

**985 SUN CITY LANE**  
**LINCOLN, CA**

FOR SALE  
24,246 SF OFFICE BUILDING  
FOR LEASE  
1,869 SF - 11,656 SF OFFICE SUITES

**ETHAN CONRAD**  
PROPERTIES INC.

**REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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**VIEW VIRTUAL TOUR**

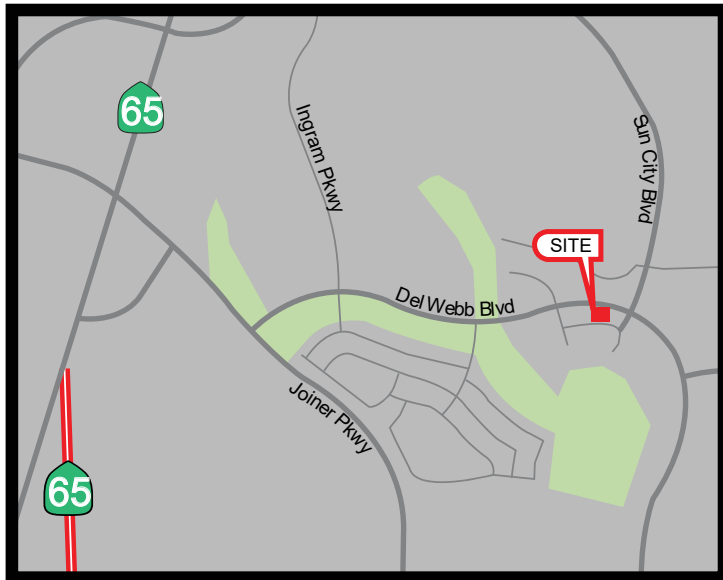
**916.779.1000**

ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
www.ethanconradprop.com



**FEATURES:**

- Adjacent to Lincoln Hill Country Club and Sun City Lincoln Hills community
- 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: (Full Service)**

Suite 105:	3,429 RSF	\$1.75, PSF	\$ 6,001.00
Suite 109:	1,863 RSF	\$1.75, PSF	\$ 3,260.00
Suite 111:	5,000-11,656 RSF	\$1.59-1.69	\$18,533.00

**PURCHASE PRICE:**

24,246 SF - \$3,370,000.00 (\$139.00 PSF)

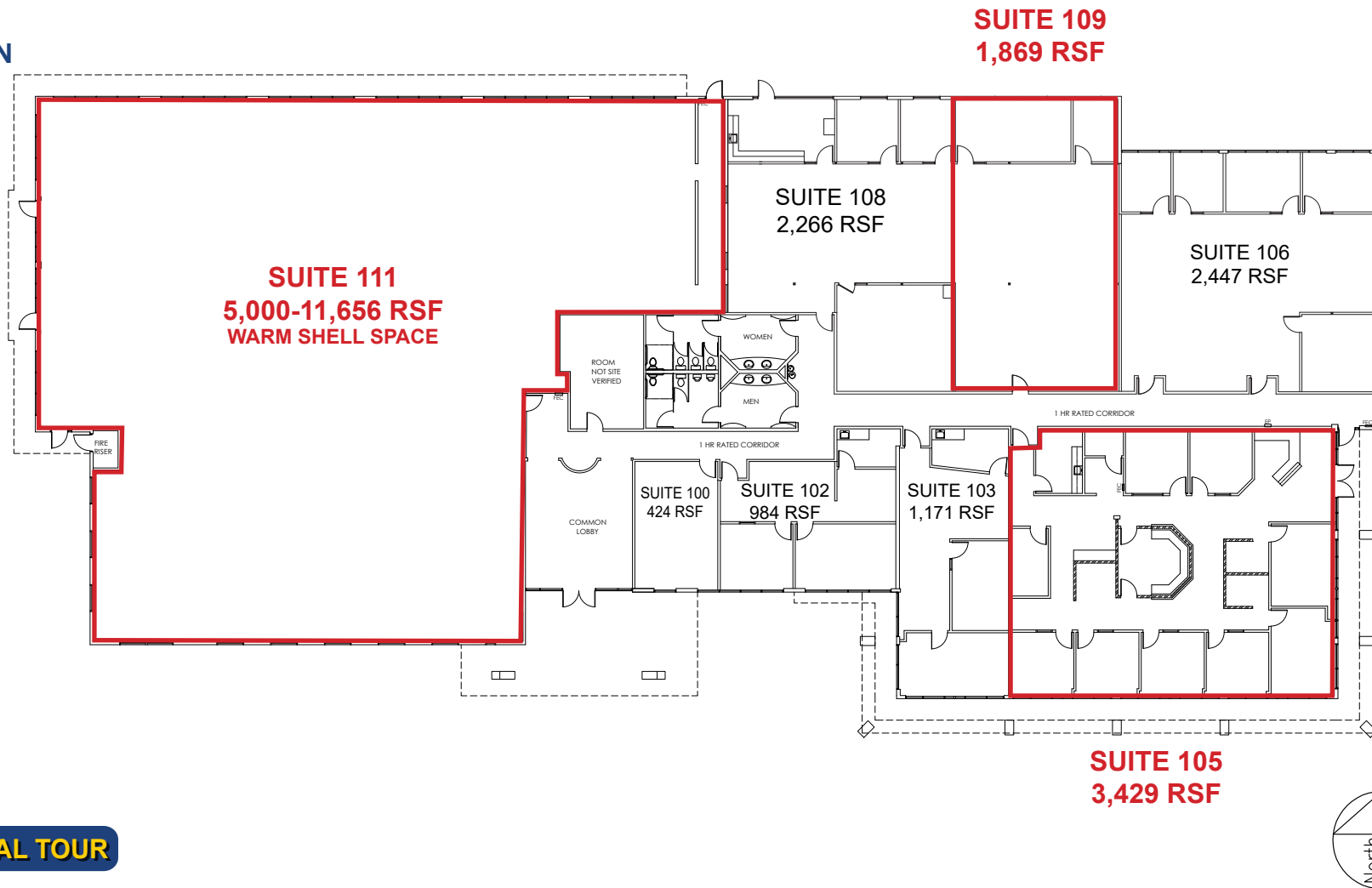
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

**FLOOR PLAN**



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