

**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:

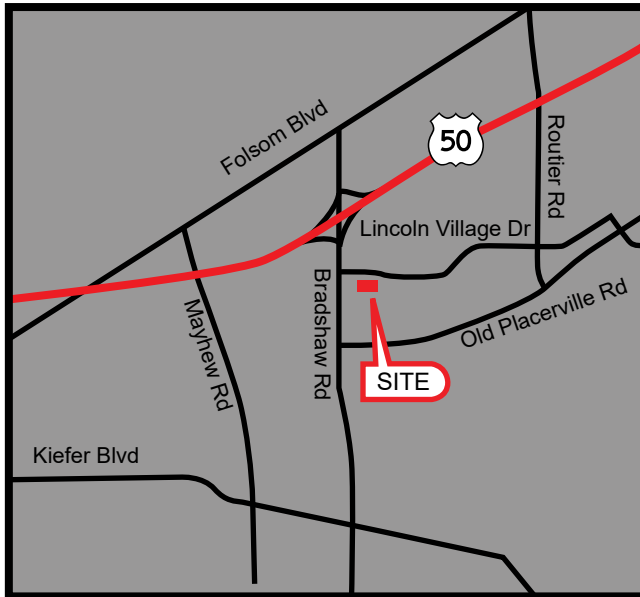
**Grant Keeney**  
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DRE: #01298662  
ethan@ethanconradprop.com

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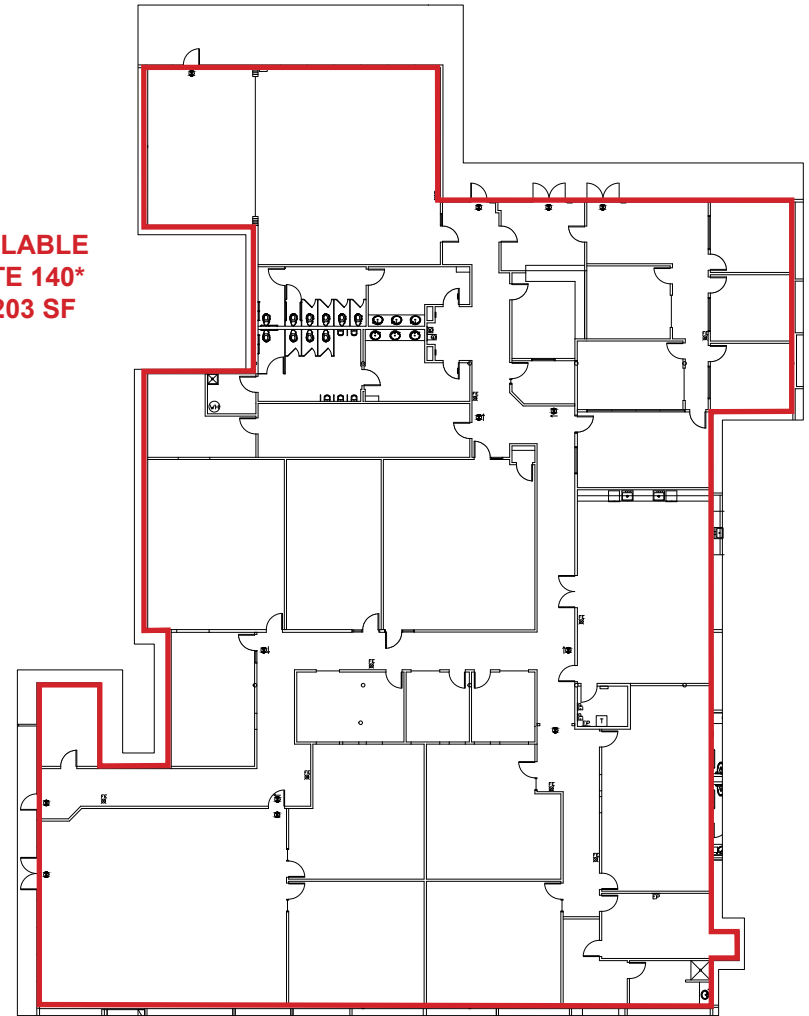
[www.ethanconradprop.com](http://www.ethanconradprop.com)

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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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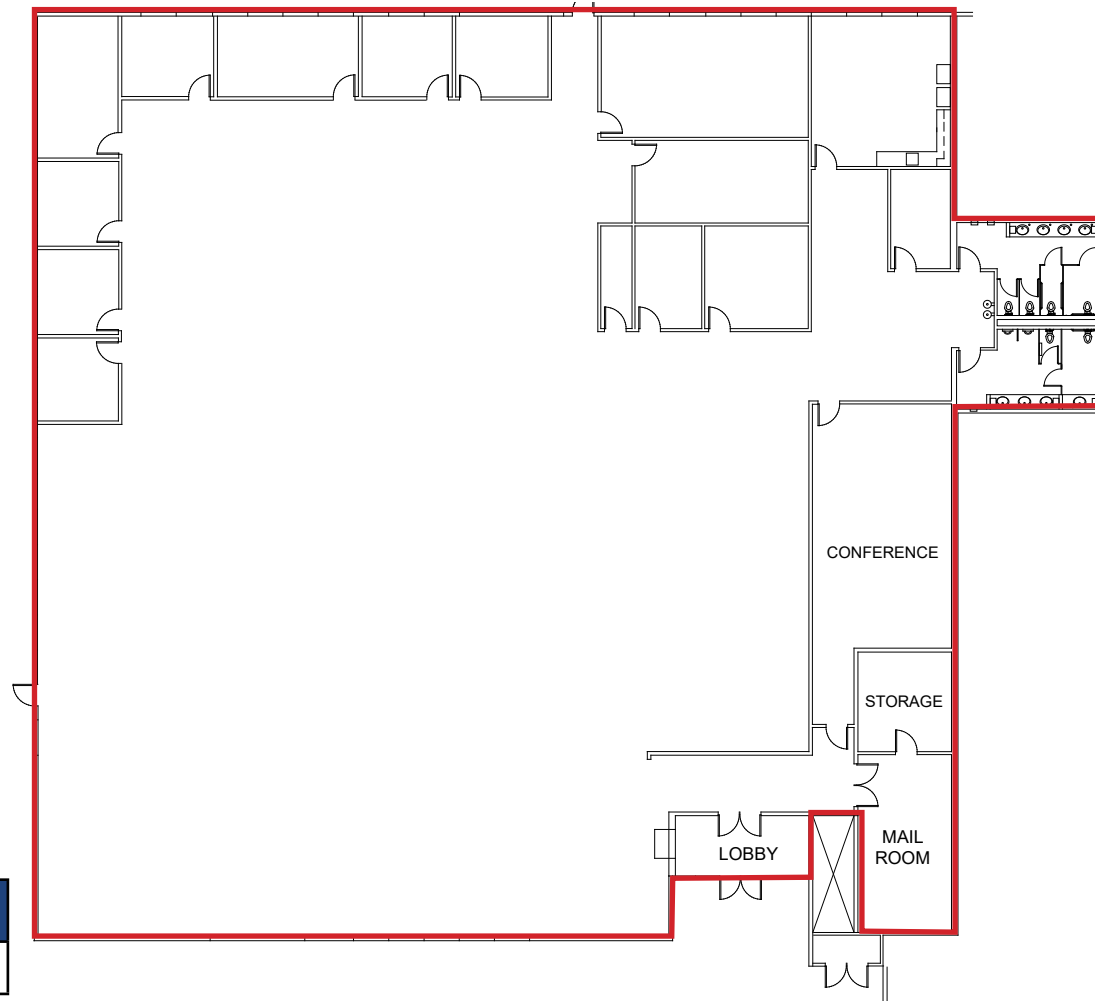
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FLOOR PLAN

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](#)

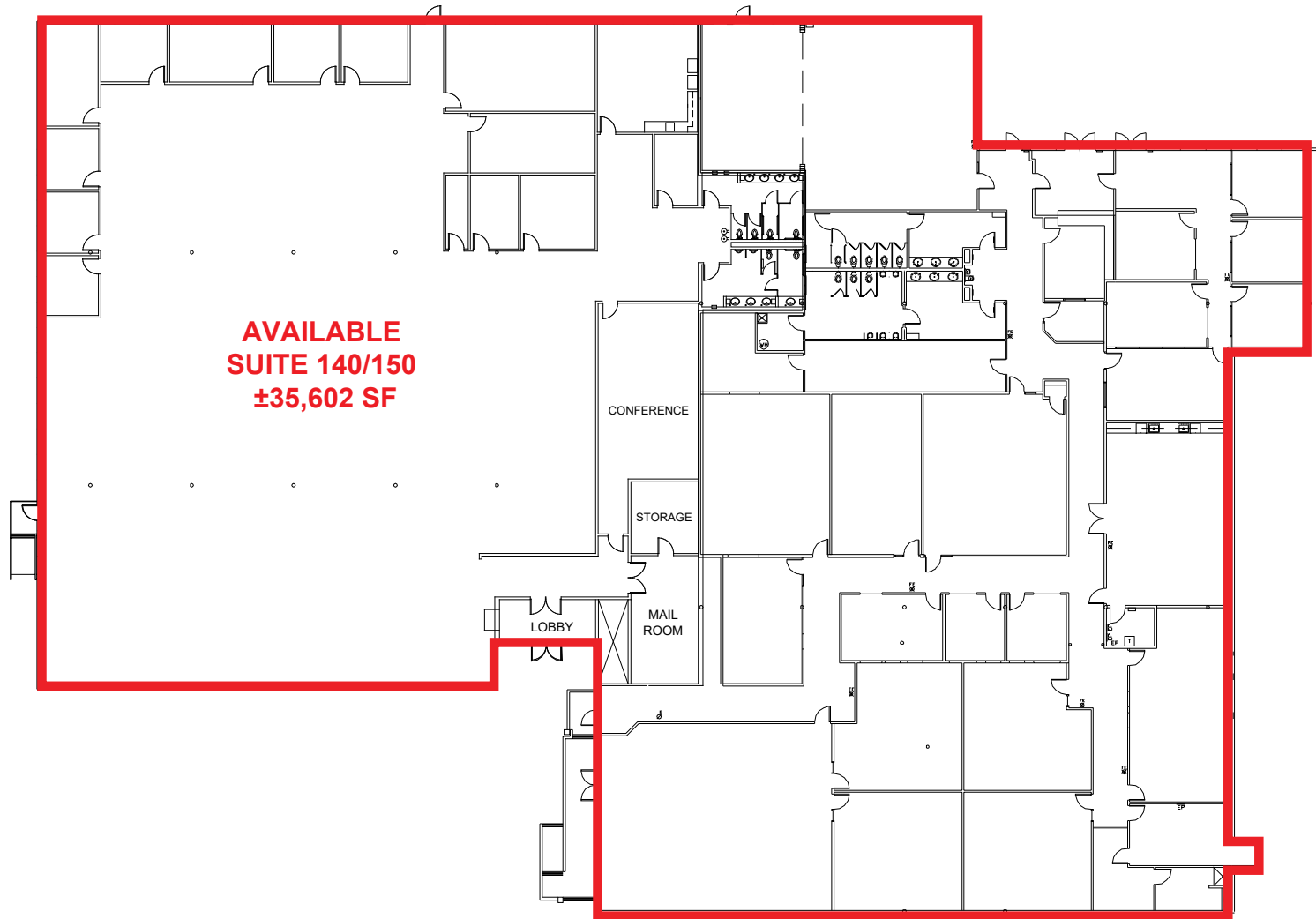
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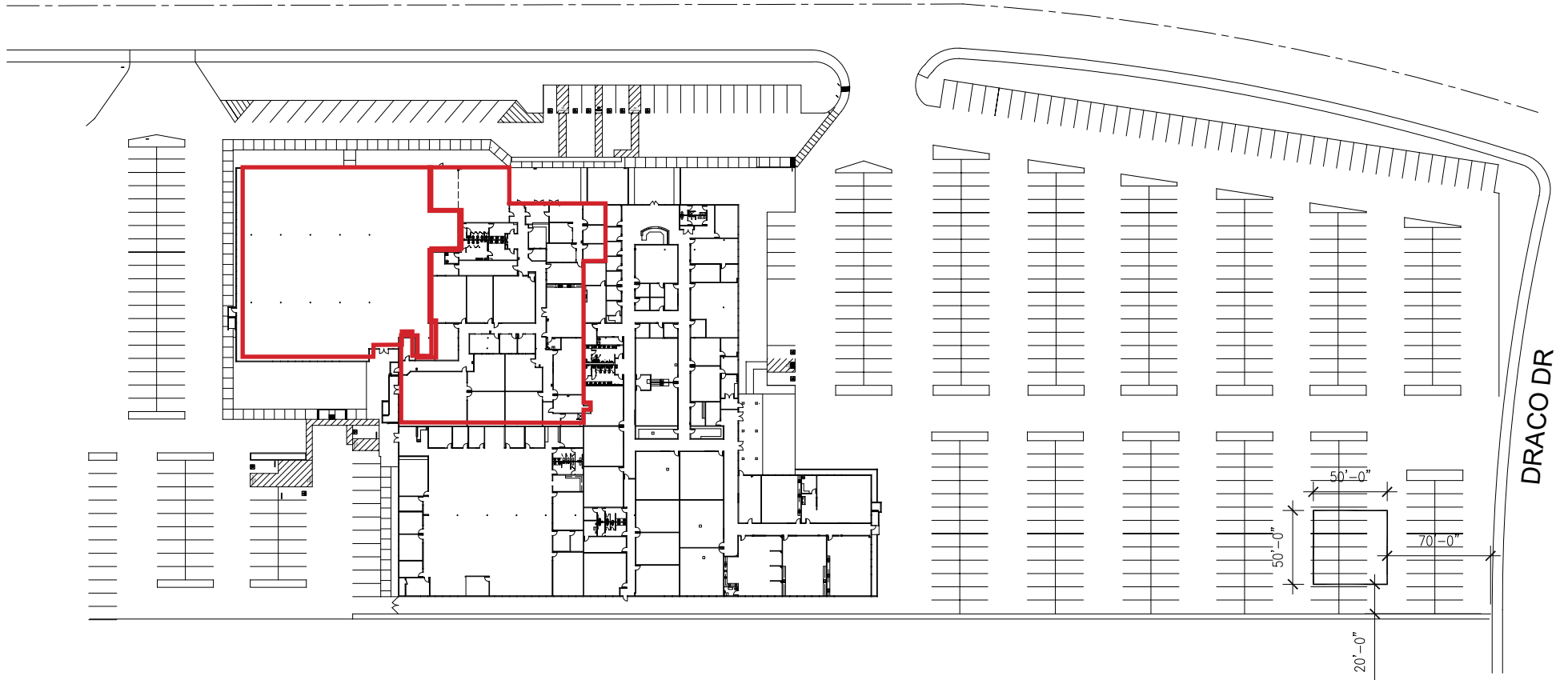
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SITE PLAN

LINCOLN VILLAGE DR



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