | |
|--|----------------|----------------|----------------|
| | 14,979 | 27,655 | 62,298 |
| | 10 Mile Radius | 20 Mile Radius | 30 Mile Radius |

Source: ESRI®, 2025

Households

| | | | |
|--|----------------|----------------|----------------|
| | 6,615 | 11,682 | 24,303 |
| | 10 Mile Radius | 20 Mile Radius | 30 Mile Radius |

Source: ESRI®, 2025

Transportation

Nearest Highway: US HWY 136; US HWY 77 (0 miles; 1 mile) (0 mi.; 1 mi.)
Nearest Interstate: I-80; I-29 (41 miles; 68 miles) (41 mi.; 68 mi.)
Nearest Airport: Beatrice Municipal Airport (3.5 mi.)
Nearest Commercial Airport: Lincoln Airport (44 mi.)
Distance to Mass Transit: 42
Rail Served: No
Rail Served By: None
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: Beatrice Board of Public Works
Natural Gas: Black Hills Energy
Water: Beatrice Board of Public Works
Sewer: Beatrice Board of Public Works
Telecommunications: Segra, Windstream, Spectrum, Diode Communications, Great Plains Communications