

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.



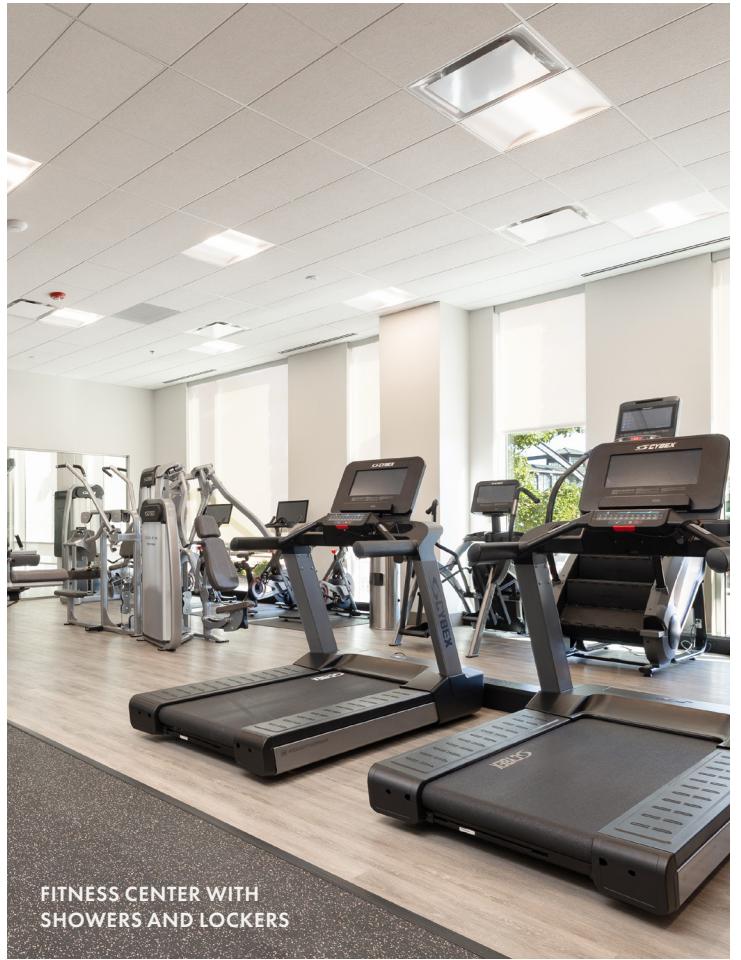
TENANT LOUNGE



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. Eleming's Prime Steakhouse & Wine Bar
10. LongHorn Steakhouse
11. Via 313 Pizza
12. Snarf's
13. Buffalo Wild Wings

FOOD & DRINK

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

One
LINCOLN
STATION

ANDY ROSS
+1 303 260 6504
andy.ross@jll.com

JOHN BEASON
+1 303 217 7949
john.beason@jll.com

VICTORIA BLACKSTOCK
+1 303 981 2536
victoria.blackstock@jll.com



jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.