

**SUITE 100 AND SUITE 175
AVAILABLE FOR LEASE**

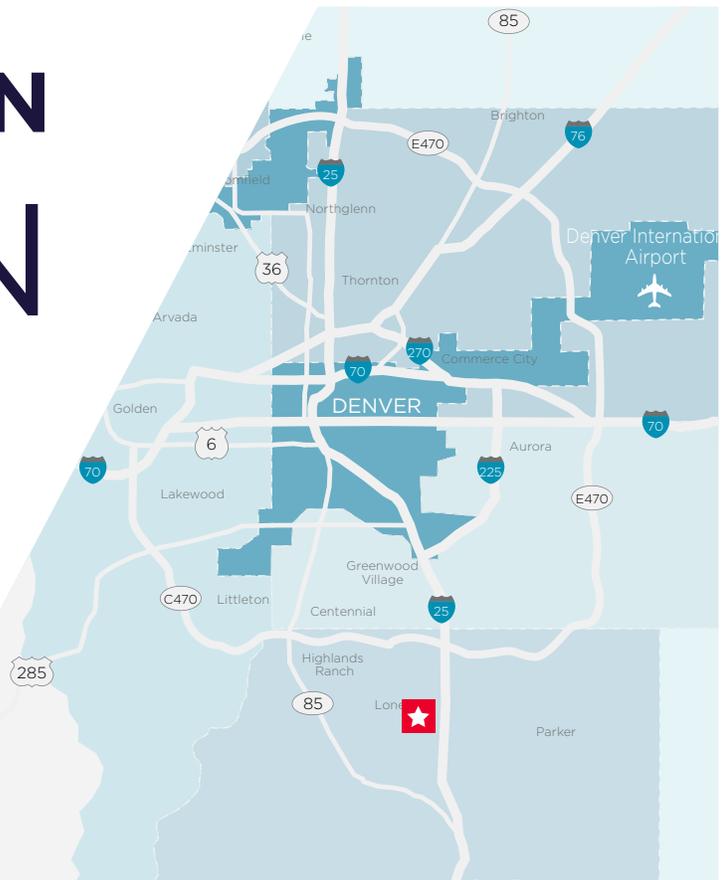


SECOND GENERATION RESTAURANT RETAIL SUITES

FOR LEASE
LINCOLN STATION

9360 STATION STREET

LONETREE, COLORADO 80124



**CUSHMAN &
WAKEFIELD**



SUITE 100: 4,928 SF
BASE LEASE RATE: \$30.84/SF
NNN EXPENSES: \$11.87/SF

SUITE 175: 2,415 SF
BASE LEASE RATE: \$22.00/SF
NNN EXPENSES: \$11.87/SF

Lincoln Station at 9360 Station Street is adjacent to Lincoln Station’s Light Rail Platform at the entryway to Lone Tree in a prime transit oriented development that is a true mixed-use development. Lincoln Station is proximate to two medical campuses and 1,320 unit apartments.

PROPERTY FEATURES

BUILDING SIZE	23,006 RSF
AVAILABLE SIZE	Suite 100: 4,928 SF Suite 175: 2,415 SF
YOC	2008
PARKING	500 Covered 250 Free surface 32.60 : 1,000 SF
TENANT BASE	Retail and professional services
ZONING	PDU

PROPERTY HIGHLIGHTS

- Located in Denver’s strongest retail and office submarket.
- On-site light rail stop (3,000-5,000 passengers per day), on-site dining amenities, and free covered parking.
- Located directly north of I-25 and Lincoln Avenue, featuring great access and visibility, with incredible views of the Rocky Mountains.

DEMOGRAPHICS	1 Mile	2 Mile	3 Mile
Population	11,816	33,757	63,810
Number of Households	5,654	15,354	27,289
Average HH Income	\$123,526	\$130,508	\$140,898
Daytime Population	16,757	45,147	75,783

Park Meadows Retail Center

Denver Tech Center



THE CLUB AT *inverness*

County Line Rd.



Inverness Pkwy

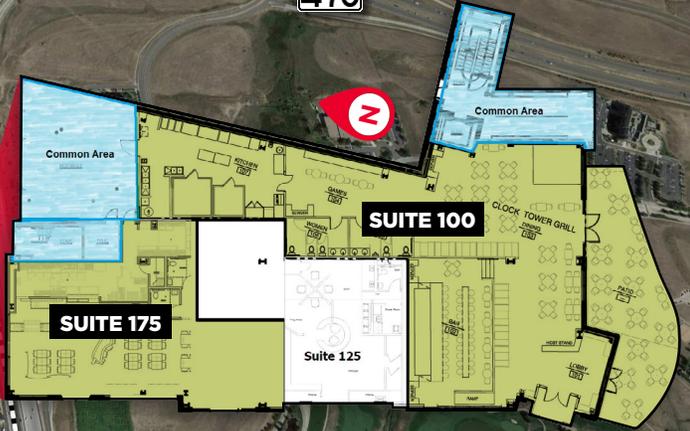
190,000 VPD

Park Meadows Dr.

178,000 VPD



Lincoln Light Rail Station



For more information, please contact:

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