



Leasing Information:  
214.740.3300

# Lincoln

<b>Chris Axley</b>	<b>Worthey Wiles</b>	<b>Jake Young</b>
214.740.3419	214.282.6827	214.500.5689
caxley@lpc.com	wwiles@lpc.com	jyoung@lpc.com

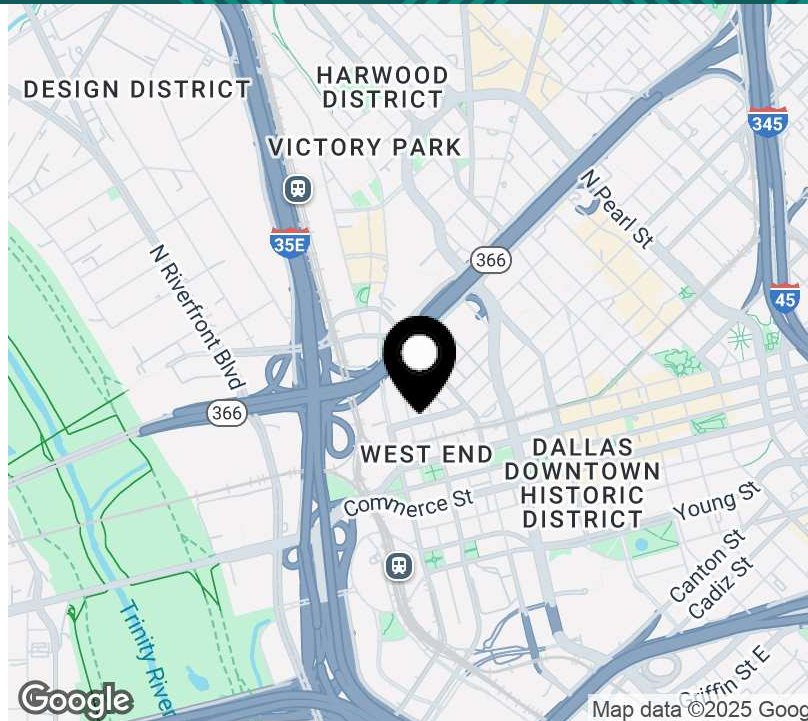
Lincoln Property Company  
8111 Douglas Avenue Suite 600  
Dallas, TX 75225

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





## Office For Lease



### Property Highlights

- Creative Office Space
- Historical Building, built in 1905
- 2,000-40,000 SF available space
- Up to 3/1,000; Unreserved Spaces \$55.00/mo & Reserved Spaces \$95.00/mo
- 24/7 building access and security system
- New lobby and tenant lounge
- West End Square Park right outside your front door

### Availabilities

### SF

### Lease Rate

### Date Available

Suite 200	15,698 SF	\$23.00 NNN	Now
Suite 205	1,911 SF	\$23.00 NNN	Now
Suite 220	15,211 SF	\$23.00 NNN	Now
Suite 320	2,483 SF	\$23.00 NNN	Now
Suite 322	1,926 SF	\$23.00 NNN	Now
Suite 325	2,472 SF	\$23.00 NNN	Now
Suite 330	3,916 SF	\$23.00 NNN	Now
Suite 335	8,226 SF	\$23.00 NNN	Now
Suite 345	5,759 SF	\$23.00 NNN	Now
Suite 404	4,442 SF	\$24.00 NNN	Now
Suite 410	4,376 SF	\$24.00 NNN	Now
Suite 450	3,600 SF	\$24.00 NNN	Now
Suite 500	10,373 SF	\$24.00 NNN	Now

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## We are Purposeful

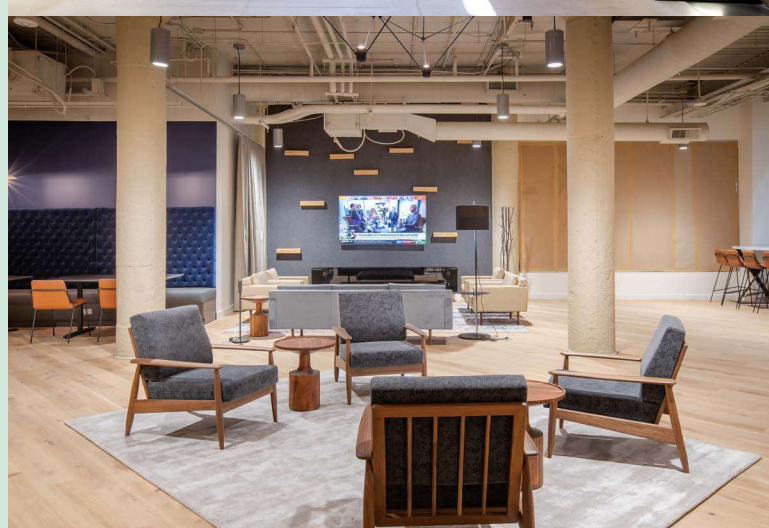
Every detail is considered, every space has a purpose, and nothing is left to chance. We will allow the textural details of the building to shine through, while carefully considering the common areas to encourage vibrancy and comfort. This building is custom, comfortable and honest.

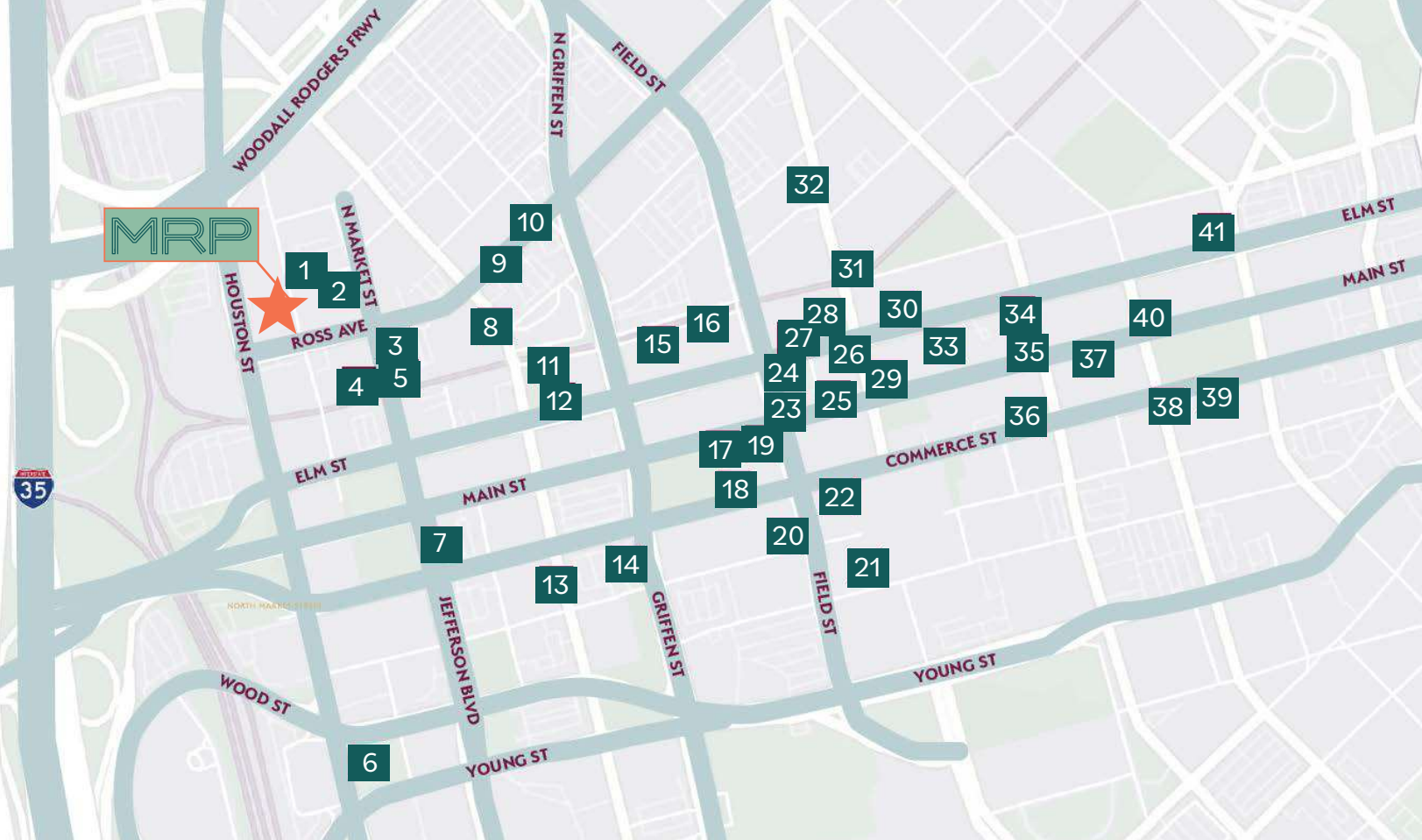
## We are Connected

This building is the fulcrum of the West End, right at the doorstep of the new community park, and with special access to the main parking garage. This makes it not only a desirable location for business, but also a destination hub for people who want an authentic West End experience. Through our connected building, we will contribute to a connected community.

## We are Inviting

We will create a space that is warm, comfortable, and creatively stimulating. This is not a new build with drop ceilings and beige carpet; this building has character, legacy, and presence. We will let those elements show through honestly, while providing comfortable, modern updates and amenities that make this place ready for the 21-st century.

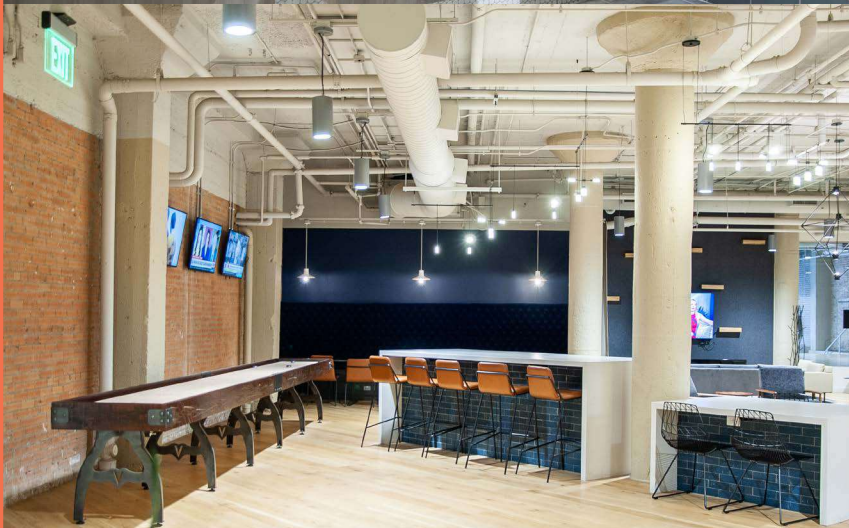
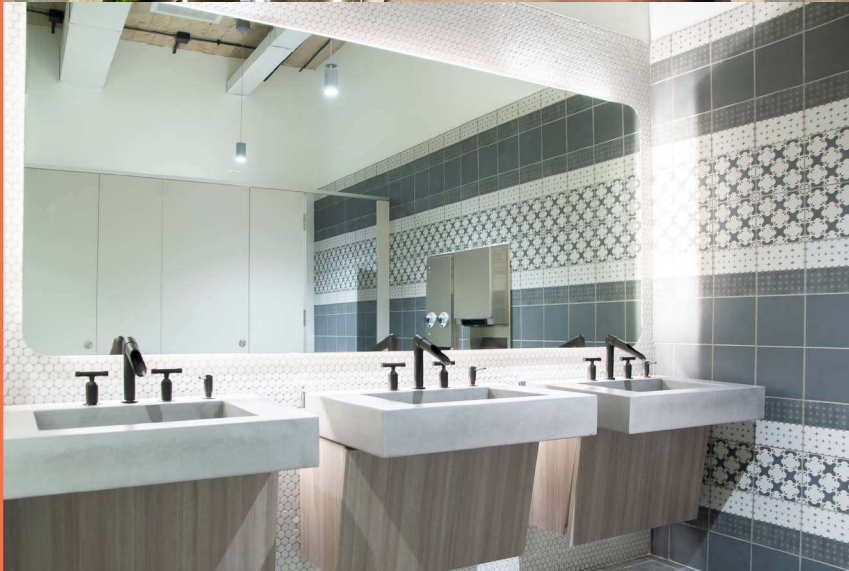




# NEARBY AMENITIES

1. Ellen's
2. RJ Mexican Cuisine
3. Y.O. Ranch Steakhouse
4. 3 Eleven Kitchen and Cocktails
5. Sonny Bryan's Smokehouse
6. Cindi's NY Deli & Restaurant
7. Chimalma Taco Bar Co.
8. Williams Chicken
9. The Empanada Cookhouse
10. Shivas Bar and Grill
11. Donut Palace
12. PT's Fried Chicken and Fish
13. Pizza Hut Express
14. McDonald's
15. Dickey's Barbecue Pit
16. Starbucks
17. Wing Bucket
18. Twisted Trompo
19. Ravenna Italian Grille & Bar
20. Subway
21. Jaxon Beer Garden
22. Rise + Thyme
23. Frankie's Downtown
24. Sushiya
25. Jason's Deli
26. Fluellen Cupcakes
27. Monarch
28. Catbird
29. Chop House Burger
30. Café Momentum
31. Zenna Thai & Japanese Restaurant
32. Salsa Limon
33. The Woolworth
34. Press Box Grill
35. Porta Di Roma
36. Espresso Bar
37. The Crafty Irishman
38. Overeasy
39. Waterproof
40. Partenope
41. Kitchen + Kocktails









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