

533 LINCOLN BLVD LINCOLN CA 95648



FOR LEASE



Steamer Pease

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DRE 01765688

Flexible Downtown Office Opportunity

±4,330 SF

PROPERTY FOR LEASE

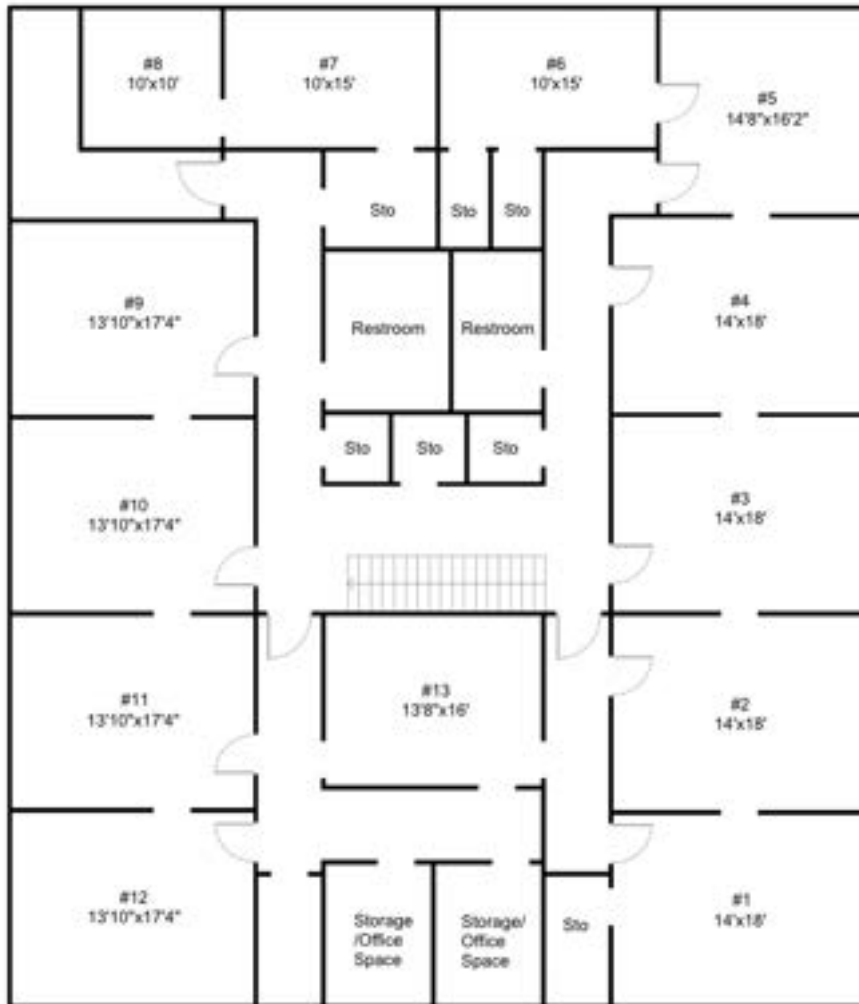
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Flexible Downtown Office Opportunity at the Emmada Building
Position your business in the heart of downtown Lincoln. This second-story office opportunity offers approximately 4,330 SF of professional space within a well-located mixed-use project, combining convenience, visibility, and flexibility for a variety of office users.

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Designed for functionality, the suite features 13 private offices and 2 restrooms, creating an efficient layout for professional services, administrative teams, or growing businesses seeking a strong downtown presence. Remodel currently in progress and improvement options available.

Property Highlights

- ±4,330 SF office space for lease
- Second-story office suite
- Located in a downtown mixed-use project
- 13 private offices
- 2 Restrooms
- Remodel in progress
- Improvement options available

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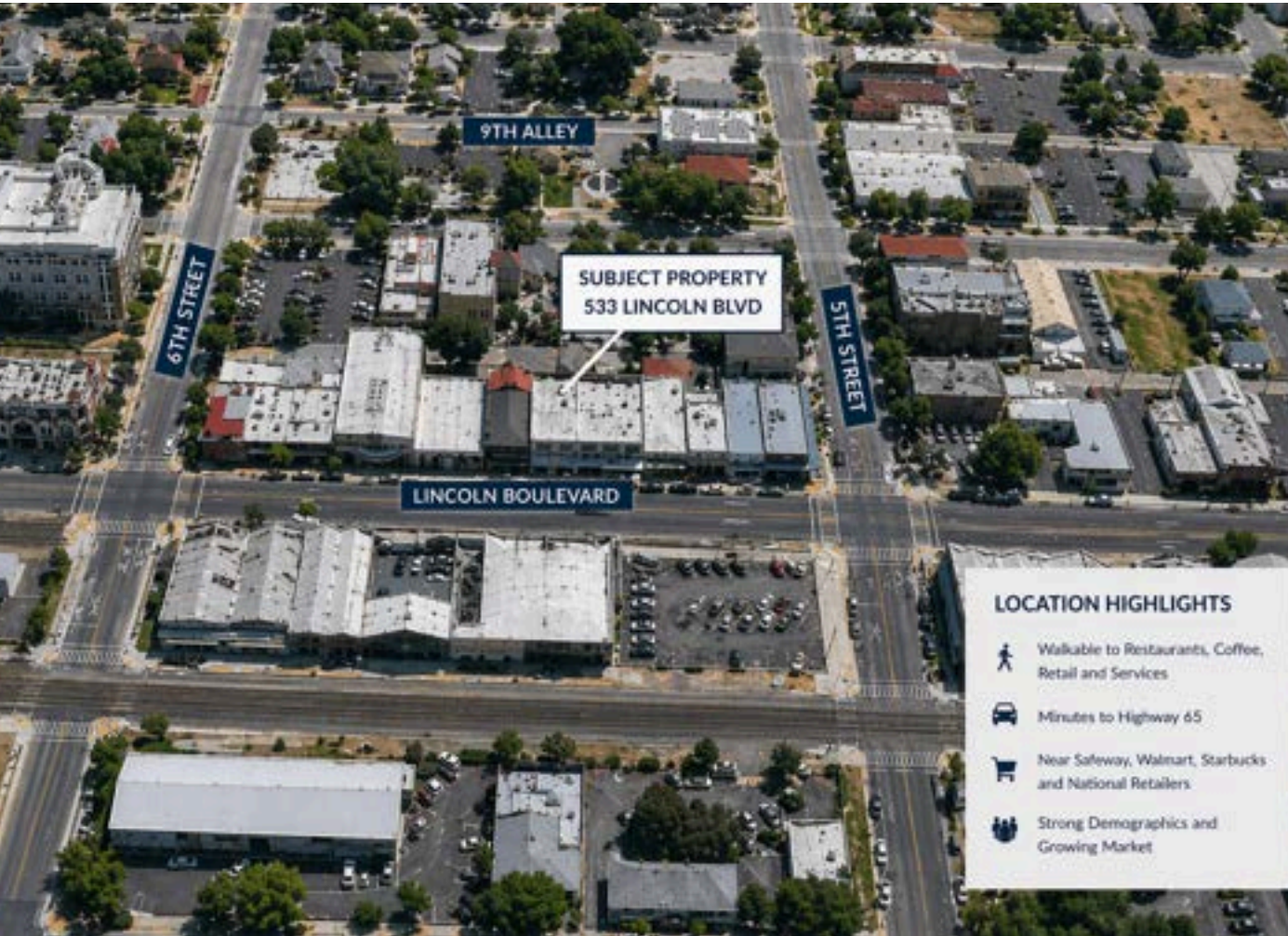
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LOCATION HIGHLIGHTS

- Historic Downtown Lincoln Location
- Walkable to Restaurants & Coffee
- Strong Street Presence
- Charming Character Architecture
- Minutes to Highway 65
- Near Walmart, Safeway, Starbucks
- Great for Professional Office Use
- Excellent Client Convenience
- Local Parking Availability
- Growing Lincoln Market

LOCATION HIGHLIGHTS

-  Walkable to Restaurants, Coffee, Retail and Services
-  Minutes to Highway 65
-  Near Safeway, Walmart, Starbucks and National Retailers
-  Strong Demographics and Growing Market

CONTACT INFO:

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