

HALLMARK

Northwestern Mutual



# LINCOLN CENTRE



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# EXPERIENCE LINCOLN CENTRE

## HIGH-CLASS, BIG IMPACT

Lincoln Centre is a one-of-a-kind multi-building office campus in the middle of the Dallas-Fort Worth metroplex. With convenient access to I-635 and the Dallas North Tollway, Lincoln Centre's accessibility is optimal for all corporations. Ongoing building renovations will provide tenants with best-in-class amenity offerings to elevate the overall experience.



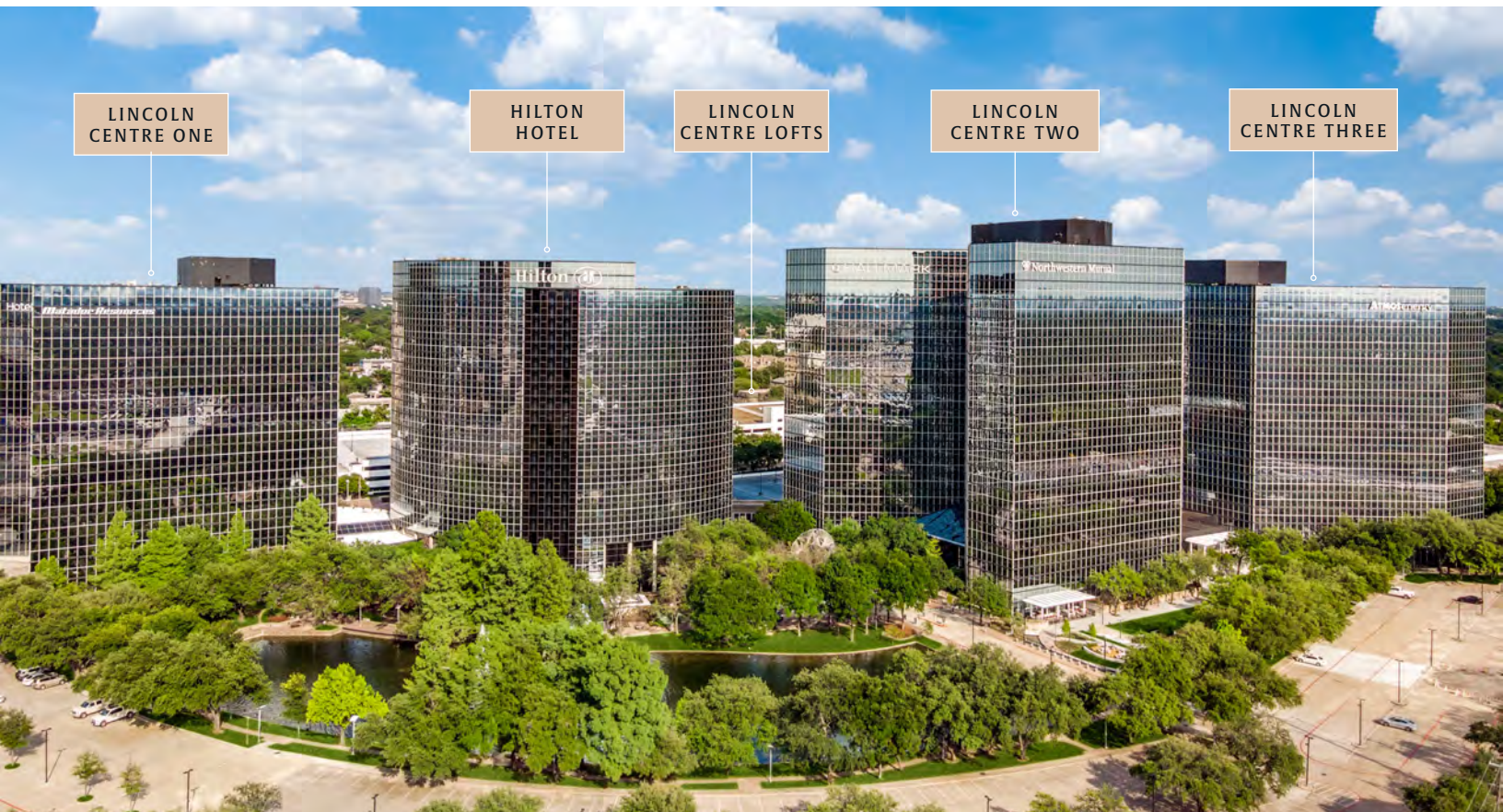


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Atmosenergy

# SITE HIGHLIGHTS



## LINCOLN CENTRE ONE

Stories: 15  
Typical Floorplate Size: 30,269 RSF

## LINCOLN CENTRE TWO

Stories: 19  
Typical Floorplate Size: 33,529 RSF

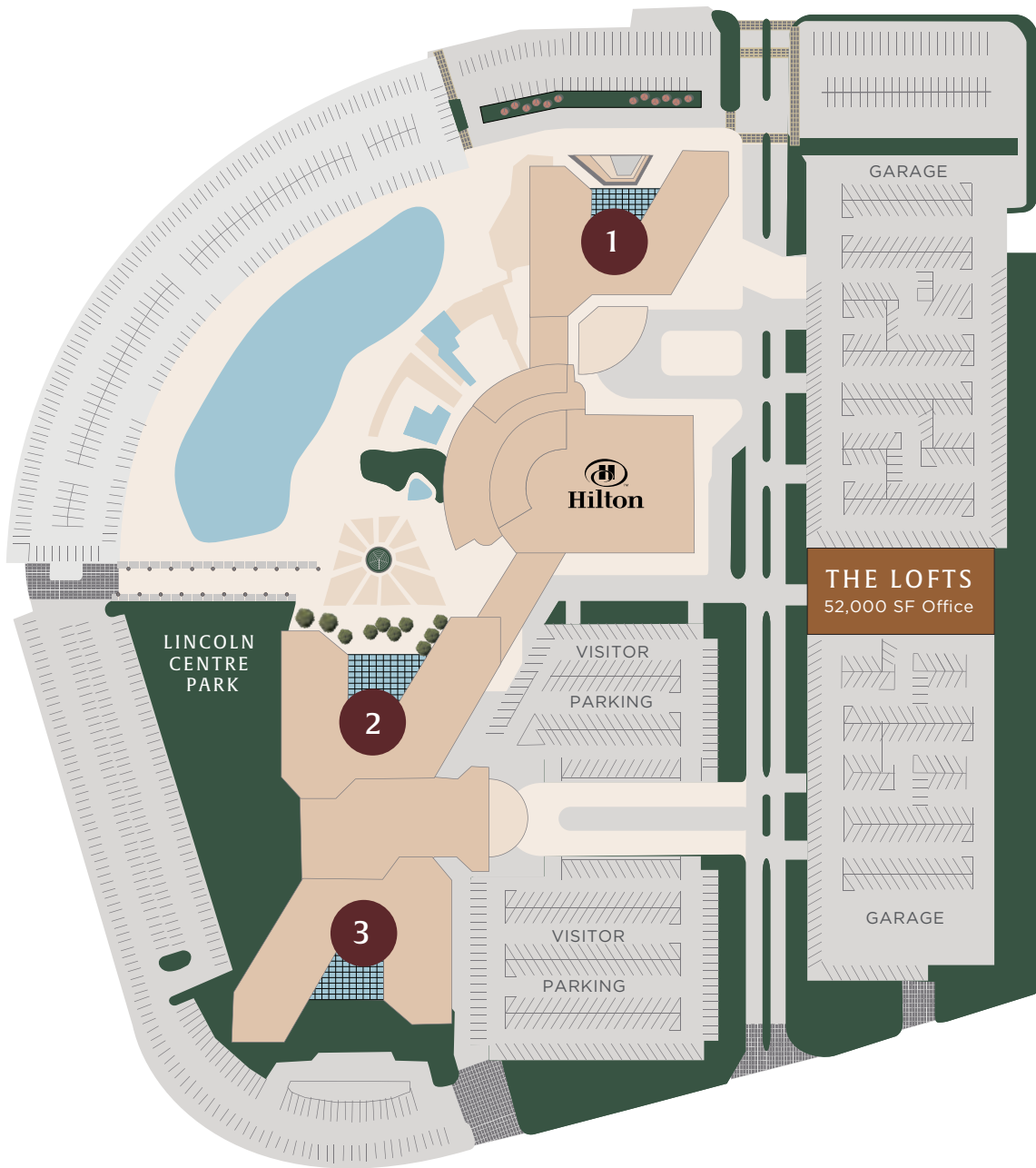
## LINCOLN CENTRE THREE

Stories: 18  
Typical Floorplate Size: 34,662 RSF

## THE LOFTS AT LINCOLN CENTRE (Creative Office Space)

Stories: 3  
Typical Floorplate Size: 25,000RSF

**PARKING RATIO: 1/333**



PRESTONWOOD  
TOWN CENTER



BELT LINE RD

QUORUM II

PRESTONWOOD  
PLACE

VILLAGE ON  
THE PARKWAY

2 Mile Radius

MIDWAY RD

INWOOD RD

From North Dallas  
Plano / Frisco

SPRING VALLEY RD

WELCH RD



MONTFORD RD

PRESTON RD

ALPHA RD

GALLERIA  
DALLAS

Southbound Tollway  
Exit Alpha Rd.

From DFW  
Airport



From NCX 75

HARVEST HILL RD



PRESTON  
VALLEY

Northbound Tollway  
Exit Harvest Hill  
- Turn East -

DALLAS NORTH TOLLWAY

NOEL RD

*Amenities Within 2 Miles*

36	Hotels
218	Restaurants
387	Retail Options
40	Entertainment

FORESTWOOD  
CENTER

PRESTON FOREST  
SHOPPING CENTERS

FOREST LN

From Central  
Business District

# IN THE CENTRE OF IT ALL

## LOCATION & AREA AMENITIES



25 Min to DFW Airport  
15 Min to Love Field



25 Min to Frisco  
15 Min to Dallas CBD  
35 Min to Ft. Worth



# AMENITIES

- 3 Building Conference Facilities
- Wire One Video Conferencing
- Lincoln Centre Fitness Club
- Ascension Coffee
- Lincoln Centre Wine Market
- Concierge Service
- Washington Federal Bank
- New Food Hall
- New Park
- 24 Hour Security
- On-Site Management
- Garage and Executive Parking
- Cleaner/Laundry
- After-Hours Card Access
- Gateway News Stands
- Shoe Shine
- 500 Room Hilton





CONFERENCE FACILITIES



CONCIERGE SERVICE



ON-SITE HOTEL



FITNESS CENTER



ASCENSION COFFEE



FOOD HALL



OUTDOOR PARK

# BUILDING CERTIFICATIONS



LEED GOLD



BOMA 360



FITWEL 2 STAR FOR 2/3 1 STAR FOR LC1



ENERGY STAR CERTIFIED



# THE LOCAL EXPERIENCE

## AREA DEMOGRAPHICS

Within 1 Mile



18,515

TOTAL POPULATION



2.59%

POPULATION GROWTH



1.8%

UNEMPLOYMENT



41.8%

BACHELOR'S DEGREE OR HIGHER



52,572

DAYTIME POPULATION

## CORPORATE NEIGHBORS









## LOBBY LOUNGE

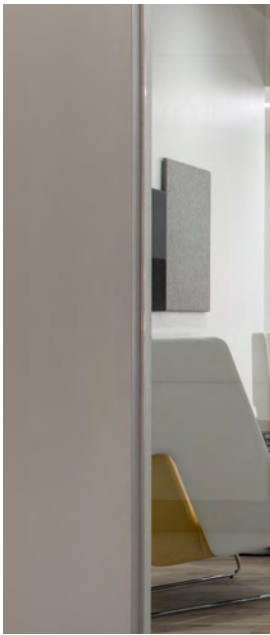
Tenants and guests will be able to utilize the lobby lounge as a place to recharge or collaborate.

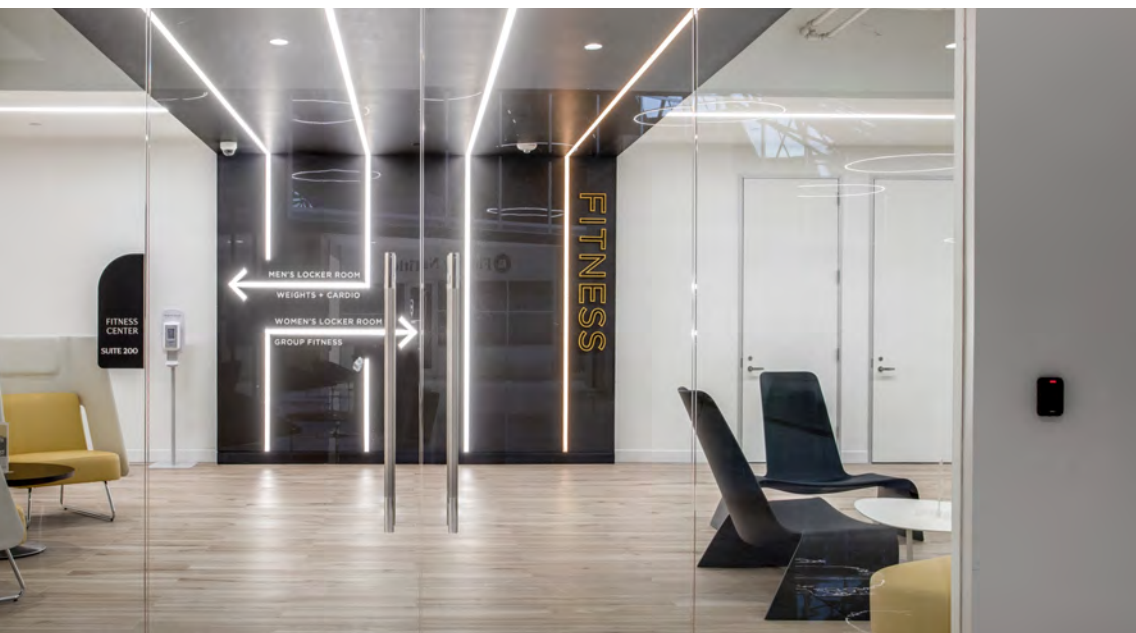
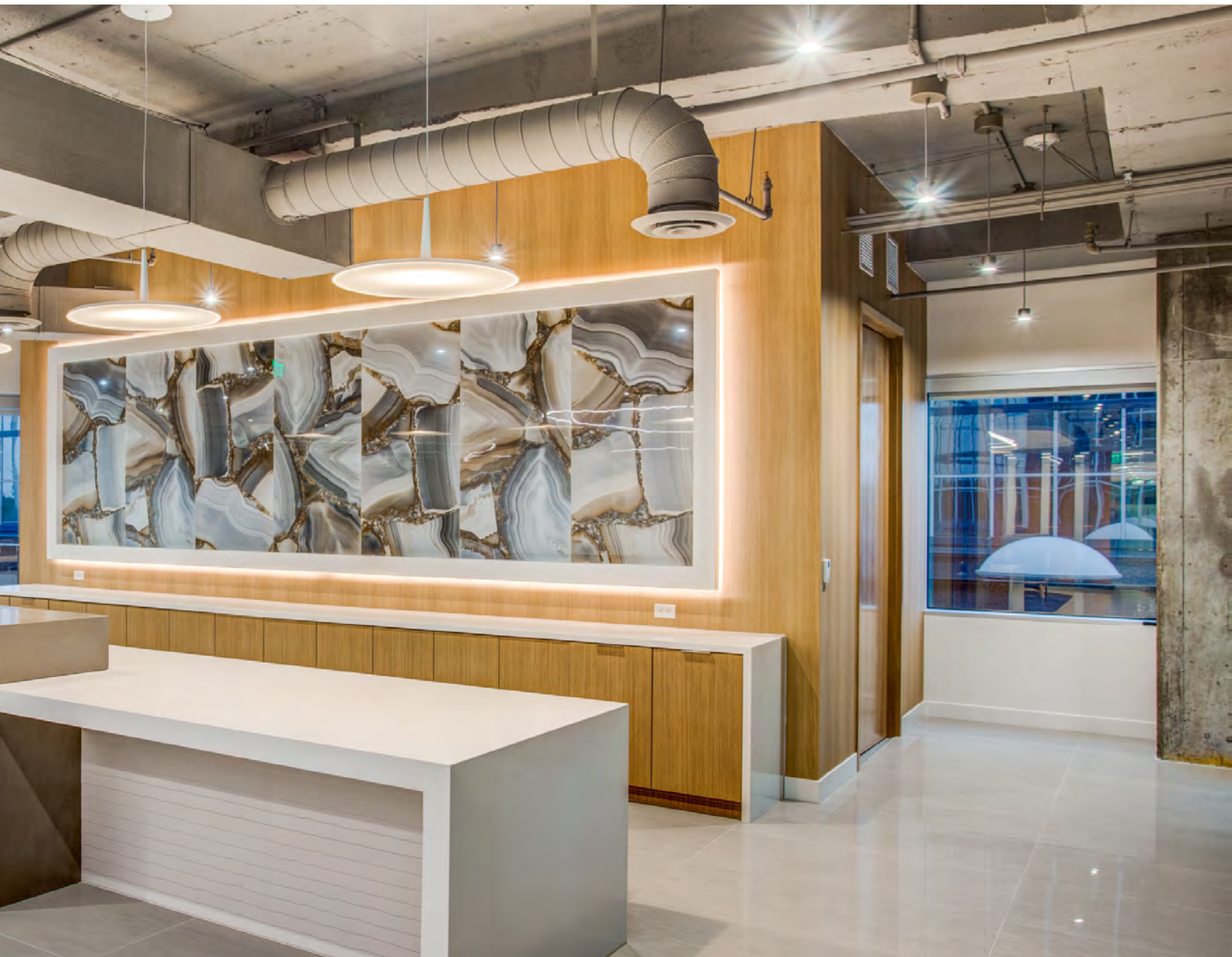


# ELEGANCE RE-IMAGINED

CAPITAL IMPROVEMENTS

Enjoy the new renovations at Lincoln Centre, which include an outdoor promenade, a high-class fitness center, lobby lounge, and outdoor park. Enjoy meals at the new food hall or cap off your day with a drink at the wine bar.





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Lincoln Centre now boasts a state-of-the-art fitness center complete with a rock wall and indoor turf. Updated training rooms and break areas are complete with high end finishes and available to all tenants.







### WIND DOWN AT LOLO'S BAR

Happy hours are steps away with the addition of the new on-site wine bar. Grab a drink and relax with friends and clients.



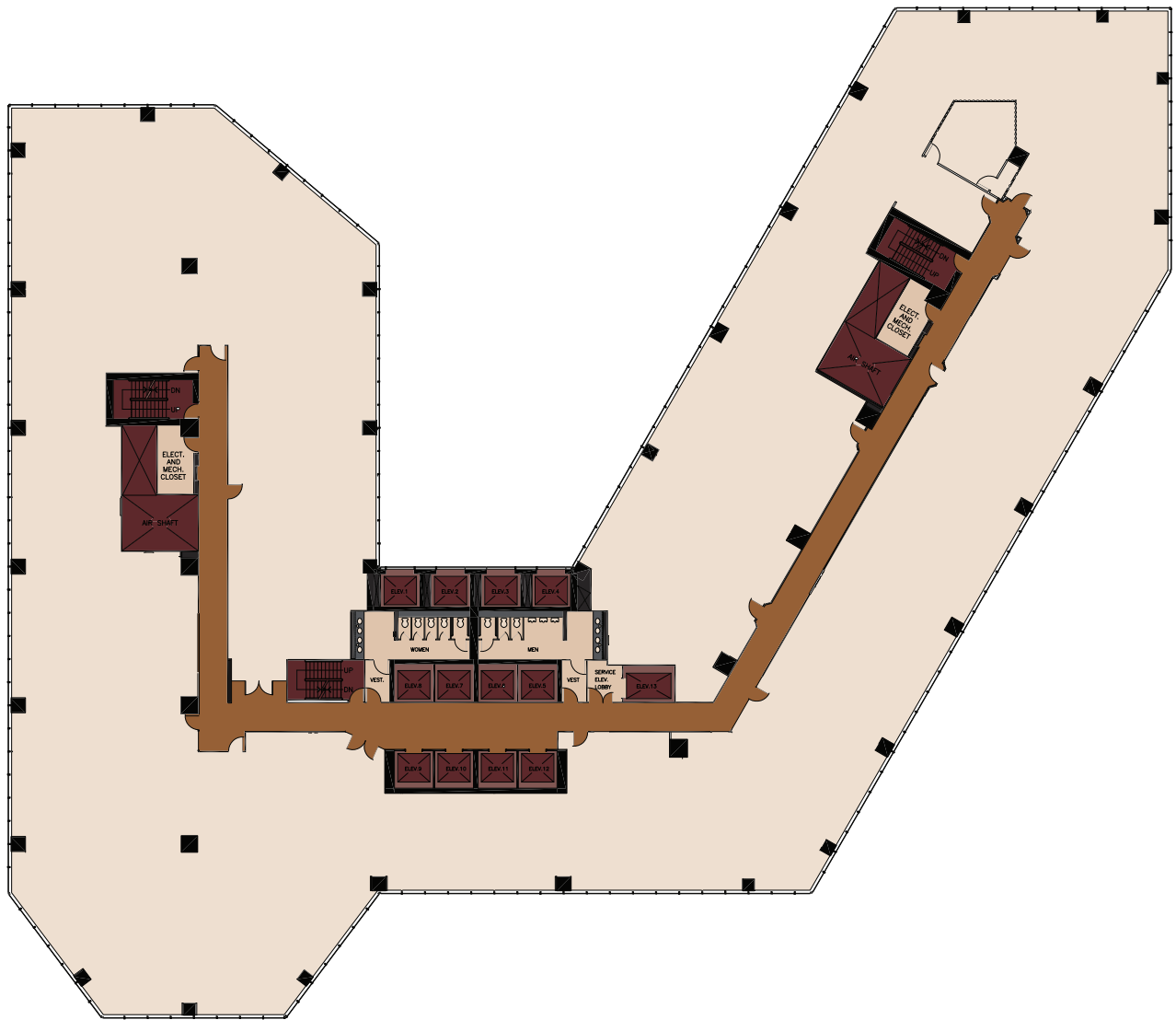






# TYPICAL FLOORPLATE

+/-32,000 RSF



BUILDING STANDARD  
CORRIDOR



CONFERENCE





# LINCOLN CENTRE



**nuveen**  
REAL ESTATE

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