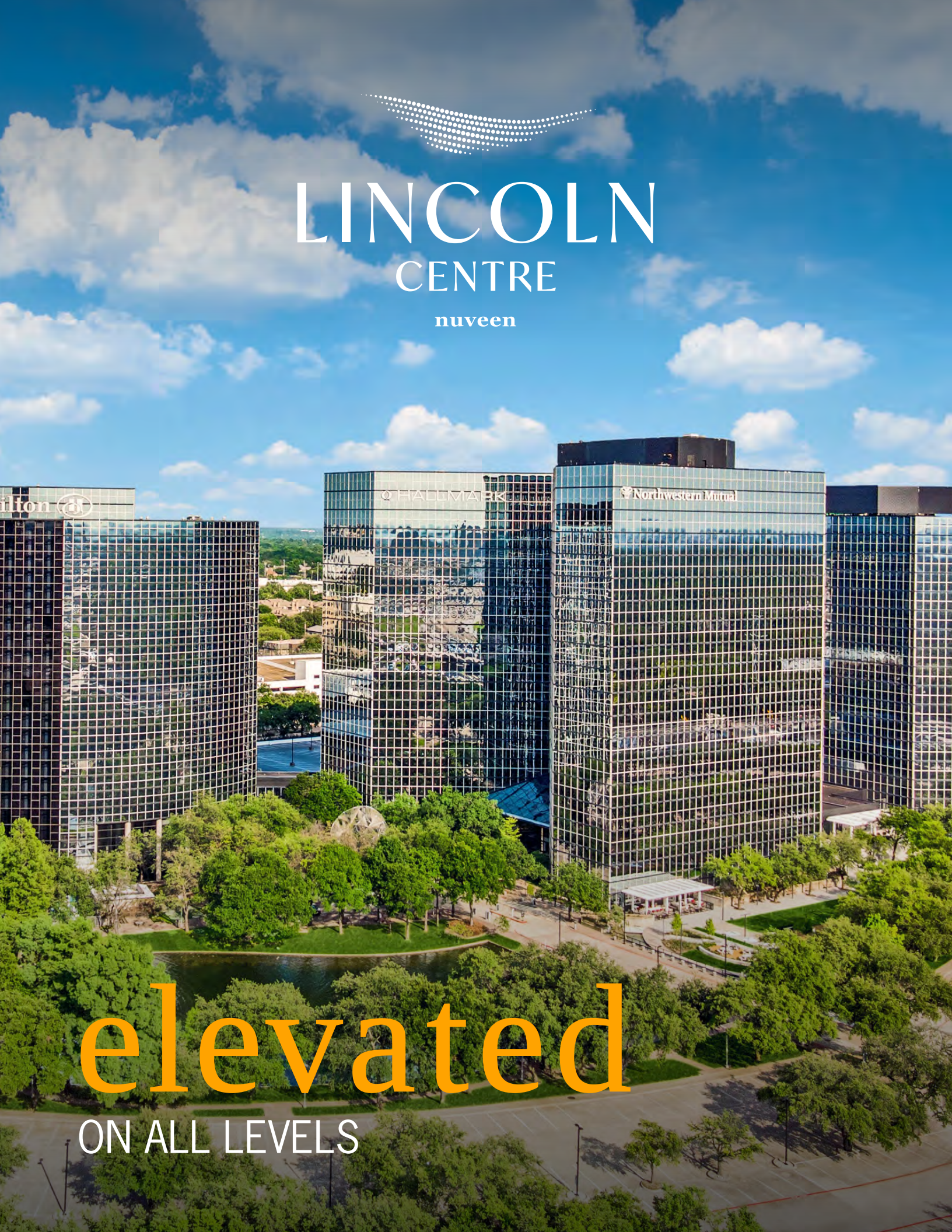

LINCOLN
CENTRE
nuveen
HALLMARK
Northwestern Mutual
elevated
ON ALL LEVELS

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.






Hilton
HALLMARK
Northwestern Mutual

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

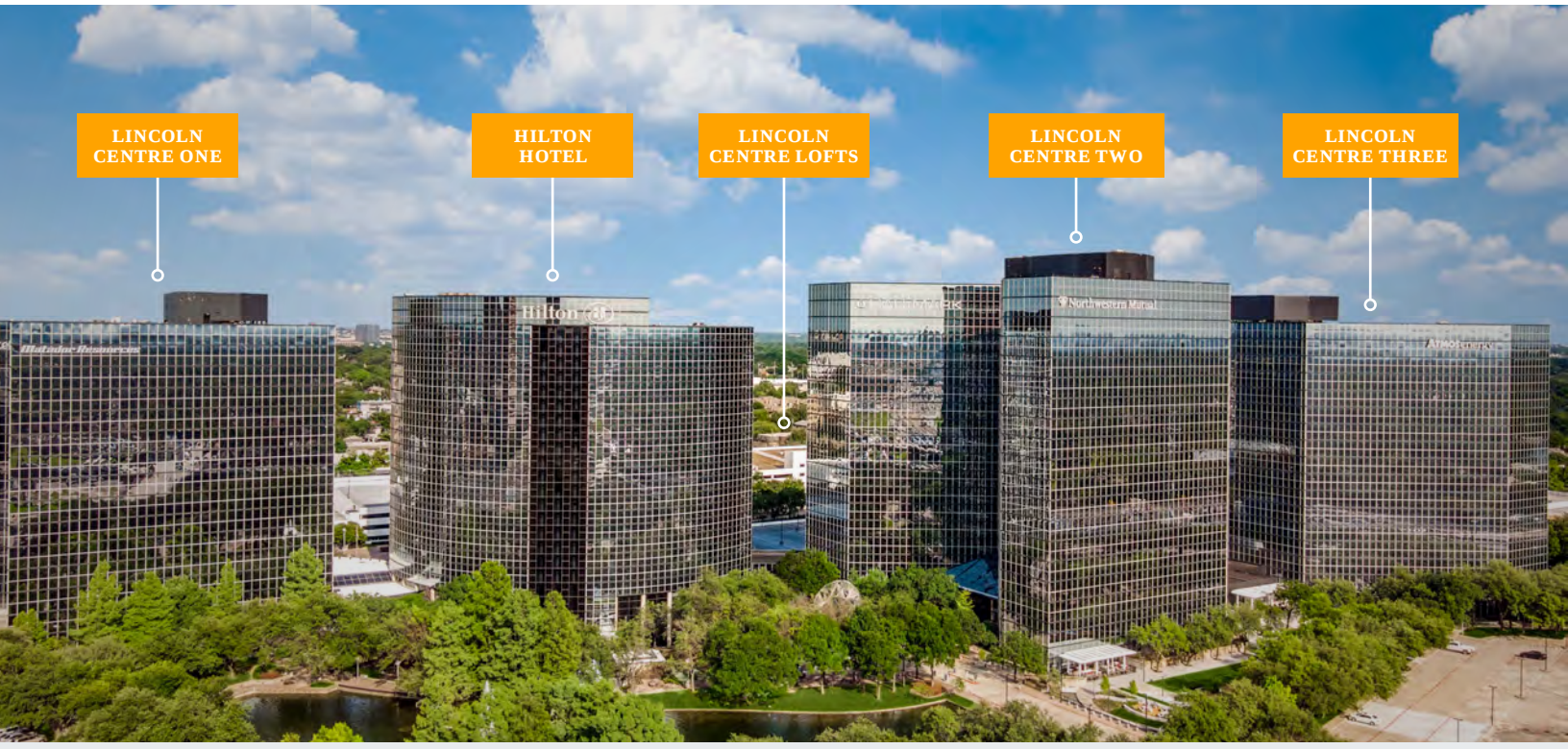
Typical Floorplate Size: 34,662 RSF

THE LOFTS AT LINCOLN CENTRE (Creative Office Space)

Stories: 3

Typical Floorplate Size: 25,000RSF

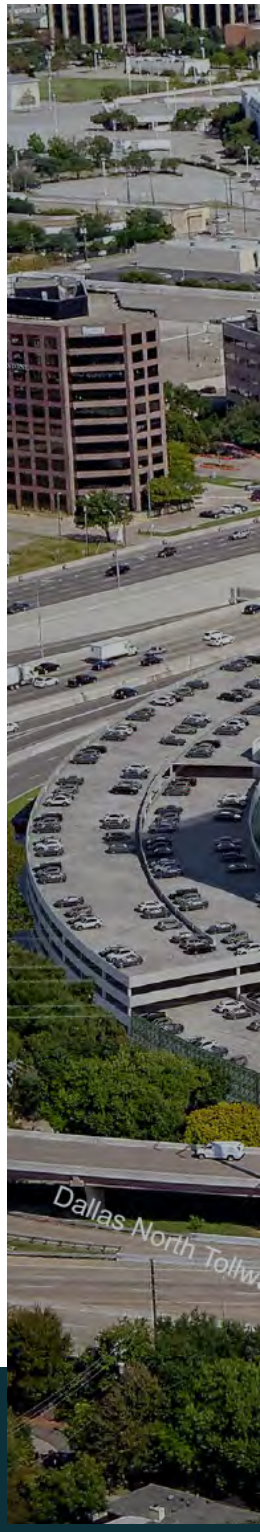
Parking Ratio: 1/333



LINCOLN
CENTRE
nuveen



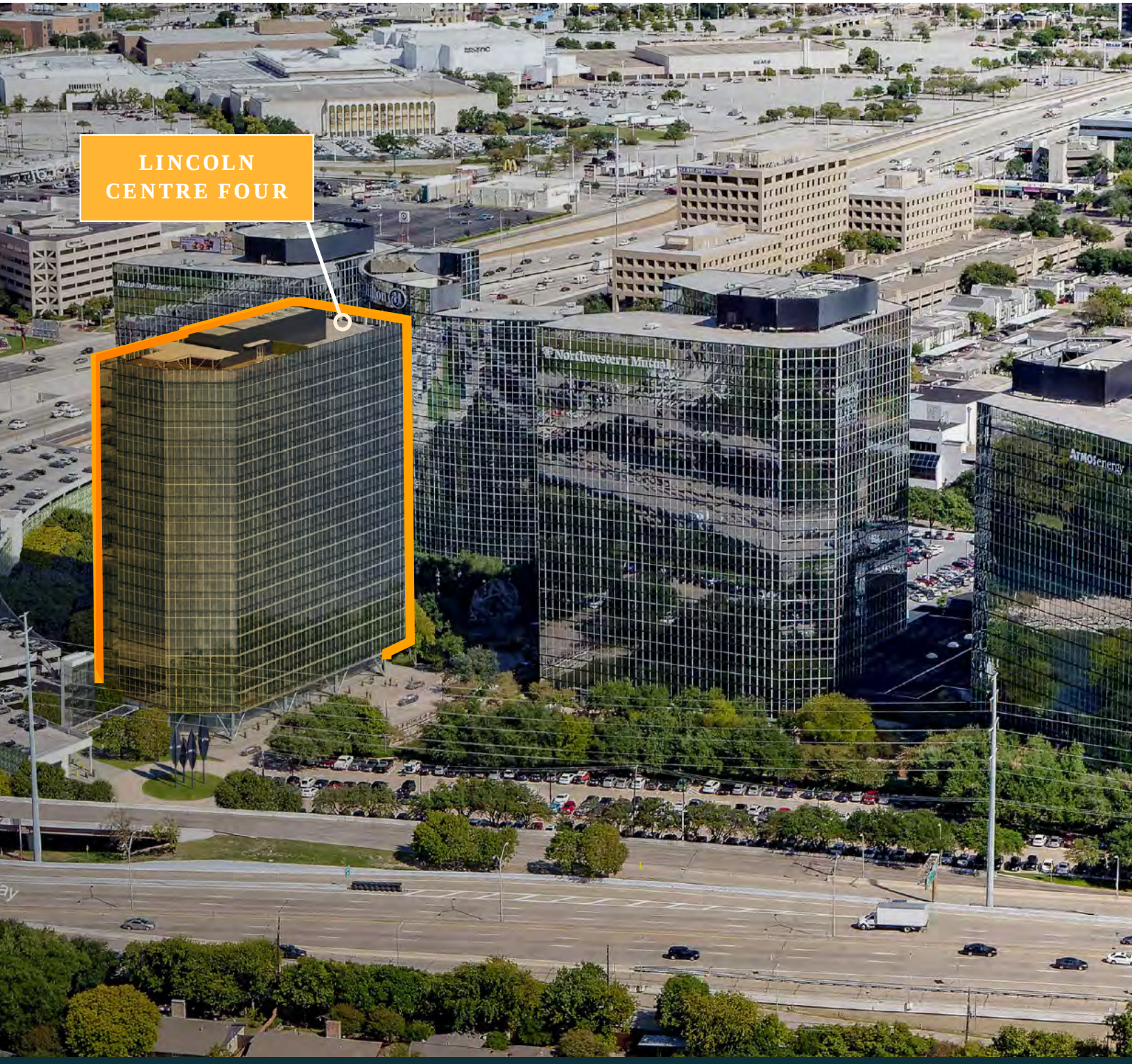
Lincoln Centre Four



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 park-like 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


LINCOLN
CENTRE FOUR
Northwestern Mutual
Atmos Energy

in the centre of it all.

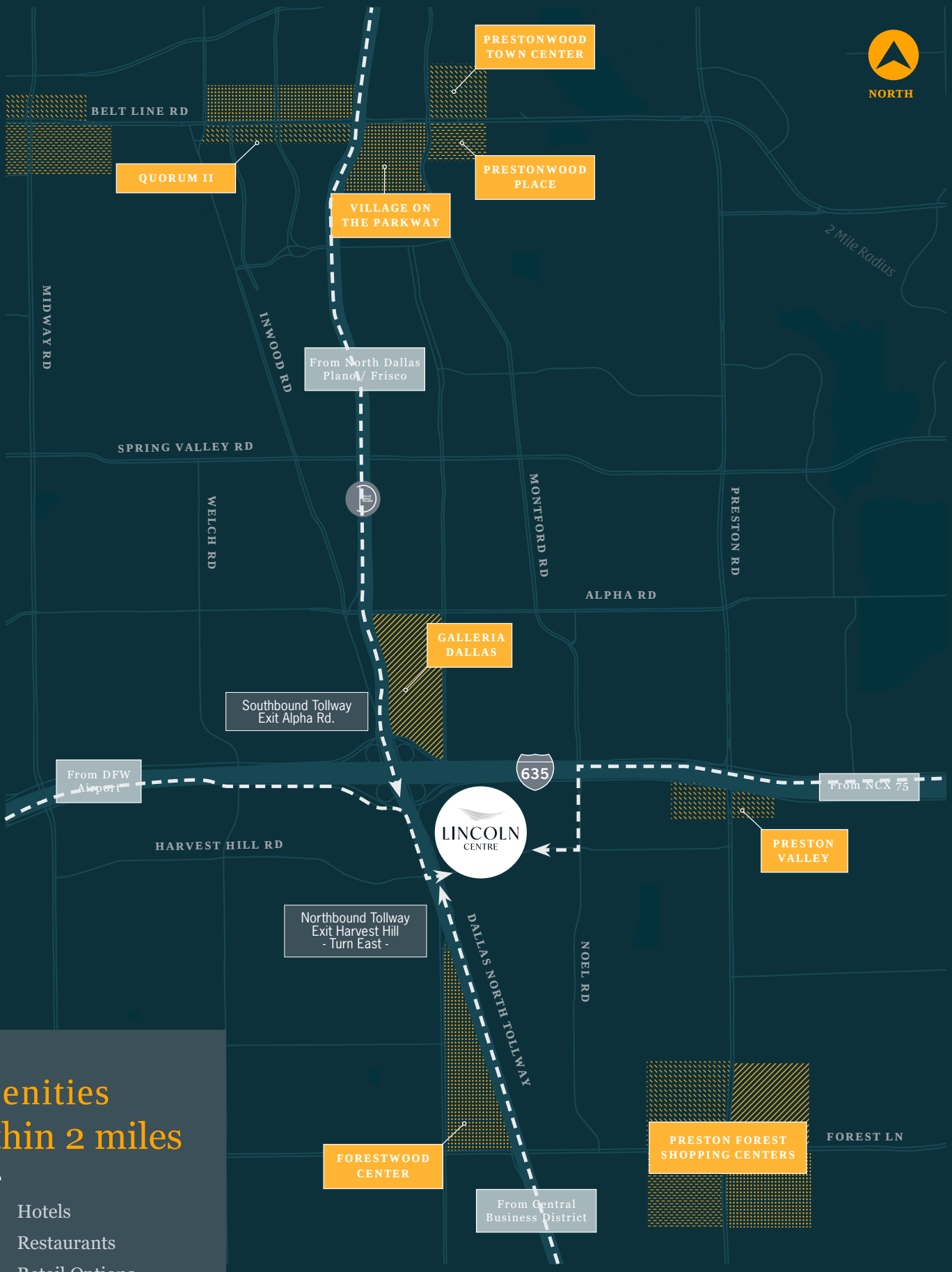
LOCATION & AREA AMENITIES



25 Min to DFW Airport
15 Min to Love Field

25 Min to Frisco
15 Min to Dallas CBD

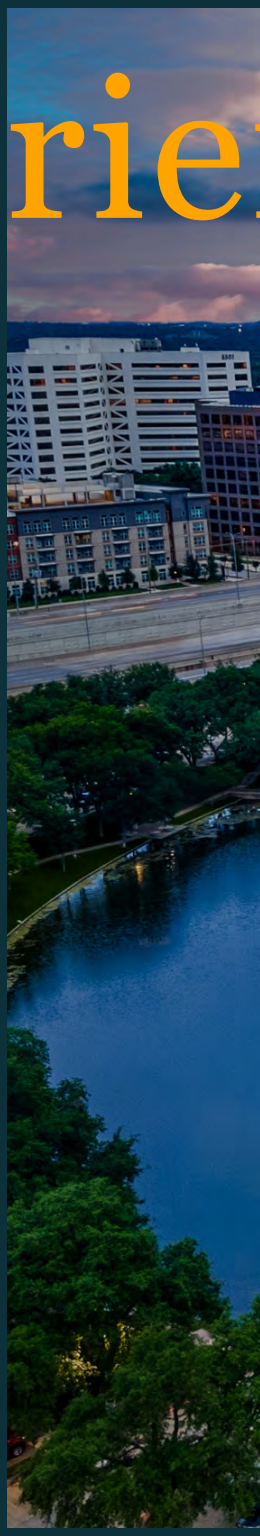
35 Min to Ft. Worth



amenities within 2 miles

36	Hotels
218	Restaurants
387	Retail Options
40	Entertainment

the local experie



AREA DEMOGRAPHICS

within 1 mile

18,644
TOTAL POPULATION

3.01%
POPULATION GROWTH

2.6%
UNEMPLOYMENT

57,310
DAYTIME POPULATION

57.6%
BACHELOR'S DEGREE OR HIGHER

CORPORATE NEIGHBORS

IBM | Tenet | Ryan | amazon

Google | GuideStone | National Life Group

WELLS FARGO | MARY KAY | at&t | OXY

nce.



beyond business-as-usual.

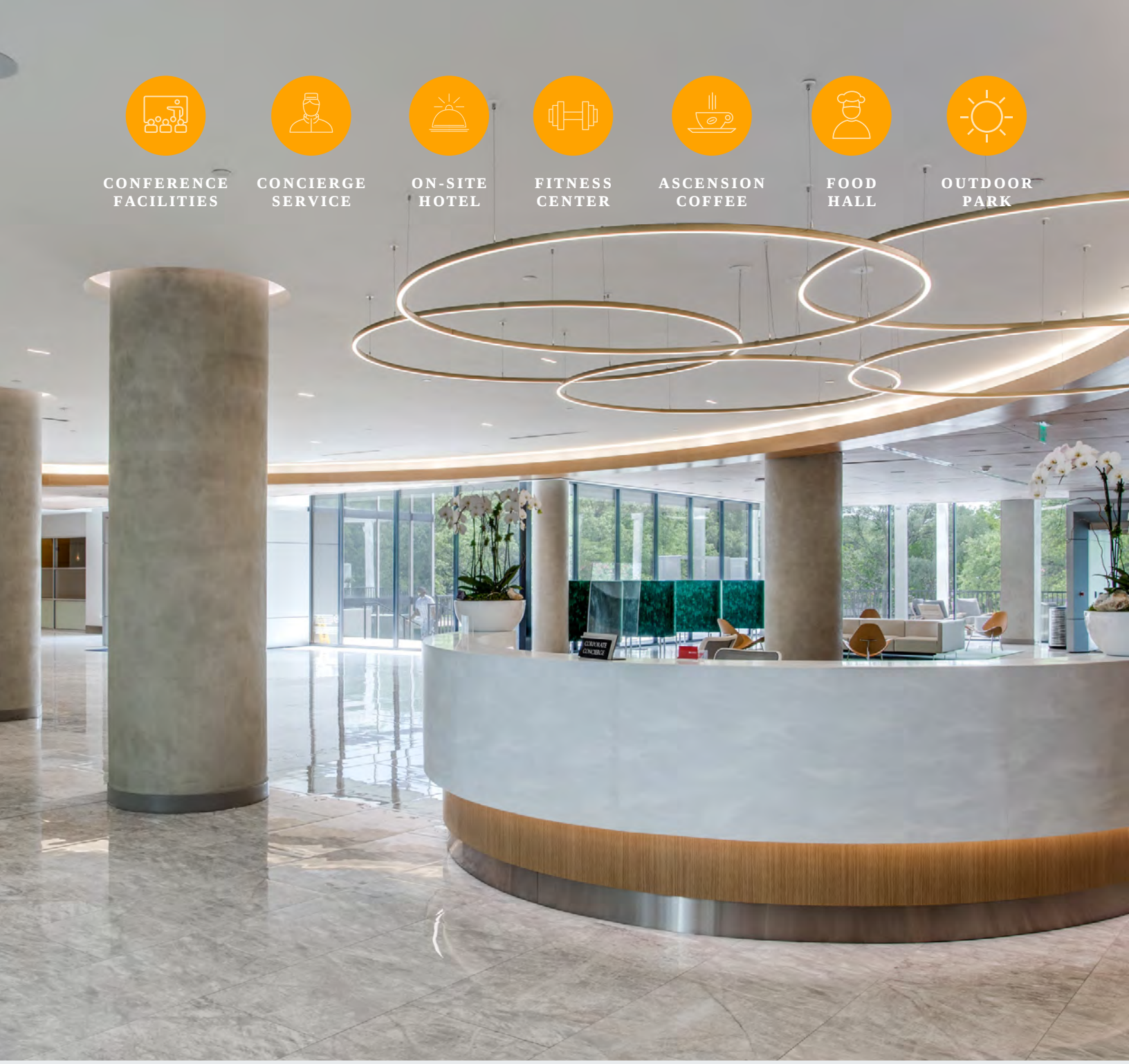


AMENITIES

- 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

LEED GOLD

WIREDSCORE GOLD

BOMA 360

FITWEL 2 STAR FOR 2/3
1 STAR FOR LC1

ENERGY STAR CERTIFIED

amenities



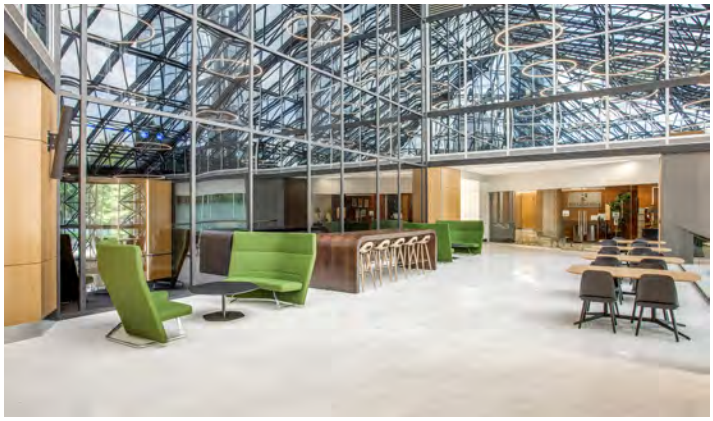






LOBBY LOUNGE

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.

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.














FITNESS
MEN'S LOCKER ROOM
WEIGHTS + CARDIO
WOMEN'S LOCKER ROOM
GROUP FITNESS
FITNESS CENTER
SUITE 200

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





LINCOLN CENTRE
nuveen

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

Lincoln Centre Wine Lounge and Grab & Go Market









Ascension Coffee



Centre Kitchen Food Hall



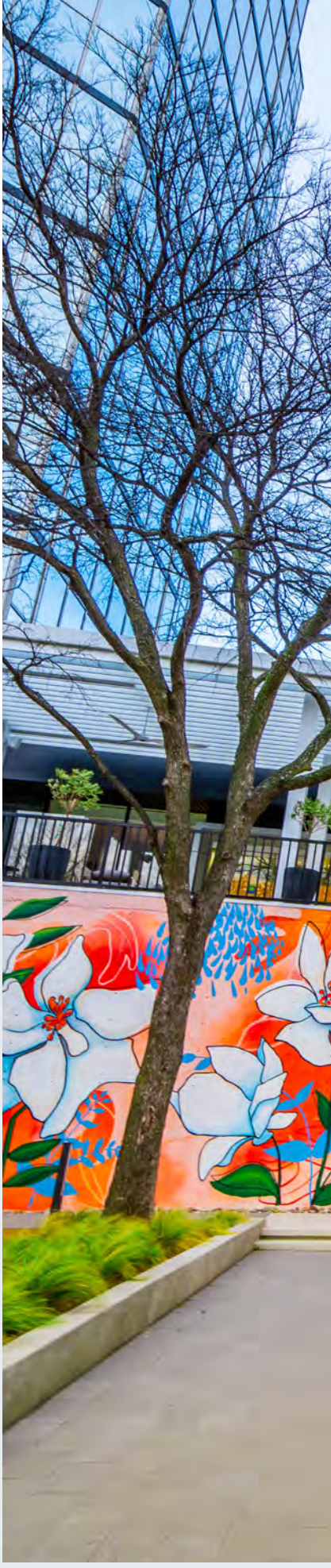
Conference Center

amenities













new indoor/ outdoor amenity

IN ONE LINCOLN CENTRE

LINCOLN CENTRE
nuveen



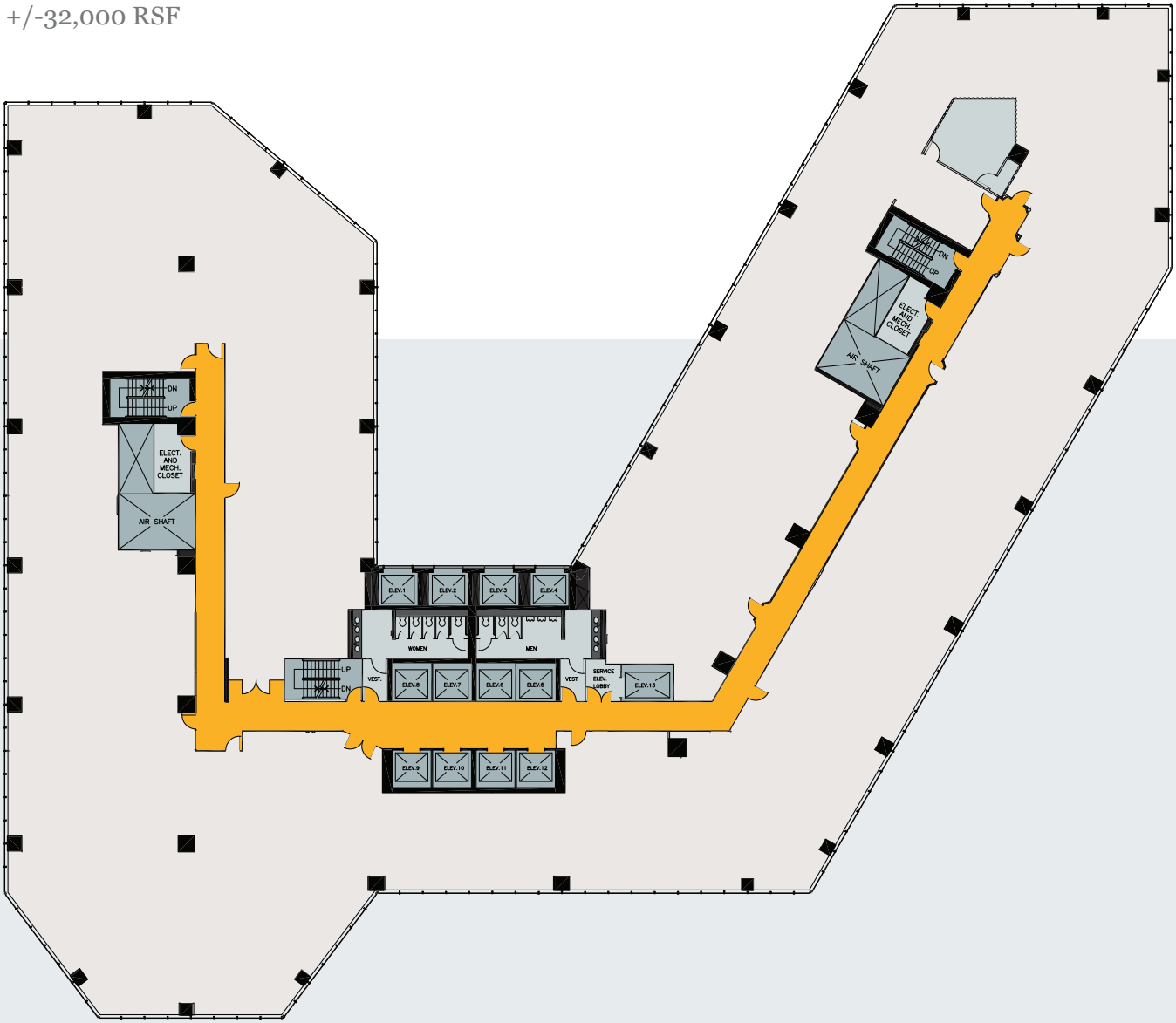




claim your space.

TYPICAL FLOORPLATE

+/-32,000 RSF





Conference Center



Building Standard Corridor

LINCOLN CENTRE

nuveen

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CUSHMAN & WAKEFIELD

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