



Leasing Information:
214.740.3300

Lincoln

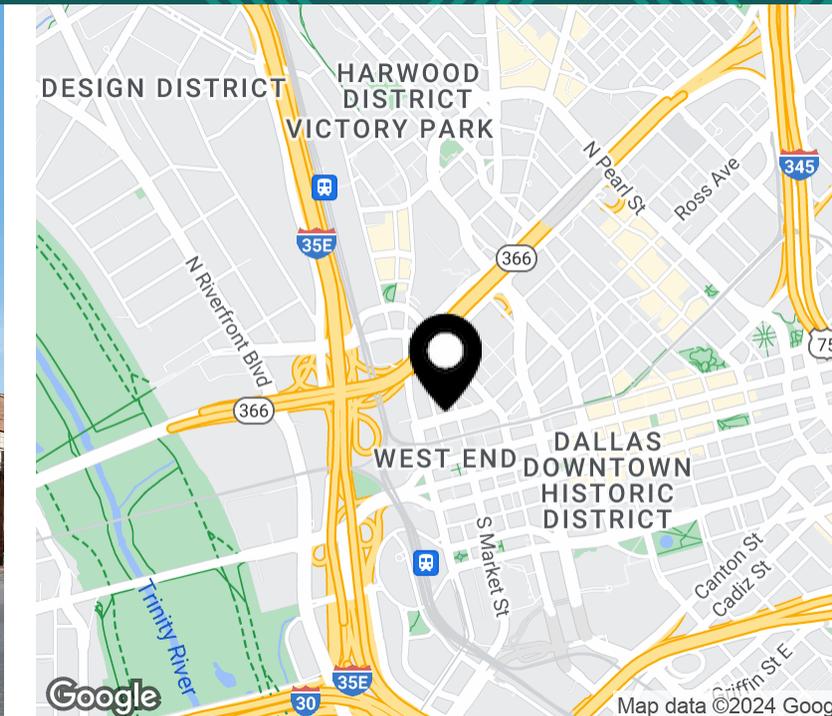
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Jake Young
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Lincoln Property Company
8111 Douglas Avenue
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Property Highlights

- 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

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 225	3,068 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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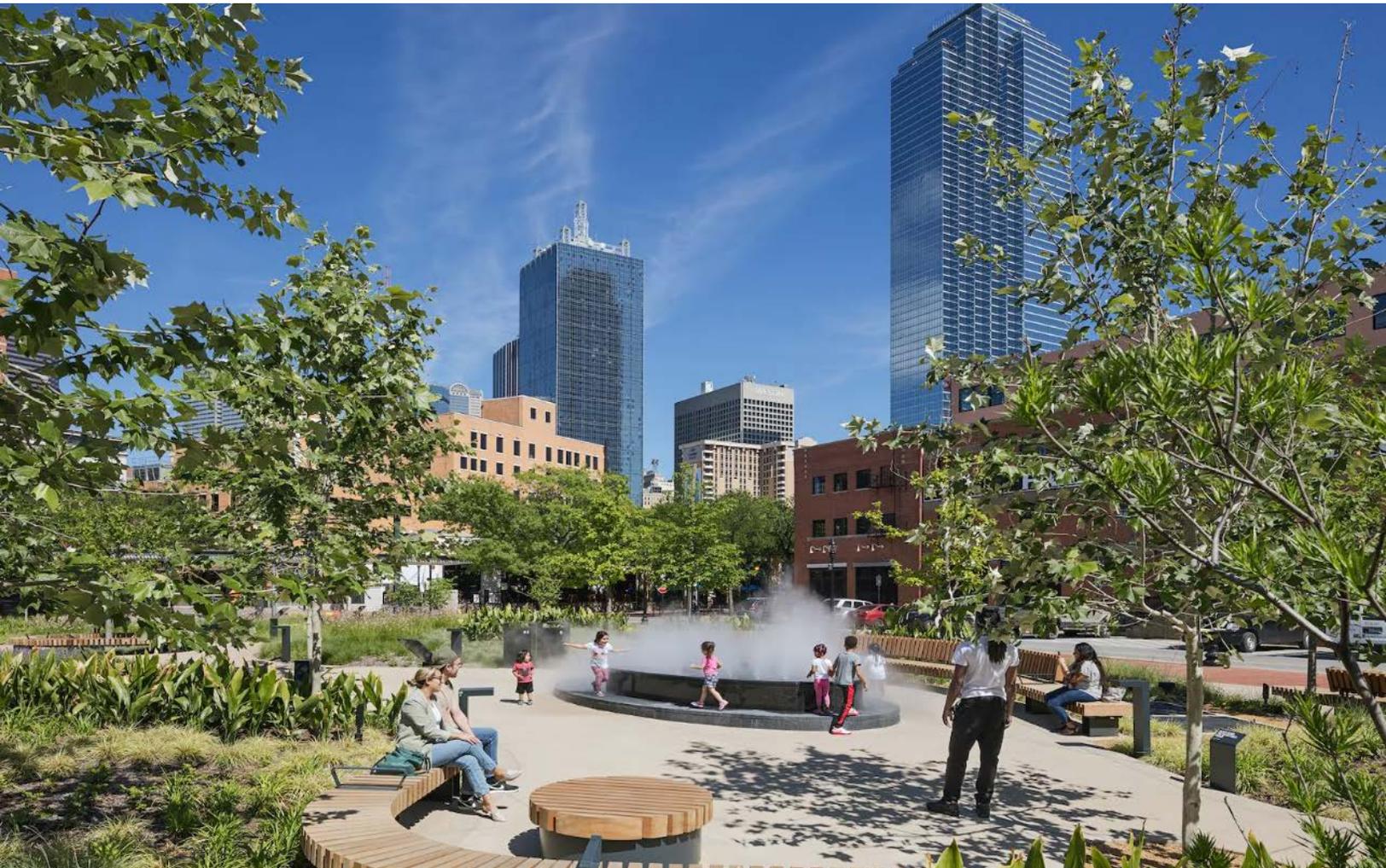
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The Center of the West End



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.

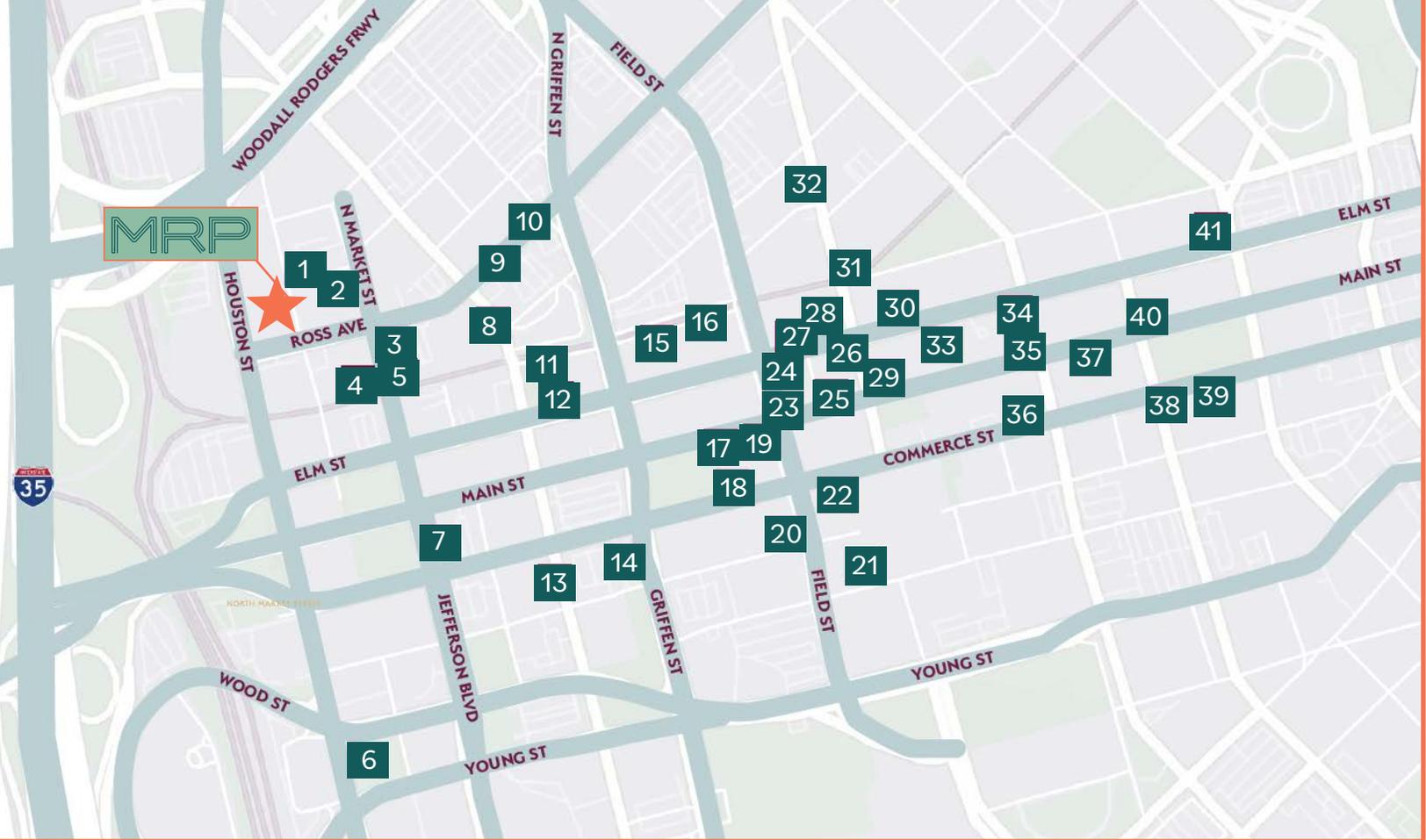
We are Connected

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





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