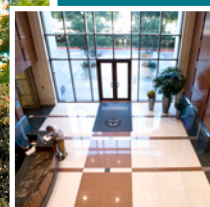
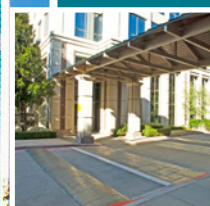
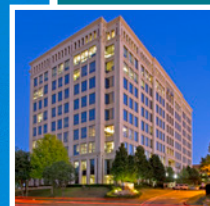


ONE | Lincoln Park



ONE | Lincoln Park

Building Highlights

One Lincoln Park is a 10-story, class A office tower constructed in 1999. The Property contains 261,826 rentable square feet and offers highly efficient rectangular floor-plates that average approximately 26,000 square feet.

One Lincoln Park is prominently visible from North Central Expressway and Northwest Highway and presents an elegant image with its handsome construction that features alternating ribbon windows.

Additionally, the building is adjoined by a structured parking garage with a brick exterior which offers a generous parking ratio of 3.62 per 1,000 rentable square feet.

Property address:
8401 N Central Expy
Dallas, TX 75225

Year built:
1999

Net rentable area:
261,826 RSF

Parking/ratio:
912 stall garage
3.62/1,000 RSF

Typical floor size:
26,182 RSF

**Ownership/
Management:**
Piedmont Office
Realty Trust, Inc.

Building Amenities



Fitness Center
with Locker
Rooms



Conference
Center with
Kitchen



On-site
Café



24/7 On-Site
Security

Building Overview



ONE | Lincoln Park



Walkable Amenities

PARK CITIES/PRESTON HOLLOW

As a result of the recent modernization of Central Expressway into an eight-lane expressway, a dramatic transformation has taken place along the corridor, making it one of the most exciting areas in the City of Dallas. The ingress and egress at all major east west streets as well as several key roads like Park Lane and Caruth Haven Lane gives drivers the ability to traverse in and out of employment centers, entertainment establishments and have multiple opportunities for residential living from high-end executive homes to multifamily developments.



THE SHOPS AT PARK LANE

The Shops at Park Lane is a \$750 million mixed-use project completed in 2008 along North Central Expressway just north of Northwest Highway. This mixed-use development has 770,000 square feet of retail including Whole Foods Market and other retailers, such as Nordstrom Rack, Dick's Sporting Goods and the Dallas flagship store of Old Navy. In addition, the development has 325,000 square feet of office space (1/3 new, 2/3 existing) and a luxury multi-family high-rise complex containing 325 units.



THE HILL SHOPPING CENTER

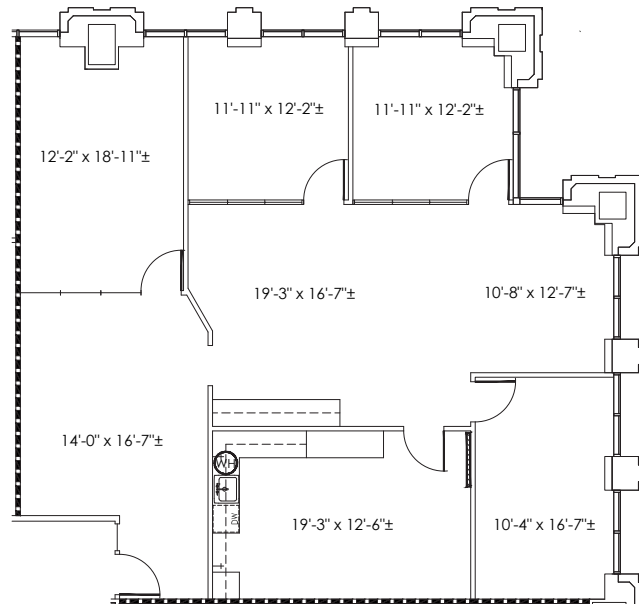
Located in the heart of Dallas, The Hill's sleek, sustainable design and authentic feel began by retrofitting an existing mid-century modern DFW shopping center and transforming it into a more walkable sequence of first-to-market or proprietor-driven shops and restaurants. With a focus on conservation, The Hill's modern mix of retailers take advantage of its unique sense of place, creating a one-of-a-kind outing experience never before witnessed in the Dallas shopping market.



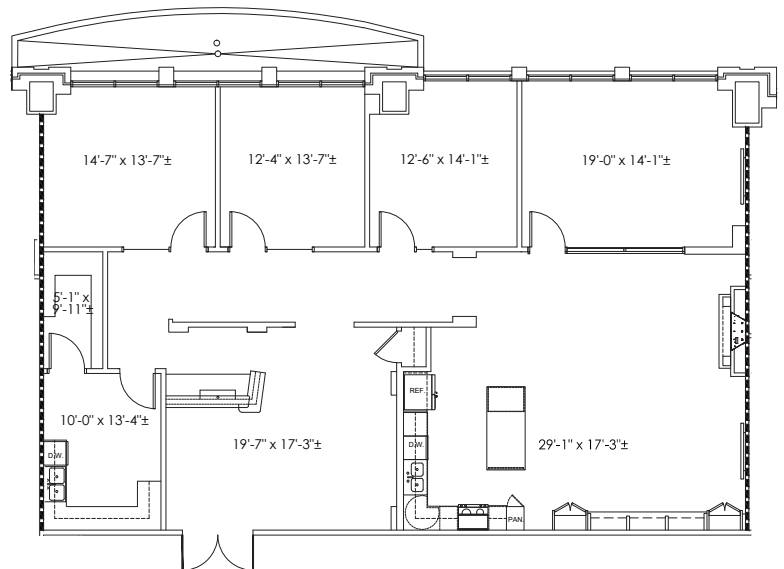
The Neighborhood

ONE | Lincoln Park

SUITE 225: 2,114 SF
Available May 2019

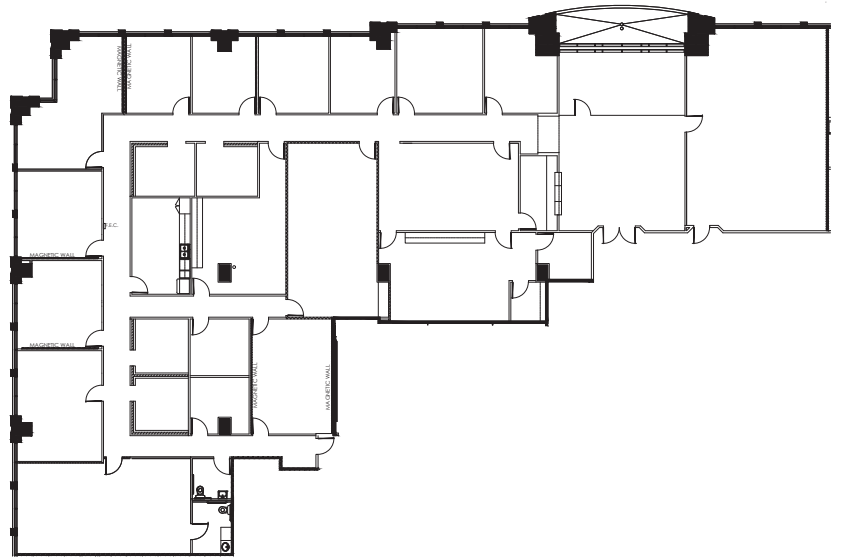


SUITE 725: 2,742 SF
Available June 2019

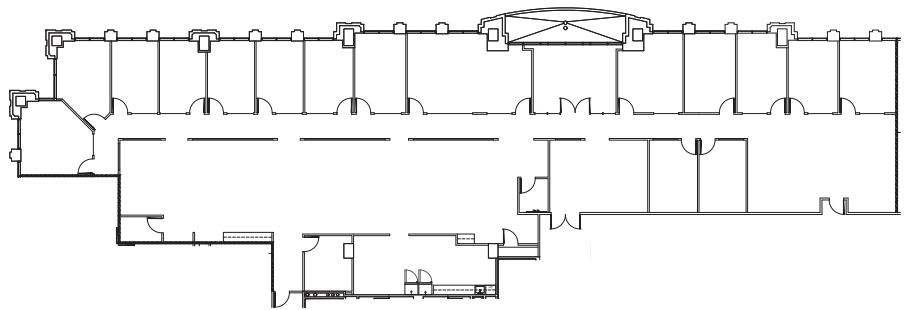


Space Availability

SUITE 350: 11,148 SF
Available Oct. 2019



SUITE 250: 8,730 SF
Available Nov. 2019



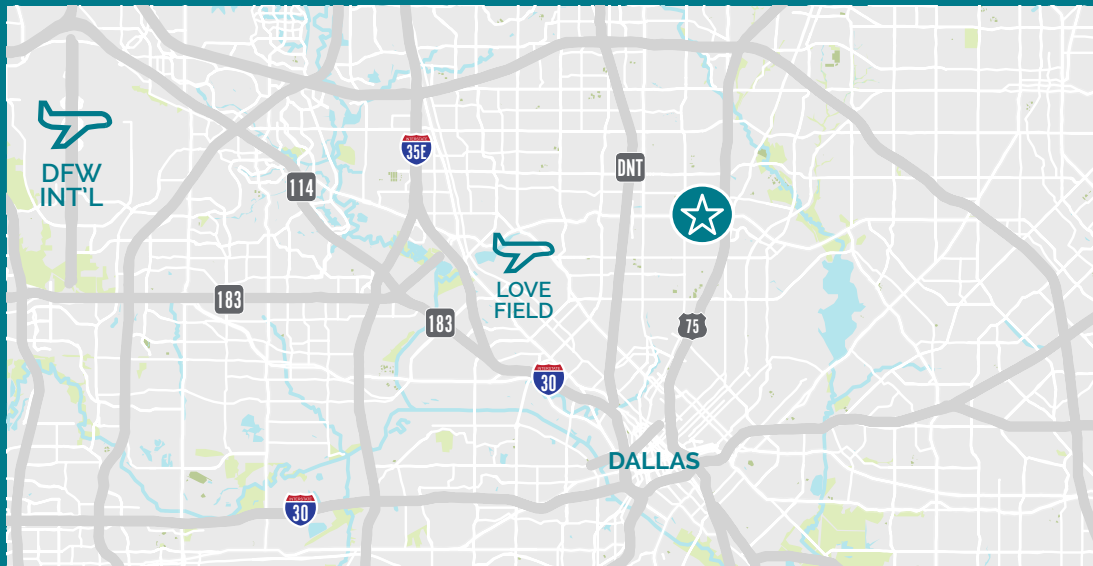
Space Availability



Piedmont Office Realty Trust, Inc. (NYSE: PDM) is an owner, manager, developer, and operator of high-quality, Class A office properties located in select sub-markets of major U.S. cities. Its geographically-diversified, over \$5 billion portfolio is comprised of more than 18 million square feet. The Company is a fully-integrated, self-managed real estate investment trust (REIT) with local management offices in each of its major markets and is investment-grade rated by Standard & Poor's (BBB) and Moody's (Baa2).

Learn more at
www.piedmontreit.com

ONE | Lincoln Park



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