



PROPERTY DESCRIPTION

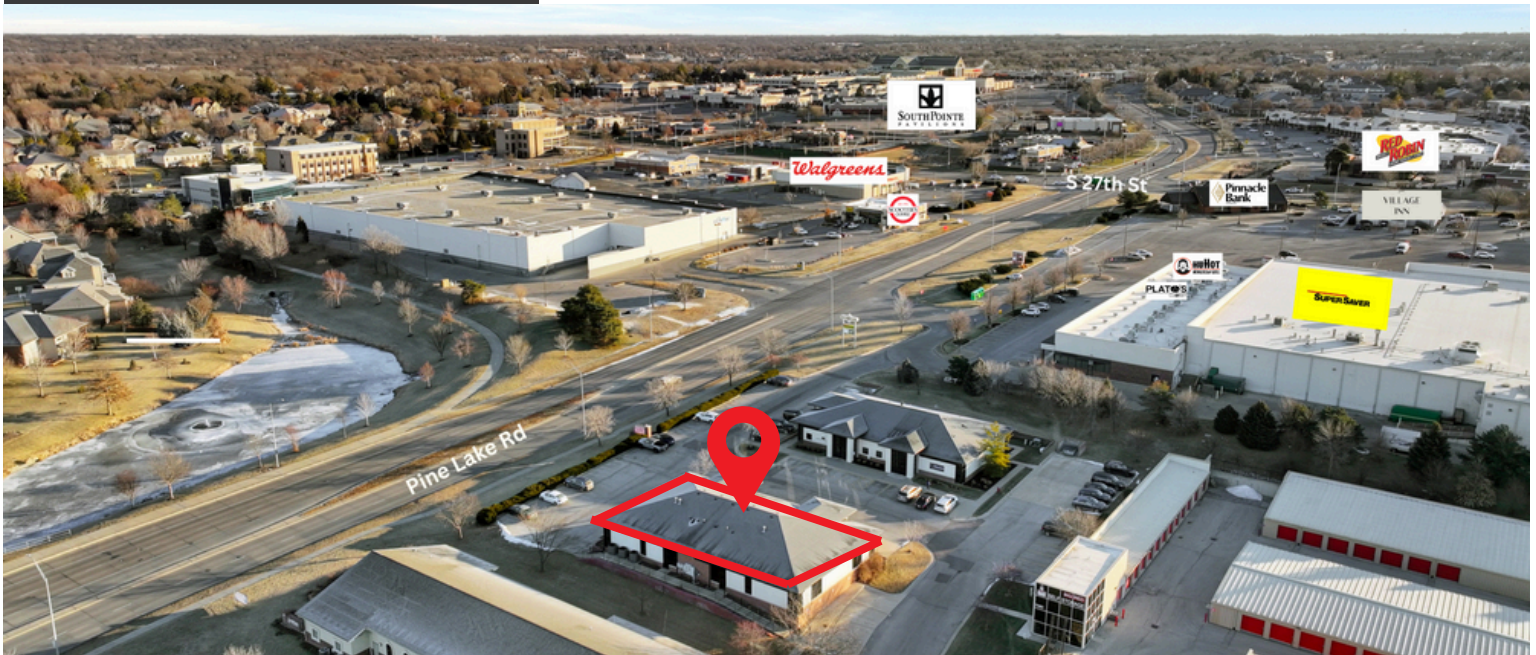
Medical Office Building for Sale or Lease in South Lincoln. Located on Pine Lake Rd near 27th St, this 5,992 SF medical office building presents an exceptional opportunity for healthcare professionals or office users seeking a modern, turnkey space in a high-visibility area.

BUILDING AREA: 5,992 S.F.
AREA SUITE A: 2,540 S.F.
(Tenant on a month-to-month lease)
AREA SUITE B: 3,452. S.F.
(Available for Lease)

CONTACT US

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www.whitedevco.com



Located in the highly desirable South Lincoln area, this property offers unmatched convenience and visibility, making it the perfect choice for businesses looking to establish or expand their presence.

Strategically positioned on Pine Lake Rd near 27th St, this turnkey building is ideally suited for healthcare professionals or office users seeking a modern, professional space in a thriving and accessible location.

The building features a total of **5,992 SF** of finished space, with **2,540 SF** in Suite A (*Current tenant, on a month-to-month lease, may possibly renew*) and **3,452 SF** in Suite B. (*Available for lease.*)

The sleek architecture and professional interior layout create a warm and efficient environment for patients, clients, and staff.

While originally designed for medical use, the adaptable layout makes this property suitable for a variety of professional needs.

Don't miss this incredible opportunity to secure a prime property in South Lincoln.



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OPTIONS

- Purchase the building as a whole.
\$1,677,760
- Lease the available 3,452 SF. **\$17.50/ S.F. NNN**
- Condoing Suite B may be a possibility. Contact us to discuss.