



PREMIER OFFICE SPACE FOR LEASE LINCOLN CENTER



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SW GREENBURG ROAD & HWY 217 | *Portland, OR 97223*



CONTACT US

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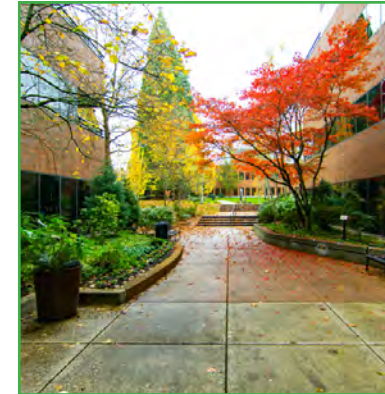
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the LINCOLN CENTER *difference*



LINCOLN CENTER offers a premier suburban setting in an ideal, centralized location. The seven-building campus is punctuated with lush landscaping and abundant indoor and outdoor seating areas. Distinctive features include five inter-connected buildings, three conference rooms, a training room, shower facilities, and proximity to Washington Square Mall, a landmark destination offering the finest retail shopping environment.



COMMITTED TO SUSTAINABILITY & ENERGY CONSERVATION



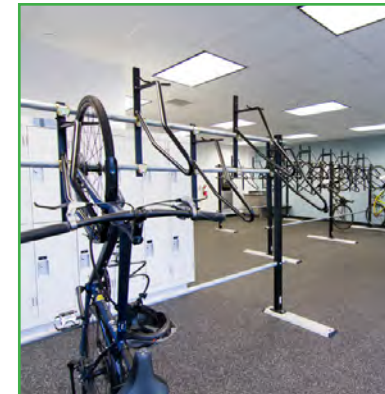
COMPLIMENTARY BUILDING CONFERENCE ROOMS



ABUNDANT INDOOR & OUTDOOR SEATING



FREE WI-FI ACCESS IN SEATING AREAS



LINCOLN CENTER - LEED SILVER EBOM GROUP CERTIFICATION

In November 2013 Lincoln Center was awarded LEED Silver certification, the **first and only** multi-tenant commercial office campus in Oregon to achieve this certification and recognition by the U.S. Green Building Council.

In September 2016 Lincoln Tower received LEED Gold certification by recertifying through the LEED Dynamic Plaque which displays real-time measurements about a building's resource use. Lincoln Tower is the **first** Shorenstein property to utilize the LEED Dynamic Plaque platform to demonstrate operational performance.

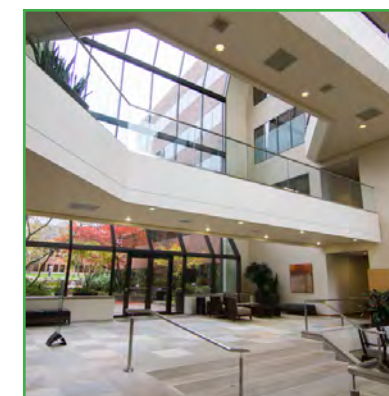
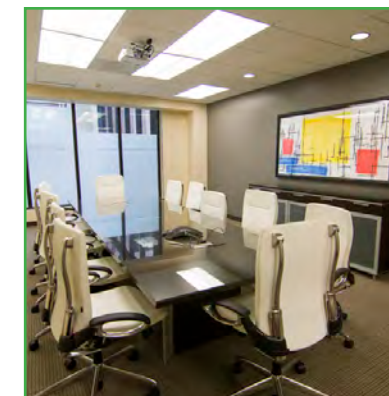
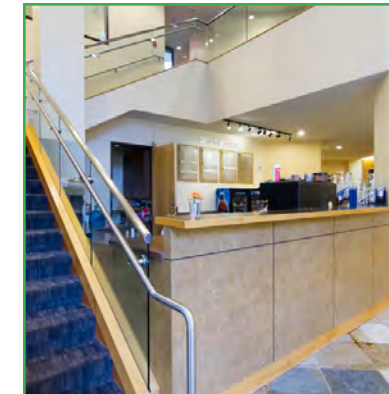
The LEED® green building certification program is the nationally accepted benchmark for the design, construction, and operation of green buildings.

GREEN INITIATIVE SUSTAINABLE OPERATING PRACTICES & MISSION

Promote green principles through operating practices that reduce energy consumption, conserve water, reduce waste, and encourage recycling and the use of sustainable materials and resources.

The management of Lincoln Center continues to explore additional avenues to ensure a viable and sustainable environment which is important to today's business leaders.

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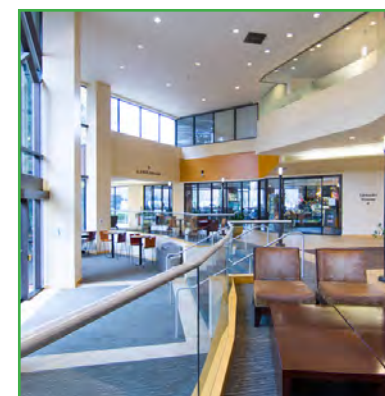
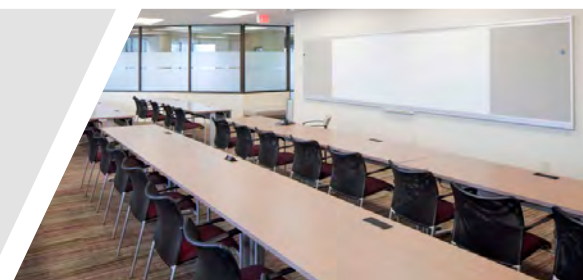
PARKING

- >> Three parking structures and ample surface parking lots for tenants and their guests – at no additional charge
- >> Bicycle loops located throughout the campus
- >> Secured Bike Room located in 4 Lincoln
- >> EV Charging stations located between Red Lobster/Gustav's parking lots.



CONFERENCE FACILITIES

- >> Conference rooms located in 1 Lincoln, 2 Lincoln and 4 Lincoln
- >> Lincoln Tower Training Center – Seats 42
- >> *ALL* conference rooms are equipped with AV equipment and screens
- >> Available to tenants *free of charge*



FOOD & BEVERAGE

- >> Three cafes located throughout the project
- >> Red Lobster and Gustav's full-service restaurants also conveniently located on-site

THE CCG OFFICE TEAM

JEFF FALCONER, SIOR Partner 503.542.4346

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MONTGOMERY  **technologies**
[TECHNOLOGY SNAPSHOT]

HIGH SPEED BROADBAND INTERNET PROVIDERS

In-Building Service Providers

Century Link, Level 3/TW Telecom, Comcast, Freewire and Integra

Broadband Related Copper Services

Century Link, Level 3/TW Telecom, Comcast, Freewire and Integra
Other non-building based providers are available: AT&T, Verizon, Sprint

Fiber Optic Related Services

Level 3/TW Telecom, Comcast, Freewire and Integra

Wireless Broadband

Freewire, Building provided WIFI

TV SERVICES

Comcast

TELECOM & WIRING INFRASTRUCTURE

Riser System Wiring Infrastructure

Multi-tenant ready with primary distribution to all tenant occupied floors.

Incoming Copper Pairs/Lines for Voice, DSL and T1 Services

Approximately 2,400 pairs, Century Link has more than enough capacity to serve tenants voice and data requirements.

Minimum Point of Entry & Telecom Closets

There are (2) Main MPOEs dedicated to Lincoln Center in 4 Lincoln and Lincoln Tower. Lincoln Tower MPOE services 2,3,5 Lincoln with secondary MPOEs in each. 4 Lincoln MPOE services 1 Lincoln. The main riser system is offset from MPOE and all telecom closets are stacked. Each floor has one main telecom closet except for 1 Lincoln which has two telecom closets per floor.

ADDITIONAL DATA OR TELECOM RESOURCES

Campus or Building Link Notes

Building has multiple communications service providers with diverse access points into the building. The building also has various locations where service providers have located their equipment, no single point of failure within the plaza. Overall Lincoln Center is leading the way in IT related tenant services. WIFI available in 1,2,3 Lincoln & Tower lobbies as well as 1 and 2 Lincoln conference rooms.

For further information about the available technology and scheduling, please contact Montgomery Technologies:
866.824.8362 | service@montgomerytech.net



1 LINCOLN 10300 SW Greenburg Road	\$24⁰⁰ Full Service
4 LINCOLN 10250 SW Greenburg Road	\$24⁰⁰ Full Service
2 LINCOLN 10220 SW Greenburg Road	\$26⁰⁰ Full Service
3 LINCOLN 10220 SW Greenburg Road	\$26⁰⁰ Full Service
5 LINCOLN 10200 SW Greenburg Road	\$26⁰⁰ Full Service
LINCOLN TOWER 10260 SW Greenburg Road	\$27⁰⁰ Full Service (Floors 1-7) \$29⁰⁰ Full Service (Floors 8-12)

Suites ranging from:
703 SF
up to
19,078 SF

LINCOLN CENTER SITE MAP



LINCOLN CENTER AMENITIES

TENANT SERVICES

LINCOLN CONFERENCE FACILITIES

- 1 Lincoln Conference Room**
10300 SW Greenburg Road, Suite 390
Seats 12 | AV equipment: Projector Screen, speaker phone
- 2 Lincoln Conference Room**
10220 SW Greenburg Road, Suite 205
Seats 20 | AV equipment: InFocus projector and screen, Polycom phone and sound system
- 4 Lincoln Conference Room**
10250 SW Greenburg Road, Suite 103
Seats 8 | AV equipment: TV, speaker phone
- Lincoln Tower Training Room**
10260 SW Greenburg Road, Suite 190
Seats 42 | AV equipment: InFocus projector and screen, Polycom phone, sound system with microphone
Kitchen Facilities: Refrigerator and sink

PARKING

Three parking structures and surface parking lots with ample visitor parking.

EV CHARGING STATION

DC Fast Charger & Level 2 Charger located between Gustav's and Red Lobster

PUBLIC TRANSIT

TriMet bus stop at the corner of SW Greenburg Road & Washington Square Road

BODY BALANCE HEALTH CLUB

Full-service fitness facility offering personal training and state of the art equipment.
Location: 1 Lincoln, Suite 195 | 503.892.8870

BIKE ROOM AND EXTERIOR BIKE LOCKERS

Bike Room location: 4 Lincoln, Suite 101 (Access card Required)
Bike locker locations: Inside 1 & 5 Lincoln parking structures

SHOWERS

3 Men's & 3 Women's shower facilities with lockers
Location: 3 Lincoln, 1st floor (Access card required)

FOOD & BEVERAGE

Cafe Today

Home style lunches, fresh baked breads, soups and salads
Location: 5 Lincoln | 503.977.9295

Coffee Renaissance

Gourmet espresso, teas, sandwiches, salads and pastries
Location: 2 Lincoln | 503.977.5563

Gustav's Pub & Grill

German cuisine; lunch, dinner and catering
Location: Adjacent to SW Greenburg Road

Red Lobster

Seafood cuisine; lunch and dinner casual dining
Location: Adjacent to SW Greenburg Road

Tower Cafe

Fresh made salads, sandwiches and daily specials. ATM Access
Location: Lincoln Tower | 503.244.3311

GENERAL INFORMATION

HVAC

The HVAC system consists of a multi-zone energy management system for maximum comfort and efficiency

SECURITY

Courtesy officer on site 24/7

MAIL & DELIVERY

Overnight courier drop boxes and services available in the mail rooms of the following buildings:

- 1 Lincoln & 2 Lincoln:**
Federal Express, U.S.P.S. (United States Postal Service)
- 4 Lincoln & Lincoln Tower**
U.S.P.S. (United States Postal Service)
- 5 Lincoln**
UPS Worldwide, U.S.P.S. (United States Postal Service)

CONFERENCE ROOMS

- 1 LINCOLN** 3RD FLOOR, SUITE 390 – SEATS 12
- 2 LINCOLN** 2ND FLOOR, SUITE 205 – SEATS 20
- 4 LINCOLN** 1ST FLOOR, SUITE 103 – SEATS 8
- LINCOLN TOWER** 1ST FLOOR, SUITE 190 – SEATS 42

BICYCLE LOOPS

BICYCLE ROOM

Bike Room has 53 Racks & Changing Room

SHOWERS

3 Men's Showers & 3 Women's Showers

