

# ONE GLEN LAKES

8140 Walnut Hill Lane  
Dallas, TX 75231

## Office For Lease

1,655 - 3,097 SF



Leasing Information:  
214.740.3300

**Campbell Henry**  
214.740.4468  
chenry@lpc.com

**Hudson Dozier**  
214.740.3367  
hdozier@lpc.com

# Lincoln

Lincoln Property Company  
8111 Douglas Avenue  
Dallas, TX 75225

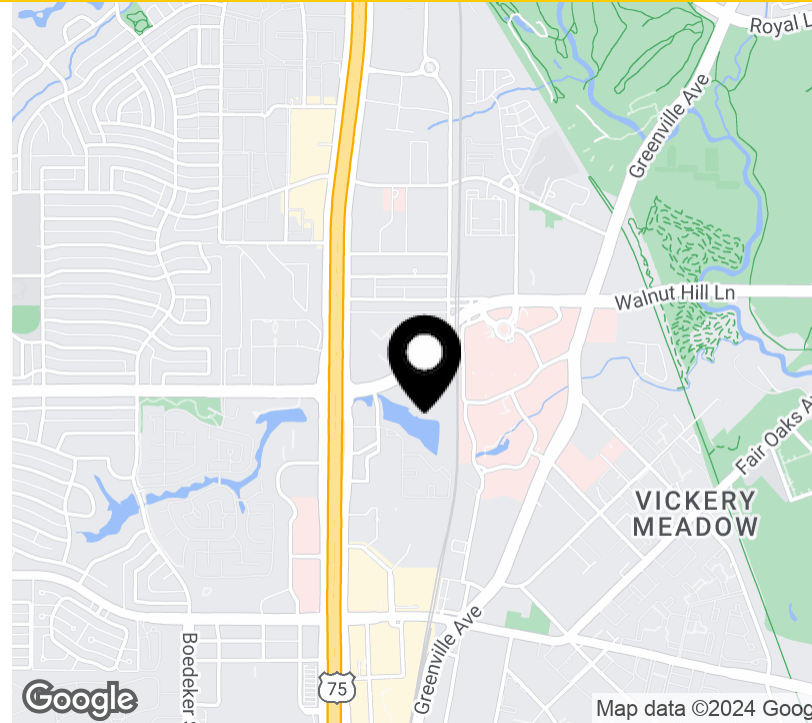
[www.lpc.com](http://www.lpc.com)



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## Property Highlights

- Fully renovated lobby and entrance
- Brand new conference room
- Brand new Fitness Center
- Brand new grab & go deli
- Outdoor patio with seating and Wifi
- 24/7 building access and security
- Walkable to The Hill and surrounding retail

## Availabilities

Availabilities	SF	Lease Rate	Date Available
Suite 120	1,655 SF	\$28.00 + E	Now
Suite 525	3,097 SF	\$28.00 + E	Now
Suite 530	2,426 SF	\$28.00 + E	Now
Suite 805	2,737 SF	\$28.00 + E	Now

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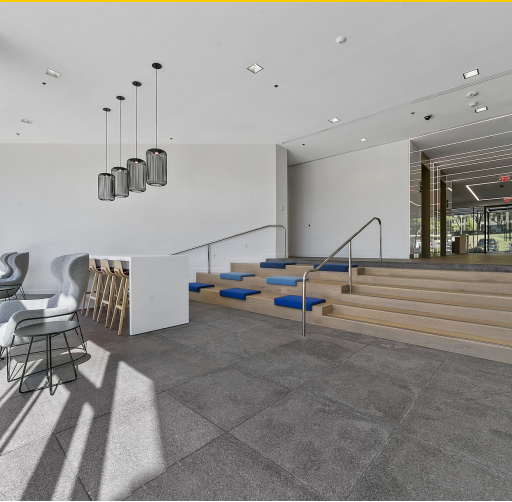
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## Additional Photos



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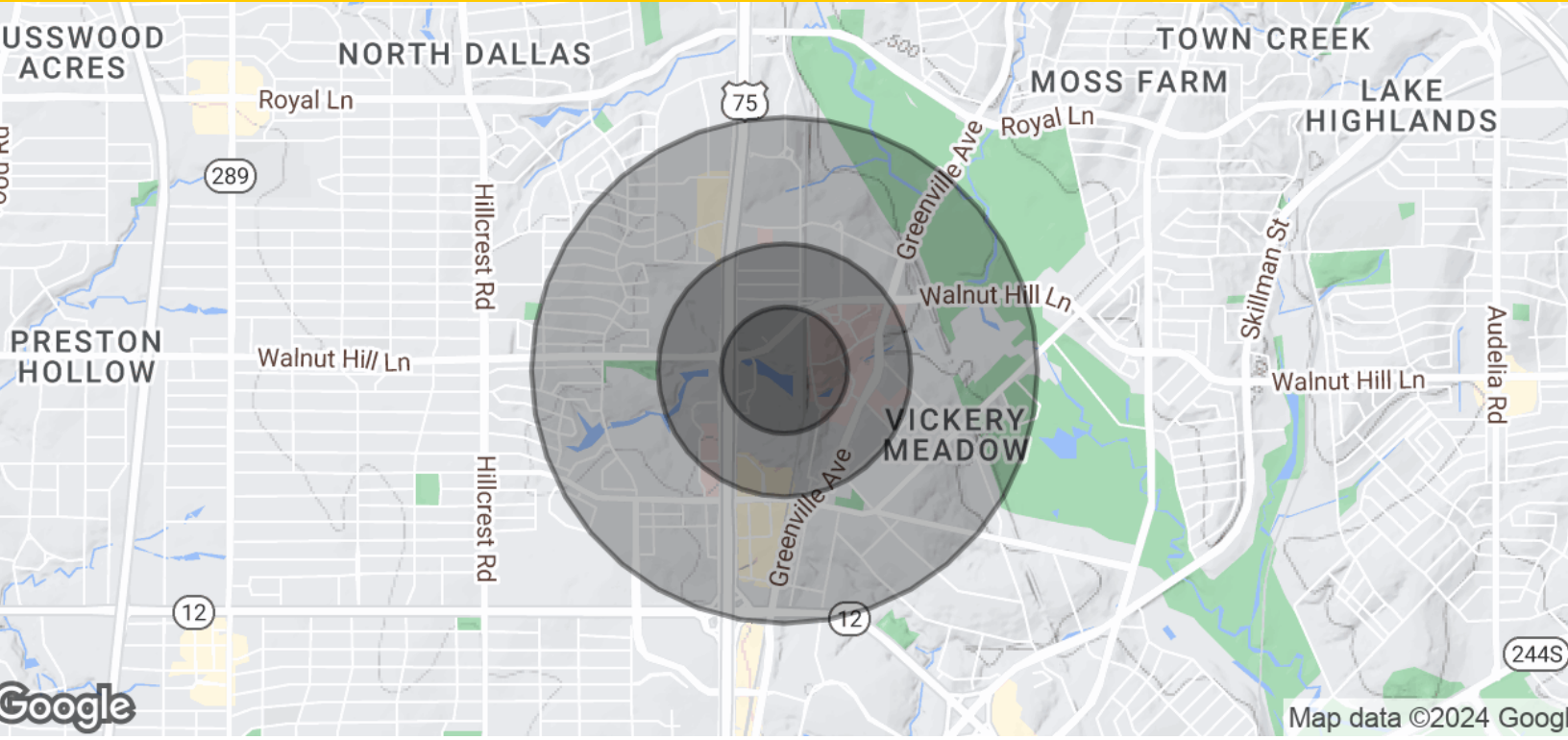
# Lincoln



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## Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	544	3,330	23,393
Average Age	31.6	33.2	33.4
Average Age (Male)	33.4	35.5	34.0
Average Age (Female)	29.8	32.2	32.9
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	371	1,990	12,824
# of Persons per HH	1.5	1.7	1.8
Average HH Income	\$87,406	\$80,017	\$62,938
Average House Value	\$11,006	\$129,258	\$148,494

2020 American Community Survey (ACS)

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