



LINCOLN  
CENTRE

nuveen

elevated

ON ALL LEVELS

property experience

# experience

## LINCOLN CENTRE

### **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

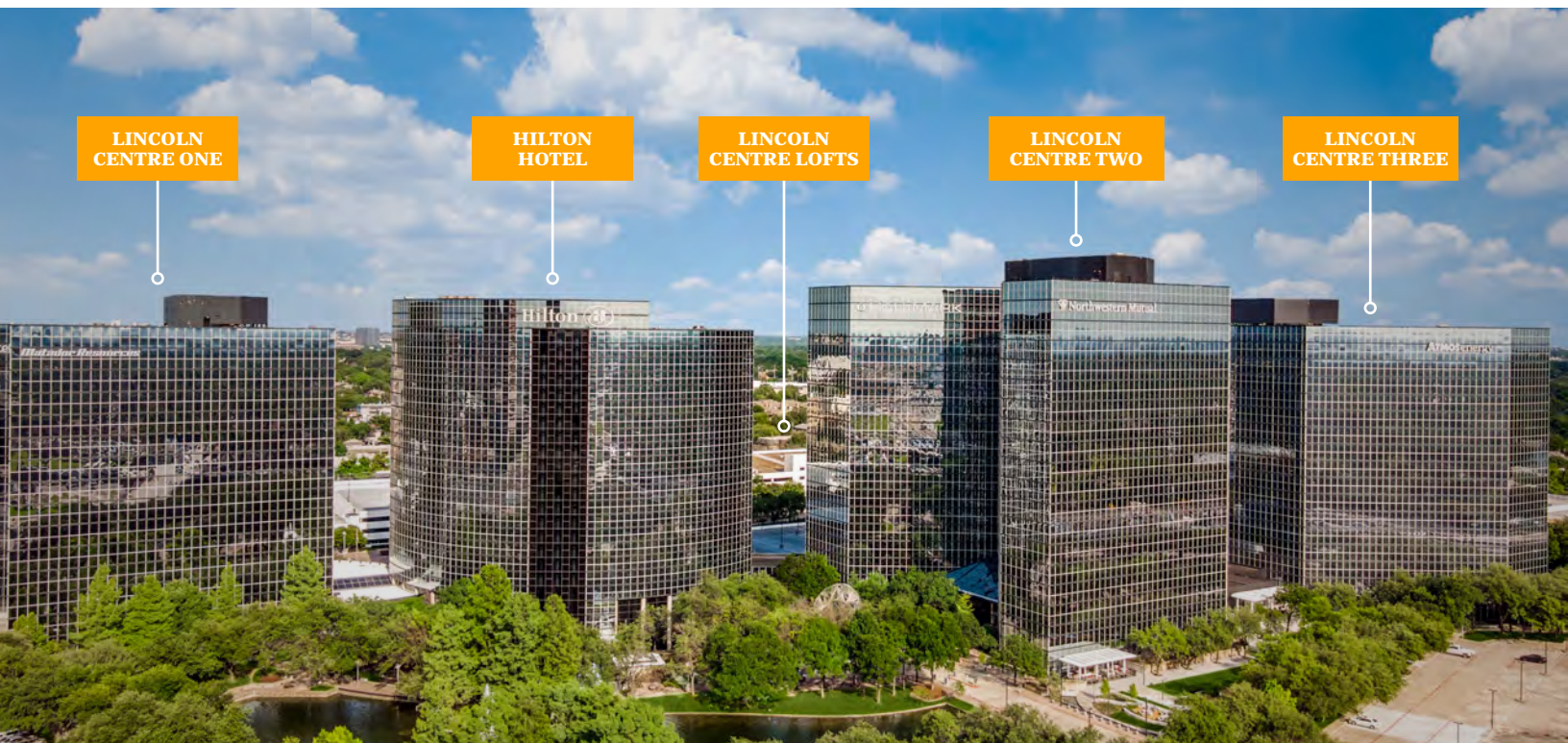
Typical Floorplate Size: 34,662 RSF

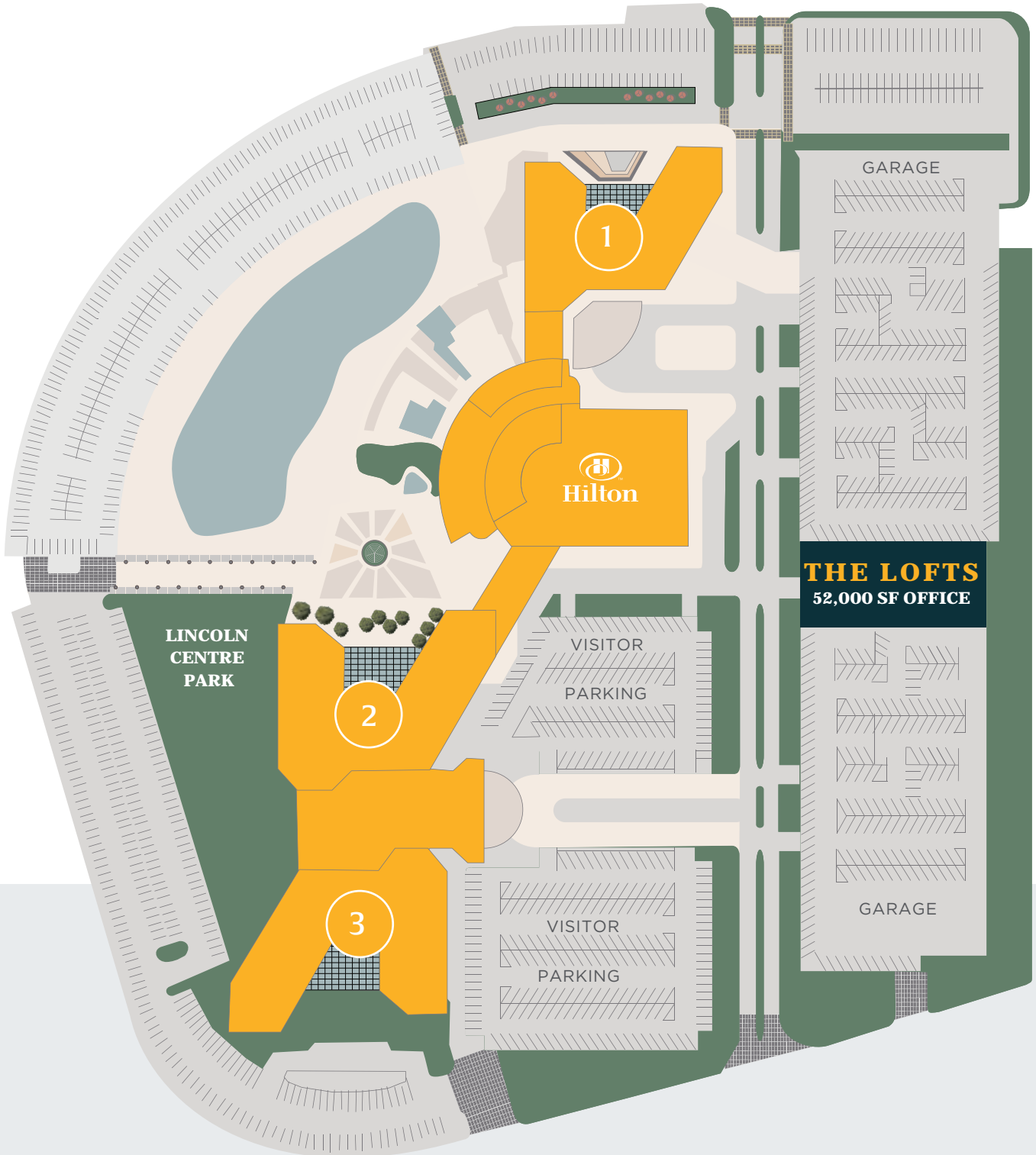
### THE LOFTS AT LINCOLN CENTRE (Creative Office Space)

Stories: 3

Typical Floorplate Size: 25,000RSF

**Parking Ratio: 1/333**





# in the centre of it all.

## LOCATION & AREA AMENITIES

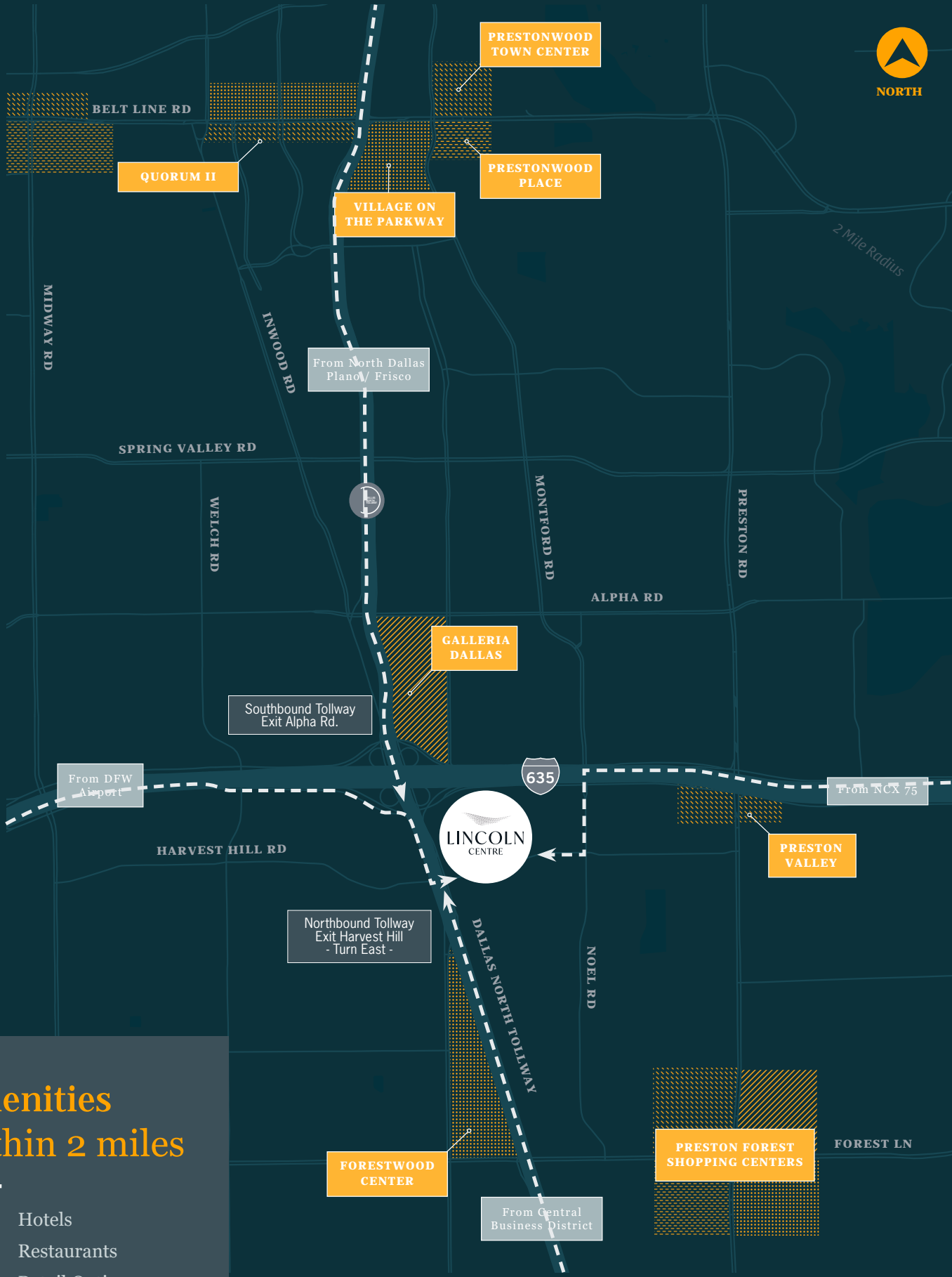


**25 Min** to DFW Airport  
**15 Min** to Love Field



**25 Min** to Frisco  
**15 Min** to Dallas CBD

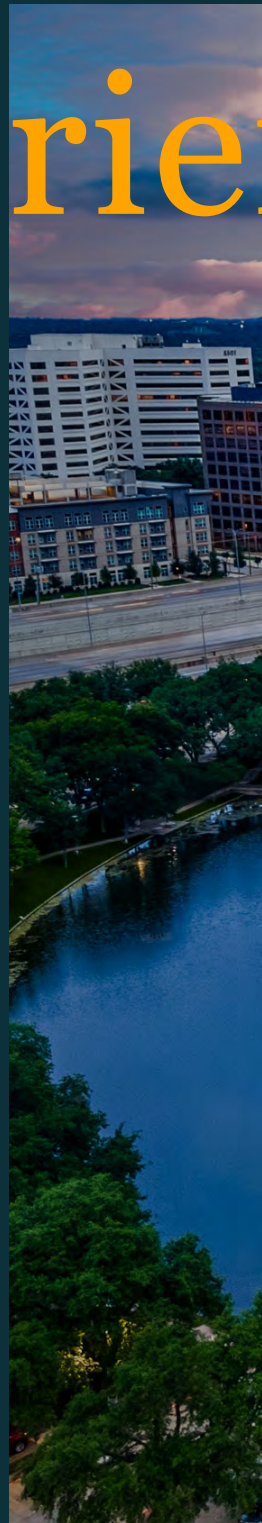
**35 Min** to Ft. Worth



## amenities within 2 miles

- 36 Hotels
- 218 Restaurants
- 387 Retail Options
- 40 Entertainment

# the local experience



## AREA DEMOGRAPHICS

*within 1 mile*



**18,515**

TOTAL  
POPULATION



**2.59%**

POPULATION  
GROWTH



**1.8%**

UNEMPLOYMENT



**52,572**

DAYTIME  
POPULATION



**41.8%**

BACHELOR'S DEGREE  
OR HIGHER

## CORPORATE NEIGHBORS





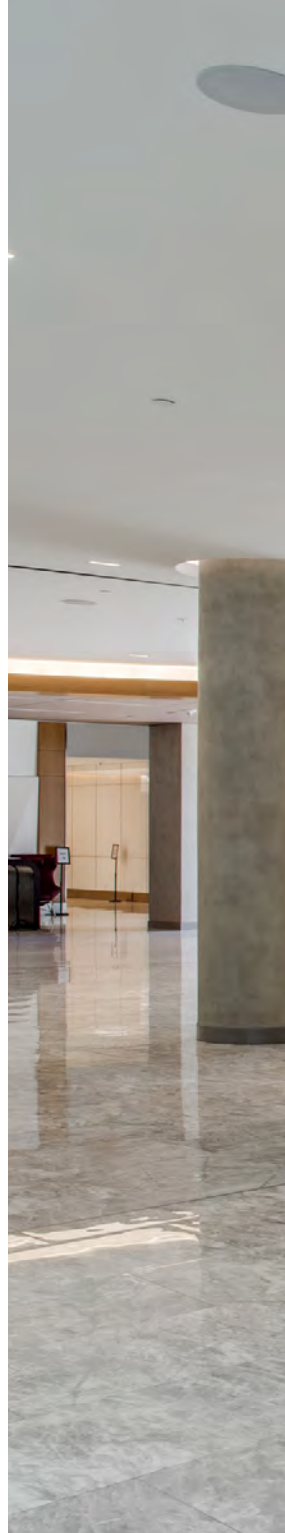
nce.



# beyond business- as-usual.

## AMENITIES

- 2 Building Conference Facilities
- Wire One Video Conferencing
- 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





**CONFERENCE FACILITIES**



**CONCIERGE SERVICE**



**ON-SITE HOTEL**



**FITNESS CENTER**



**ASCENSION COFFEE**



**FOOD HALL**



**OUTDOOR PARK**



## **BUILDING CERTIFICATIONS**



**LEED GOLD**



**WIRESCORE GOLD**



**BOMA 360**



**FITWEL 2 STAR FOR 2/3  
1 STAR FOR LC1**



**ENERGY STAR  
CERTIFIED**

amenities





## 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

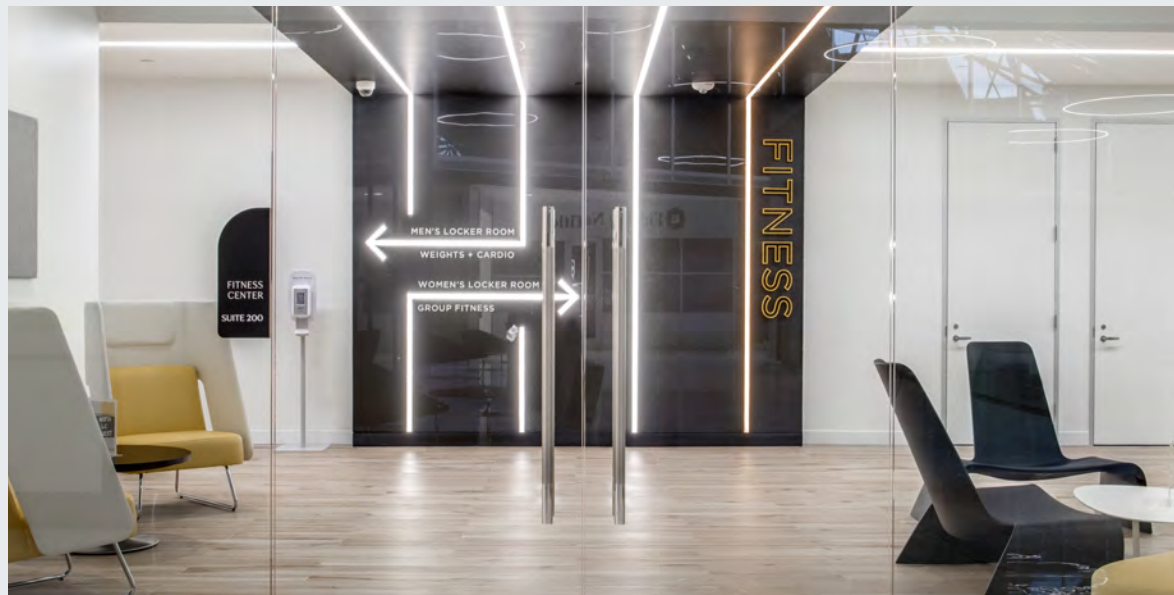
Take advantage of the thoughtful renovations at Lincoln Centre, including an outdoor promenade and park, a high-class fitness center, newly renovated lobby complete with an Ascension Coffee, grab & go market and wine lounge, multiple large conference centers with catering serveries, Centre Kitchen Food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







## **Work & Mother**

is the gold standard amenity  
to serve working mothers  
& help employers satisfy  
legal obligations.

amenities





# wind down

## AT LOLO'S BAR

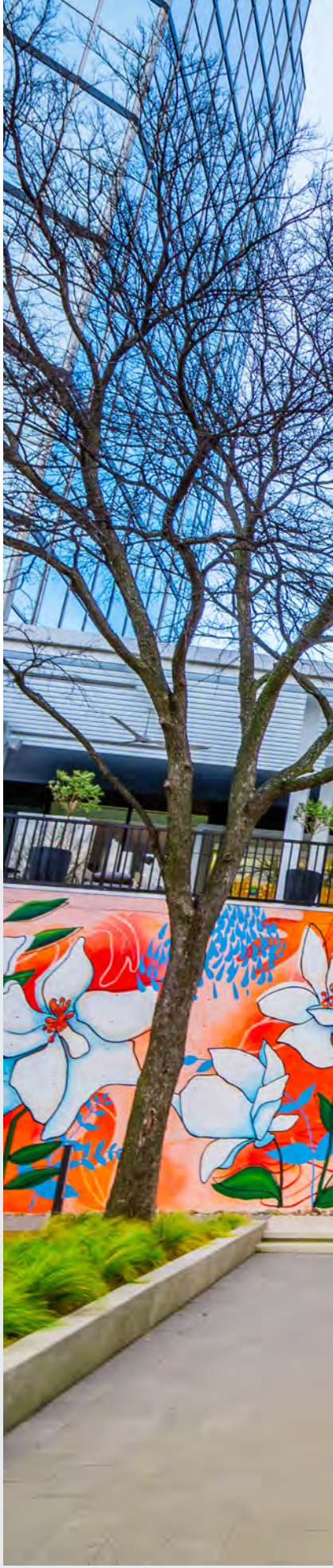
**Happy hours are steps away**  
with the addition of the new  
on-site full service cocktail wine  
bar. Grab a drink and relax with  
friends and clients.

amenities





amenities





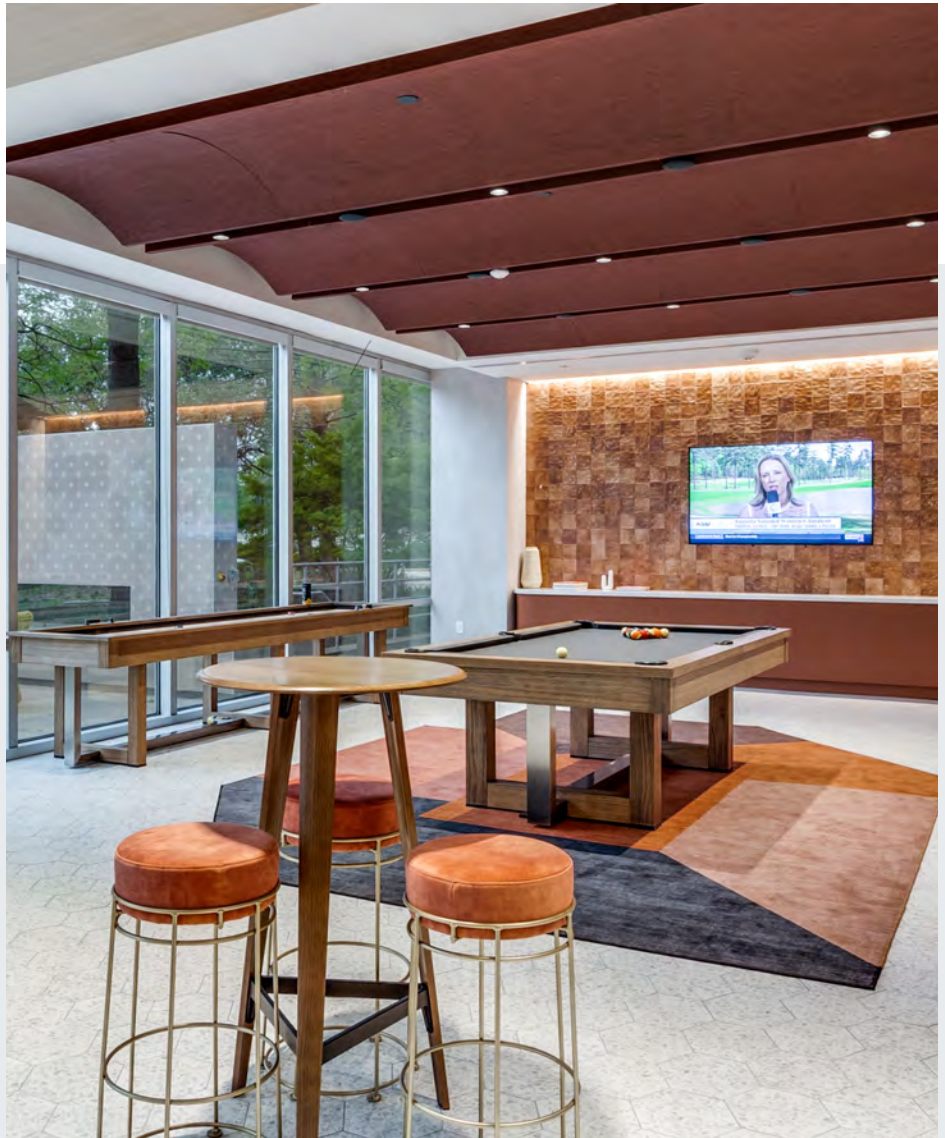
amenities

# new indoor/ outdoor amenity

IN ONE LINCOLN  
CENTRE

  
LINCOLN  
CENTRE  
nuveen

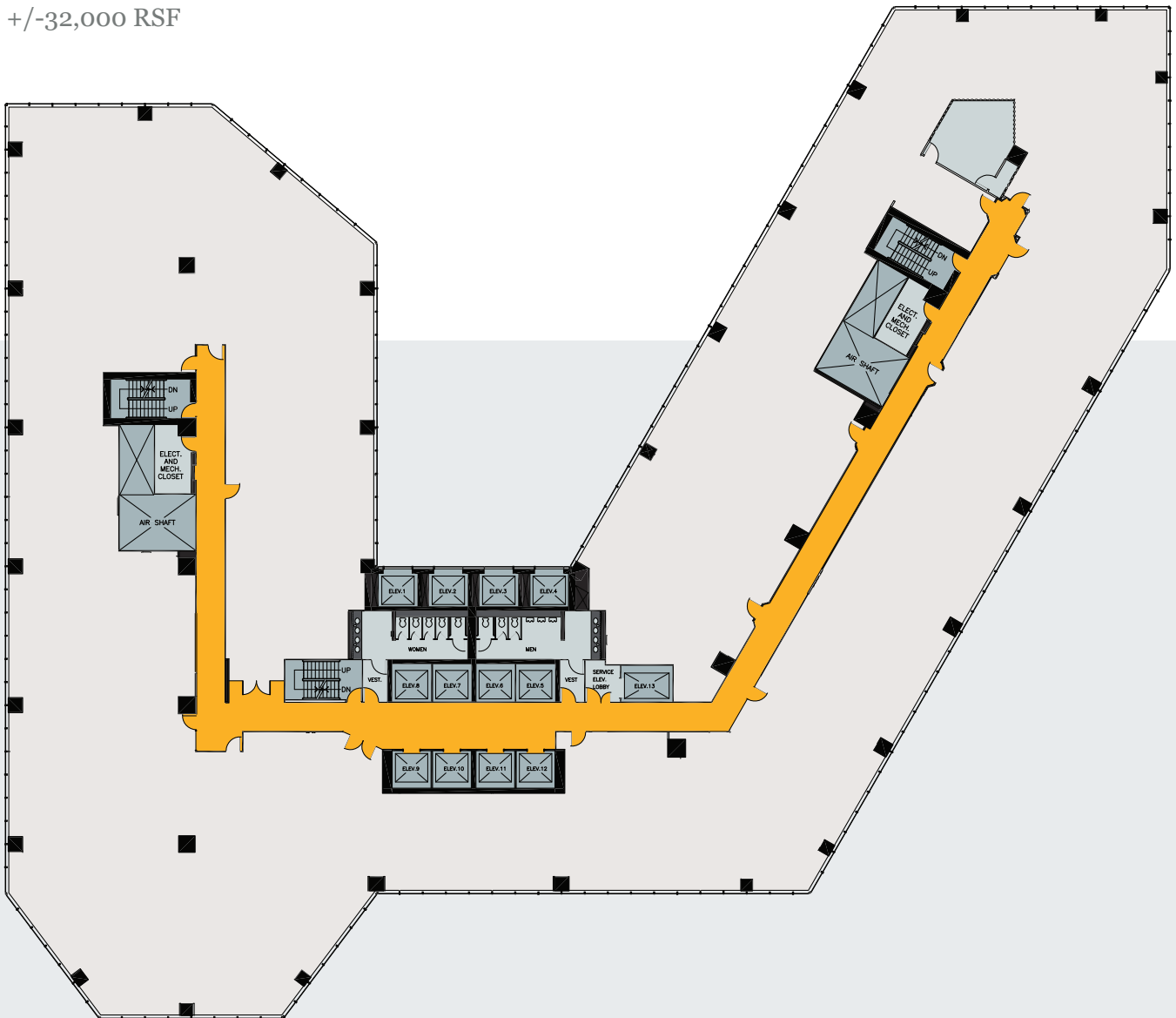




# claim your space.

## TYPICAL FLOORPLATE

+/-32,000 RSF





Conference



Building Standard Corridor



# LINCOLN CENTRE

**nuveen**

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