

# 24,246 SF OFFICE BUILDING FOR SALE OR LEASE

985 SUN CITY LANE  
LINCOLN CA

1,171 SF - 11,656 SF OFFICE SUITES AVAILABLE

**ETHAN CONRAD**  
PROPERTIES INC.



## REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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**916.779.1000**

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LINCOLN, CA

### FEATURES:

- Adjacent to Lincoln Hill CC and Sun City Lincoln
- Attractive Professional Office building located in a mature park setting
- Immediate occupancy
- Abundant on-site parking
- Build to suit improvements available
- Zoned for Medical and Office uses



### PROPERTY DETAILS:

Property is located in the heart of the Sun City Lincoln Hills Community. Home to more than 6,700 single family residences.

Excellent demographics with median household income of greater than \$100,000 for the population within 1 mile.

### LEASE RATES:

\$1.59 - \$1.79 PSF, Full Service

### PURCHASE PRICE:

24,246 SF - \$3,613,000.00 (\$149.00 PSF)

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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## AVAILABILITIES:

Suite	RSF	Lease Rates	Monthly Rent
103:	1,171	\$1.79 PSF	\$2,096.00
105:	3,429	\$1.79 PSF	\$6,192.00
103/105:	4,630	\$1.79 PSF	\$8,288.00
111:	5,000-11,656	\$1.59-1.69	\$18,533.00



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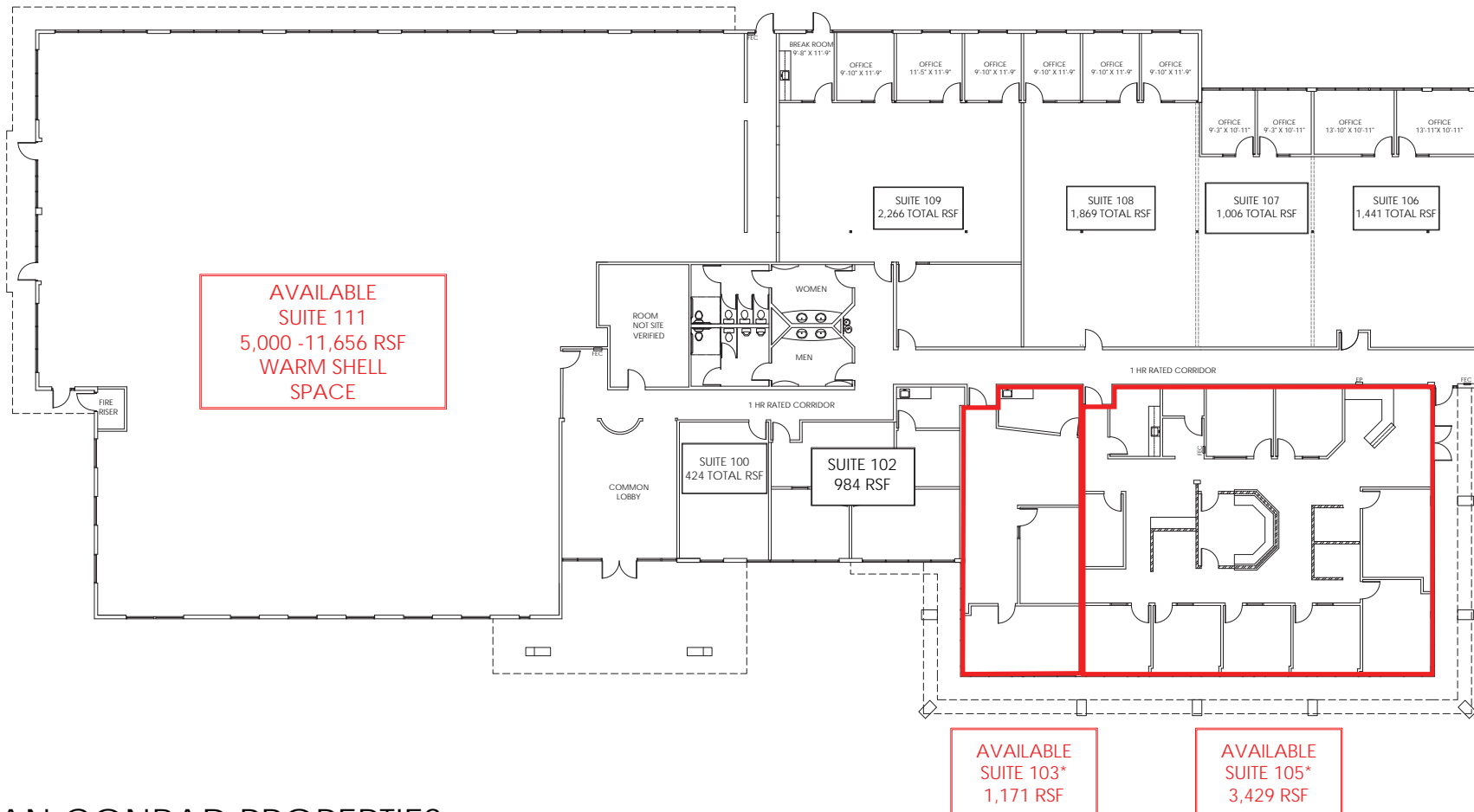
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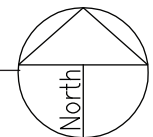
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**ETHAN CONRAD PROPERTIES**

24,246 TOTAL RSF  
985 SUN CITY LANE  
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