

*One*  
**LINCOLN**  
**STATION**

9380 Station Street • Lone Tree, CO 80124



CLASS A OFFICE SPACE





# Workspace Elevated

One Lincoln Station offers 146,951 SF of Class A office space with premier visibility along I-25 and unmatched access to the Lincoln Station Light Rail platform. Designed for modern tenants, the building features flexible floorplates, refreshed amenities, and a LEED Silver certification. Its strategic location and upgraded workspaces make it an ideal home for high-performing teams.



## PREMIER LONE TREE OFFICE DESTINATION



Refreshed Lobby &  
Tenant Lounge



Light Rail at  
Your Doorstep



On-site  
Retail



Secured Bike  
Storage



I-25 Visibility with  
Building-Top Signage



Move-In Ready  
Spec Suites



Ample Parking -  
Surface & Covered



24/7 On-Site  
Security



REFRESHED LOBBY

# Building Amenities

With a fully refreshed lobby, upgraded conference and training center, and an inviting tenant lounge, One Lincoln Station delivers an elevated workplace experience. On-site fitness facilities, new common area furniture, and convenient bike storage create a balanced environment that supports wellness and productivity. Move-in ready spec suites allow teams to plug in and get to work from day one.



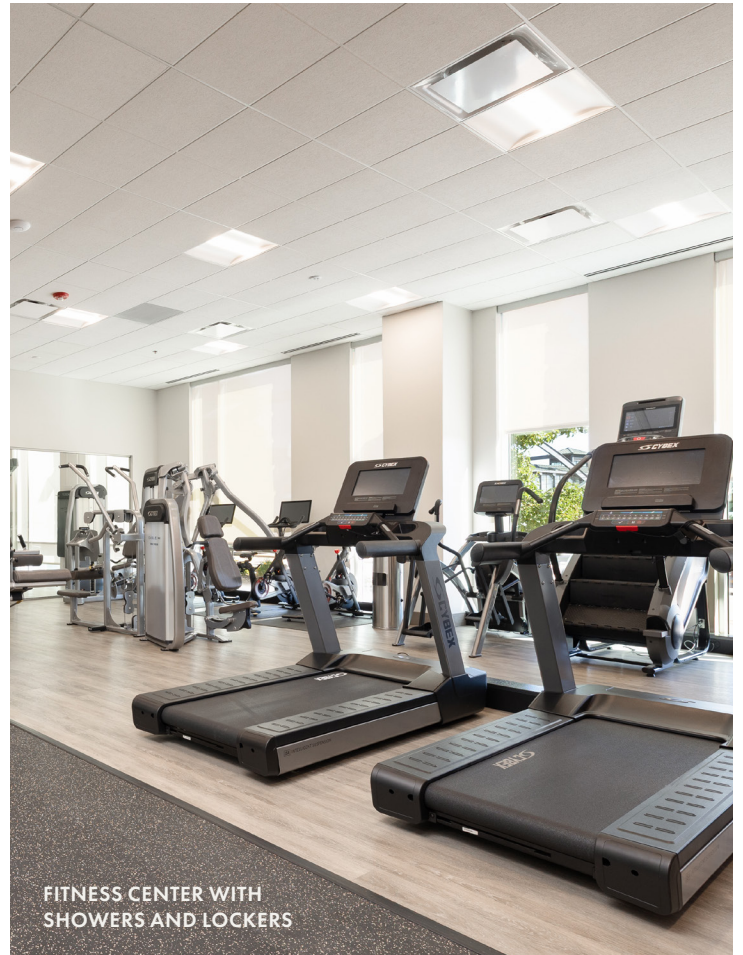
TENANT LOUNGE



TENANT LOUNGE



CONFERENCE CENTER



FITNESS CENTER WITH  
SHOWERS AND LOCKERS

# Connected at Every Level



## **Direct Access to Lincoln Station Light Rail**

Steps from the platform, offering seamless commuting across the metro



## **Minutes to Denver Tech Center (10 minutes)**

Quick access to one of Colorado's premier business hubs



## **Close to Park Meadows Mall (5 minutes)**

Dining, shopping, and services are just around the corner



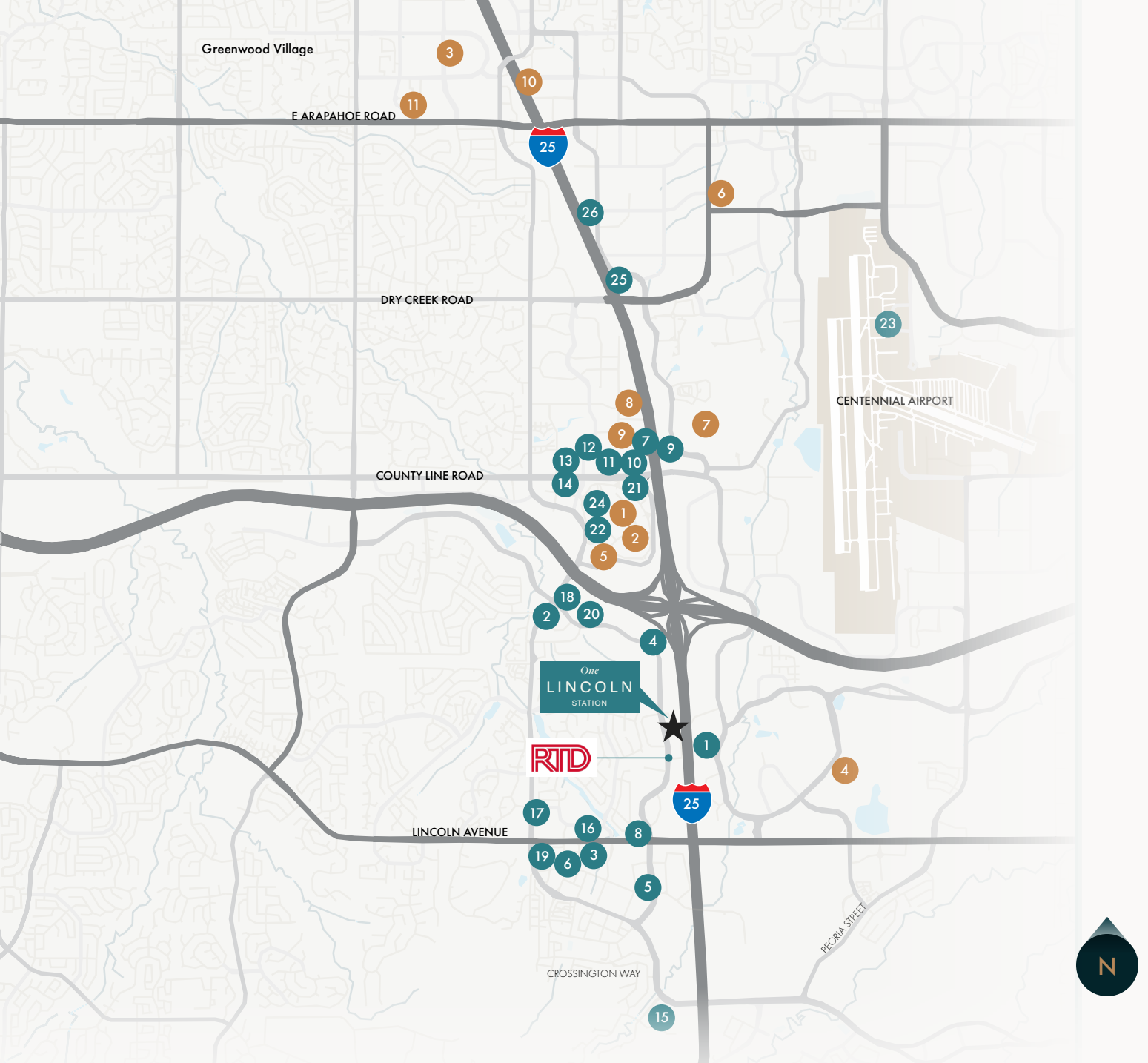
## **Easy Route to Downtown Denver (25 minutes)**

Enjoy convenient connectivity to the city's core

## **STRATEGIC. SEAMLESS. CENTRAL.**

Perfectly positioned in Lone Tree, One Lincoln Station offers unrivaled accessibility with immediate light rail service and direct connections to major corridors, including I-25 and E-470. Tenants benefit from proximity to DTC, Park Meadows, and Denver's top business and lifestyle destinations. This location delivers the convenience, mobility, and visibility modern organizations demand.





## FOOD & DRINK

1. Hacienda Colorado
2. Starbucks
3. Snooze, an A.M. Eatery
4. Cranelli's Italian Restaurant
5. Great Divide Brewery & Roadhouse
6. Blue Island Oyster Bar and Seafood
7. J. Alexander's Restaurant
8. Chili's Grill & Bar
9. Fleming's Prime Steakhouse & Wine Bar
10. LongHorn Steakhouse
11. Via 313 Pizza
12. Snarf's
13. Buffalo Wild Wings

## 14. In-N-Out Burger

15. Sierra
16. Chipotle Mexican Grill
17. McDonald's
18. Panera Bread
19. Starbucks
20. Rio Grande Mexican Restaurant
21. Seasons 52
22. Yard House
23. The Perfect Landing Restaurant
24. The Cheesecake Factory
25. Maggiano's Little Italy
26. ViewHouse

## RETAIL & ENTERTAINMENT

1. Park Meadows
2. Nordstrom
3. Fiddler's Green Amphitheatre
4. Meridian Golf Club
5. The Container Store
6. Topgolf Centennial
7. The Inverness Denver, a Hilton Golf & Spa Resort
8. IKEA
9. Movement Centennial
10. REI
11. Pindustry

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