

**LINCOLN VILLAGE**  
**9738 LINCOLN VILLAGE DR**  
**SACRAMENTO, CA**

FOR LEASE  
17,399 RSF - 35,602 RSF OFFICE/CALL  
CENTER/EDUCATIONAL SPACES

**ETHAN CONRAD**  
PROPERTIES INC.



**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

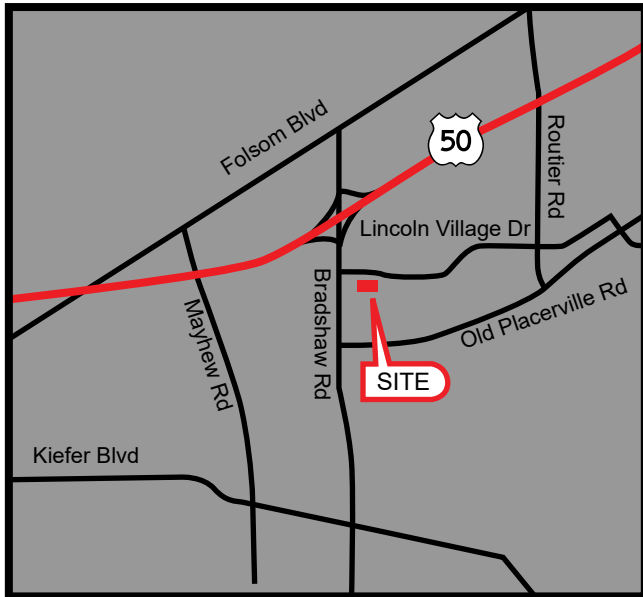
**Grant Keeney**  
DRE: #00891996  
grant@ethanconradprop.com

**Todd Newburn**  
DRE: #01226238  
tnewburn@ethanconradprop.com

**916.779.1000**

FEATURES:

- ±85,000 RSF single-story building
- Suite 140: ±18,203 RSF
- Suite 150: ±17,399 RSF
- Above standard 6.35/1,000 SF parking ratio
- Great Hwy 50 access via Bradshaw Rd exit
- Zoned OPMU - Office Professional Mixed-Use



LEASE RATES:

Suite 140*	18,203 RSF	\$25,302.00, FSG (\$1.39 PSF)
Suite 150	17,399 RSF	\$25,925.00, FSG (\$1.49 PSF)
Suites 140*/150	35,602 RSF	\$49,487.00, FSG (\$1.39 PSF)

\*Available with 30 days' notice.

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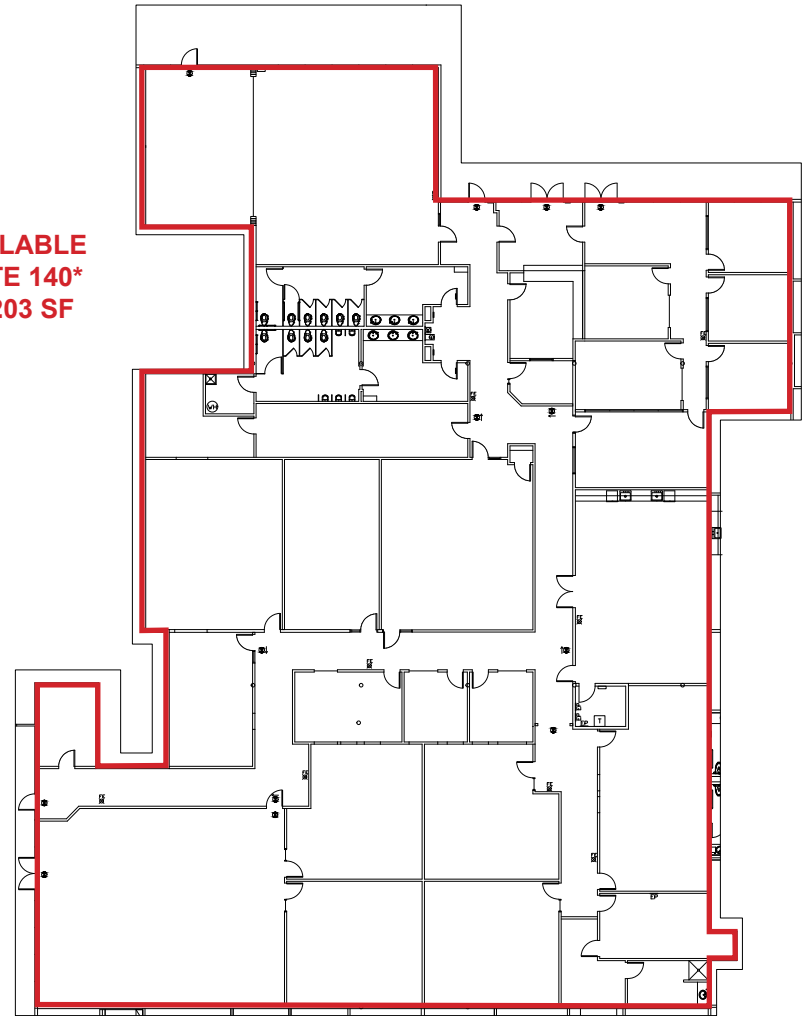
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

[www.ethanconradprop.com](http://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.

FLOOR PLAN

AVAILABLE  
SUITE 140\*  
18,203 SF



Suite	RSF	Lease Rate	Monthly Rent
140*	18,203	\$1.34 PSF	\$24,392.00, FSG

\*Available with 30 days' notice.

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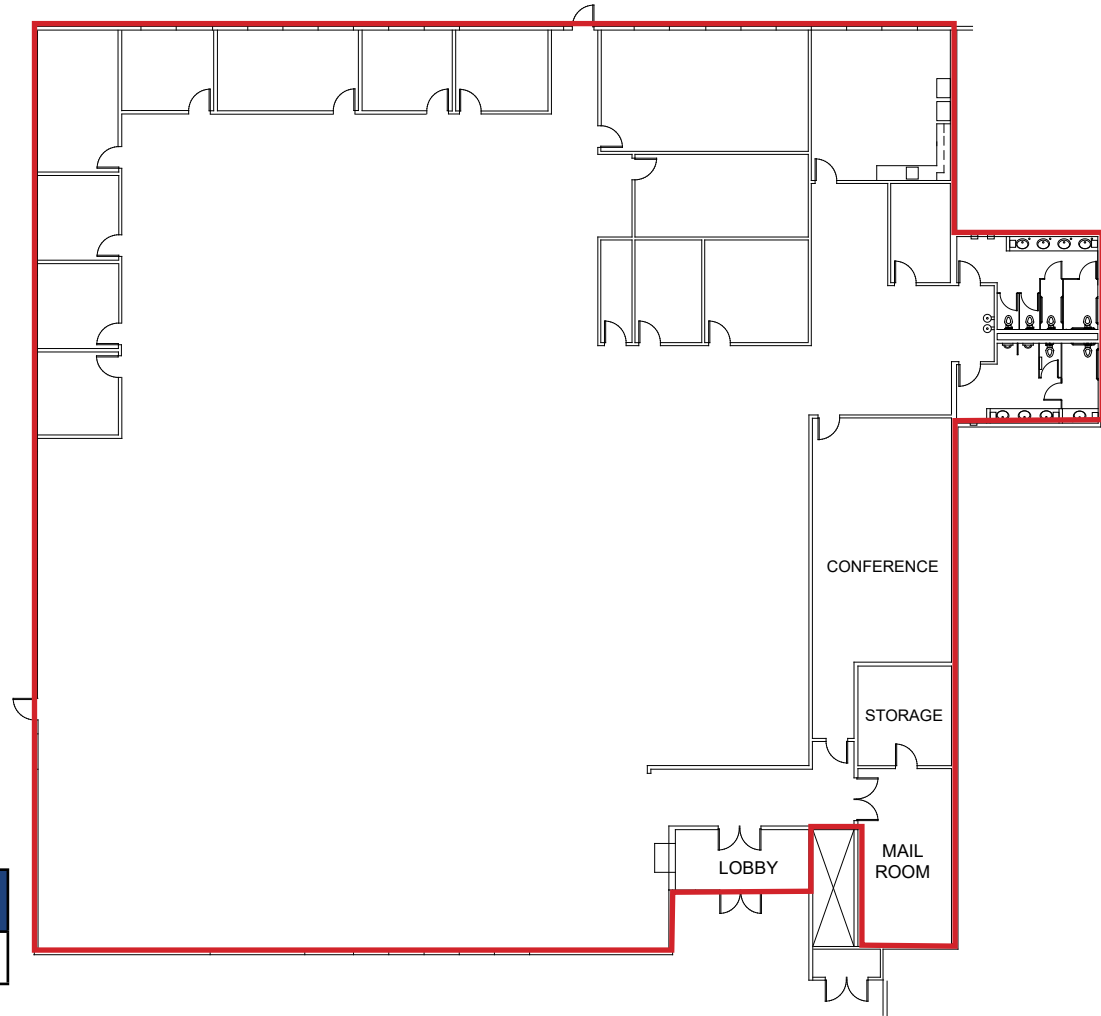
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FLOOR PLAN

AVAILABLE  
SUITE 150  
17,399 SF



Suite	RSF	Lease Rate	Monthly Rent
150	17,399	\$1.44 PSF	\$25,055.00, FSG

[VIEW VIRTUAL TOUR](#)

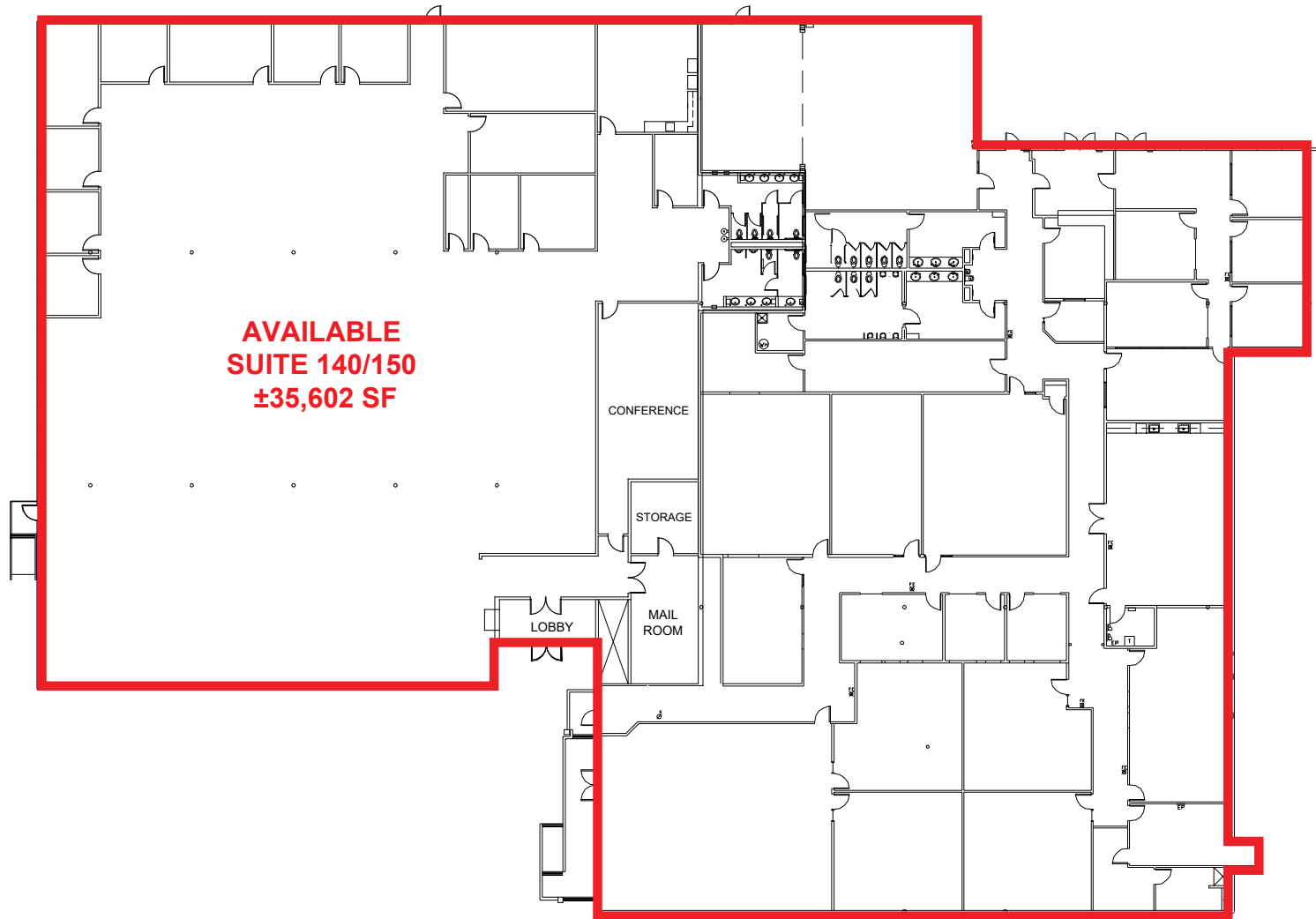
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FLOOR PLAN



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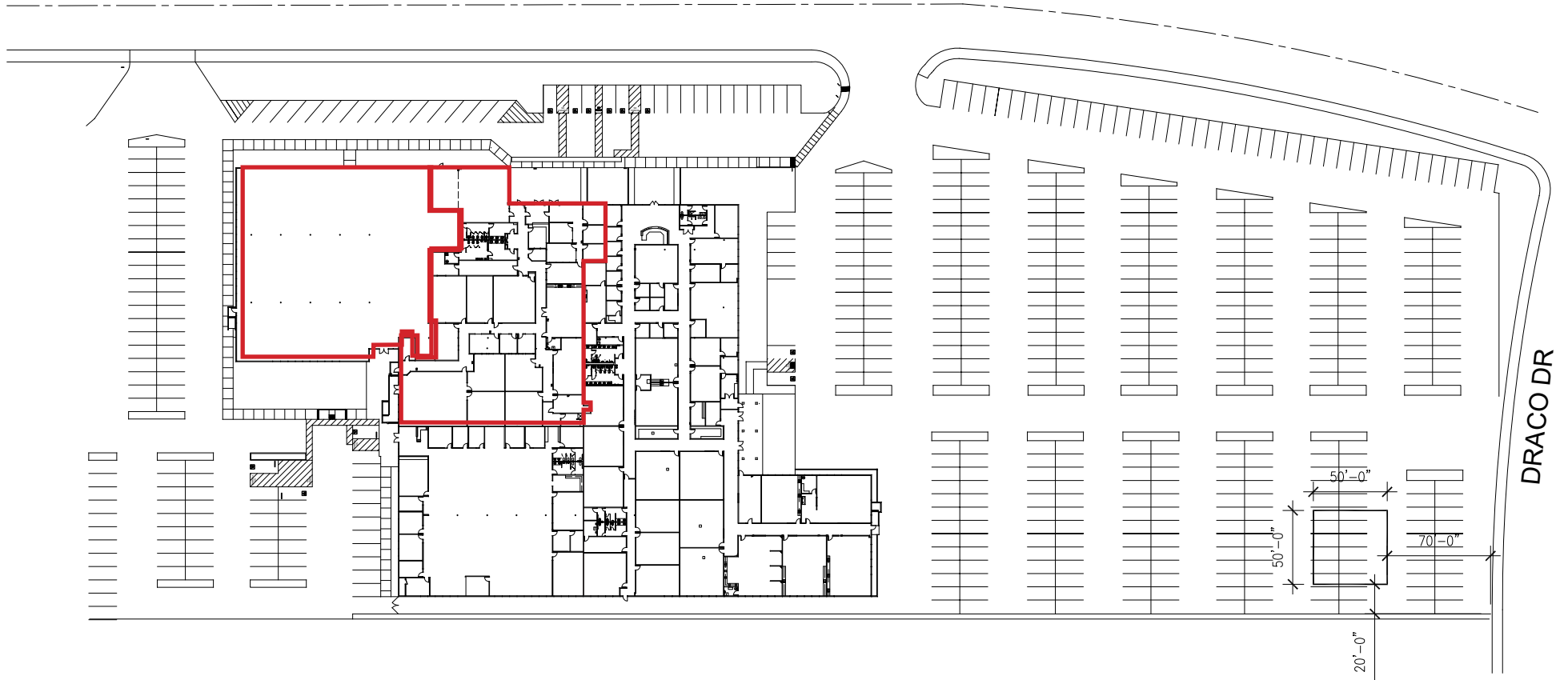
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SITE PLAN

LINCOLN VILLAGE DR



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