

EXPERICE COLORER CANDERS OF THE COLORER COLOR COLO

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.







the next level... on all levels.

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

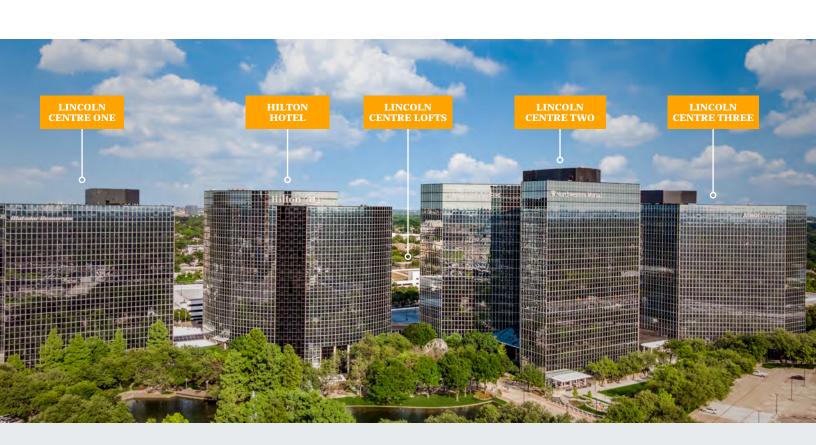
Typical Floorplate Size: 34,662 RSF

THE LOFTS AT LINCOLN CENTRE (Creative Office Space)

Stories: 3

Typical Floorplate Size: 25,000RSF

Parking Ratio: 1/333







Lincoln Centre Four

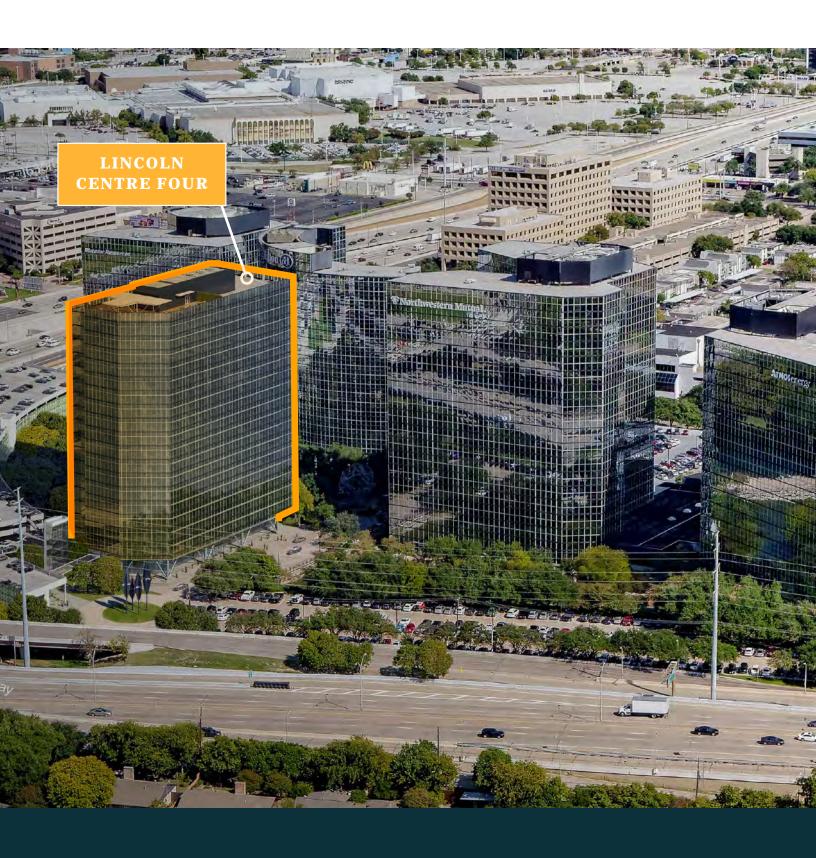
Lincoln Centre Four is a proposed addition to the existing campus, introducing approximately 398,363 RSF of Class AA office space and a 1,500-car parking structure with ground floor retail on the hard corner of the Dallas North Tollway and LBJ. This 17-story high-rise will bring 398,362 square feet of Class AA leasable office space to the North Dallas market.

The new building is bordered by the property's lake to the north and the new parking structures to the west. The lake offers scenic walking paths in a parklike setting, while the building's outdoor terrace, featuring an architectural pavilion, provides a unique space for dining and events.

- Proposed Class AA Office Tower
- Superior Building Signage
 Opportunities
- 398,363 RSF
- 17 Floors
- 25,000 SF Floorplates
- Rooftop Terrace

- 3.77 per 1,000 Parking Ratio
 Provided
 by New Parking Garage Structure
- Ground Floor Walkable Retail/
 Restaurants Surrounding the Lake
- Access to all existing Lincoln Centre amenities





in the centre of it all.

LOCATION & AREA AMENITIES







the local experie

AREA DEMOGRAPHICS

within 1 mile



18,644

TOTAL POPULATION



57,310

DAYTIME POPULATION



3.01%

POPULATION GROWTH



2.6%

UNEMPLOYMENT



57.6%

BACHELOR'S DEGREE OR HIGHER

CORPORATE NEIGHBORS













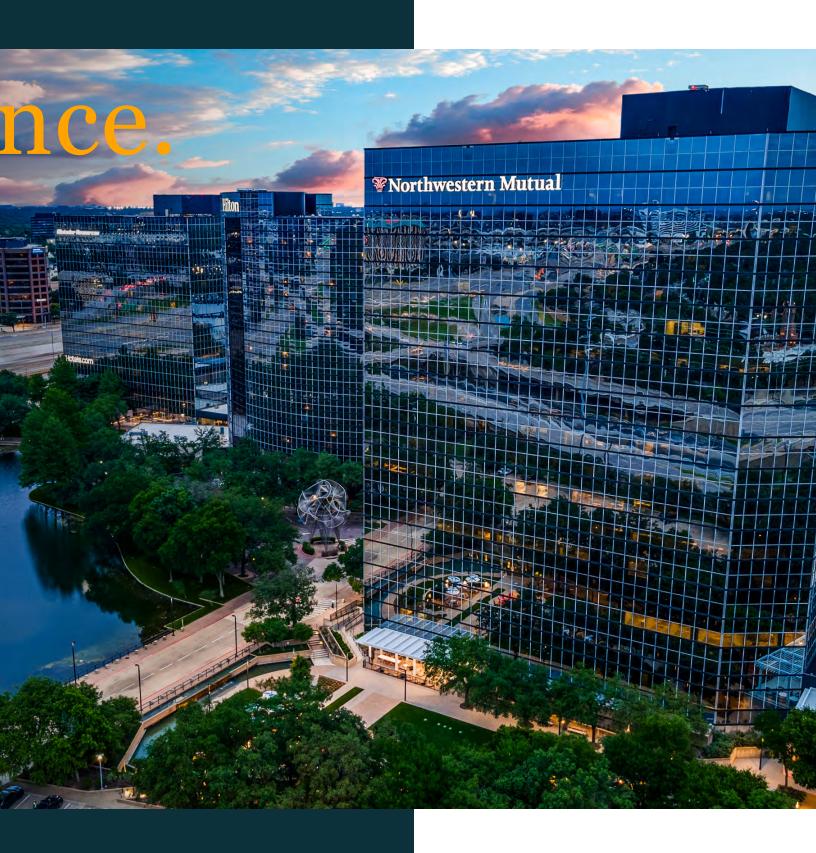












beyond businessas-usual.

AMENITIES

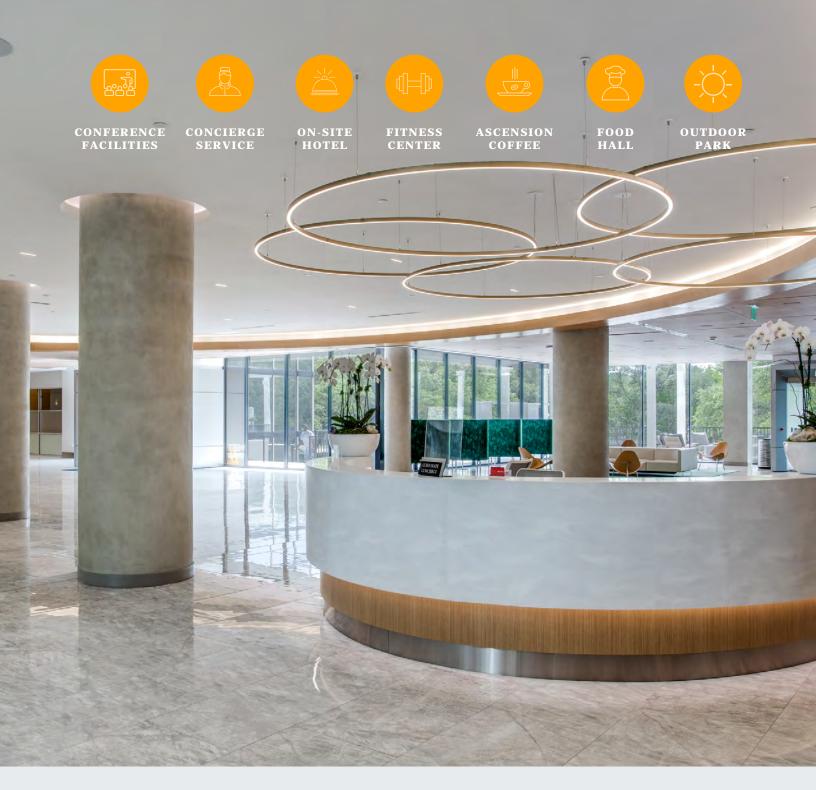
- 2 Building Conference Facilities
- Wire One Video Conferencing
- 15,000 SF Lincoln Centre Fitness Club
- Ascension Coffee
- Lincoln Centre Wine Lounge & Grab n Go Market
- Concierge Service
- Washington Federal Bank
- Centre Kitchen Food Hall
- Lincoln Park & Grill Station

- 24 Hour Security
- On-Site Management
- Garage and Executive Parking
- Cleaner/Laundry
- After-Hours Card Access
- Gateway News Stands
- Shoe Shine
- 500 Room Hilton
- Work & Mother
- Community Garden









BUILDING CERTIFICATIONS











ENERGY STAR CERTIFIED









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

Take advantage of the thoughtful renovations at Lincoln Centre, including an outdoor promenade and park, a high-class fitness center, newly renovated lobby complete with an Ascension Coffee, grab & go market and wine lounge, multiple large conference centers with catering serveries, Centre Kitchen Food Hall, Lolo's Bar, and many more.

amenities

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.















work & mother.

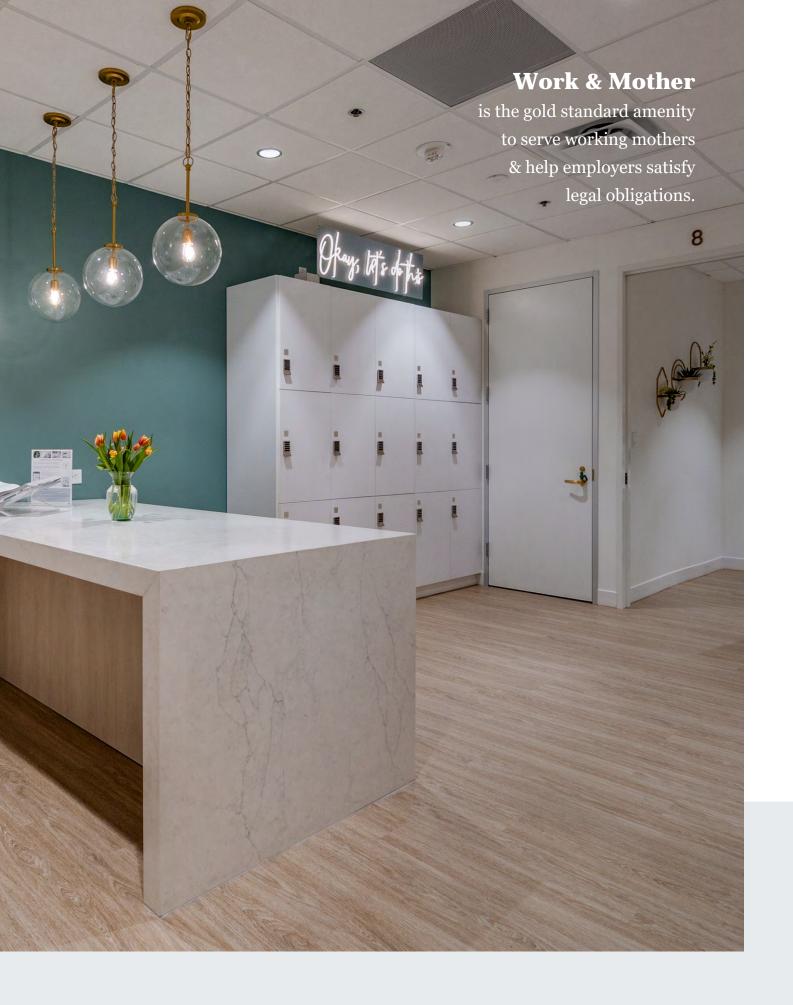
LINCOLN CENTRE TWO | 3RD FLOOR

The Suites are fully equipped—hospital-grade pumps, milk storage bags, additional supplies, cleaning, refrigeration etc.—which means no lugging extra equipment to and from the office each day.

Employees can discreetly step out of their office, visit the Work & Mother Suite, and be back at their desks in a timely manner—all without any office disruption, risk of vulnerability, or HR issues. In addition to the facilities, Work & Mother offers a variety of support resources and educational programming to make sure mothers have what they need to transition back to work, and successfully balance the demands of family and career.











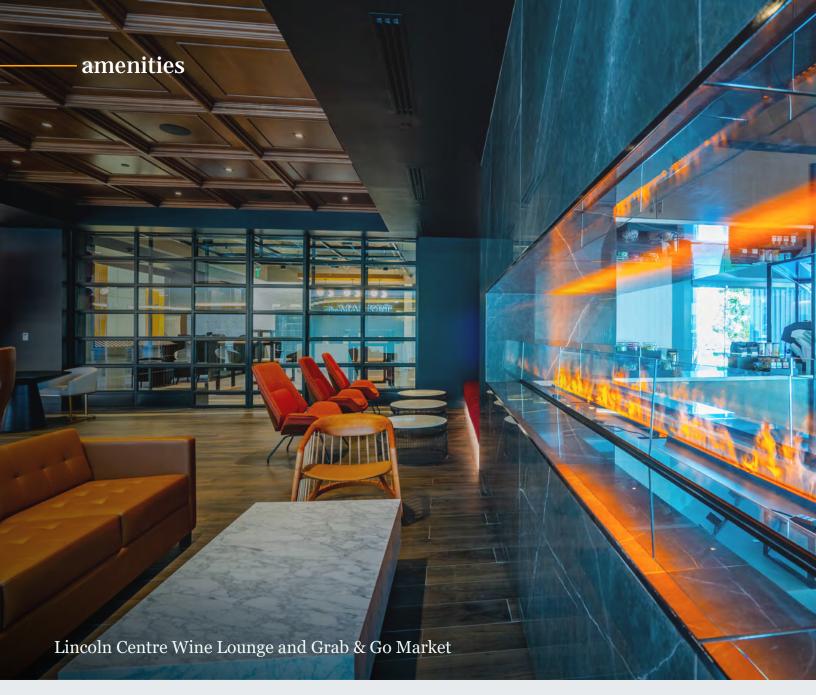


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AT LOLO'S BAR

Happy hours are steps away

with the addition of the new on-site full service cocktail wine bar. Grab a drink and relax with friends and clients.















amenities







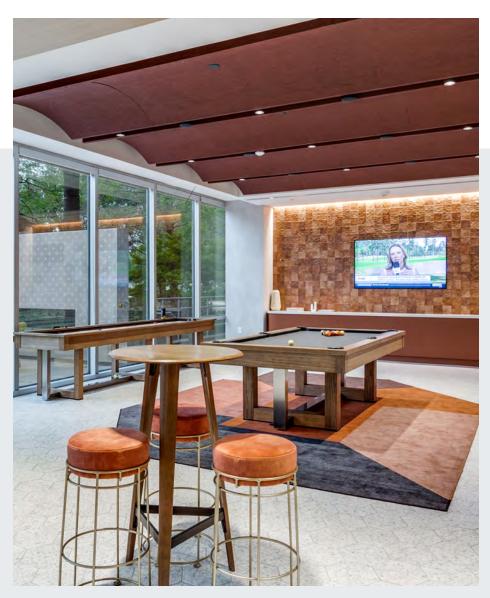






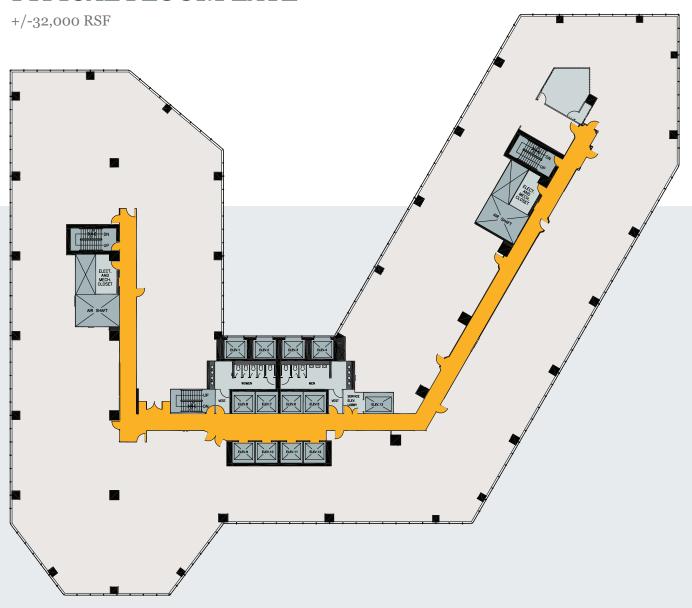




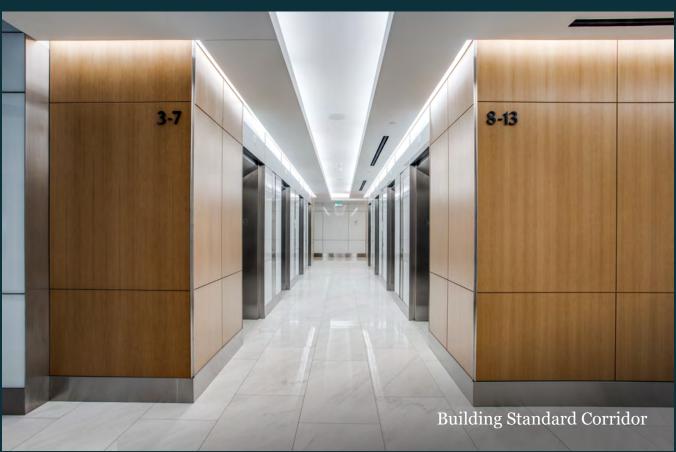


claim your space.

TYPICAL FLOORPLATE









nuveen

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