

A large, multi-story office building with a grid-like facade of windows, many of which are illuminated from within, creating a warm glow against the dark blue night sky. The building has a classical architectural style with prominent vertical columns. In the foreground, there are several trees and a landscaped area with a small sign. A road with some light trails is visible at the bottom of the frame.

LINCOLN PARK

8401 N Central Expy
Dallas, TX 75225

Building Overview

Building Highlights

One Lincoln Park is a 10-story, class A office tower constructed in 1999 and renovated in 2022. The Property contains 261,826 rentable square feet and offers highly efficient rectangular floor-plates that average approximately 27,000 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



Typical floor size:
27,000 RSF



Year built:
1999
Year Renovated:
2022



Net rentable area:
261,826 RSF



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



Ownership/Management:
Piedmont Office
Realty Trust, Inc.

New Amenity Package



Grab-n-Go
Food Service



Tenant
Lounge



Conference
Center



Upgraded
Lobby



Fitness
Center



Walkable Amenities



The Neighborhood



Preston Hollow Village

Preston Hollow Village's Main Street welcomes guests and leaves a lasting impression. Its restaurants, retail, fountains, fires, sculptures, plazas and a programmed water feature draw you in and invite you to stay. Designed to be a pedestrian friendly promenade, plazas are built to accommodate concerts, art shows, and farmer's markets, while a gorgeous future three-acre park with a one mile walking / jogging trail that outlines the park's perimeter is an unrivaled amenity to be enjoyed by everyone. All in all, PHV is a world-class urban destination bursting with energy.



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, 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.



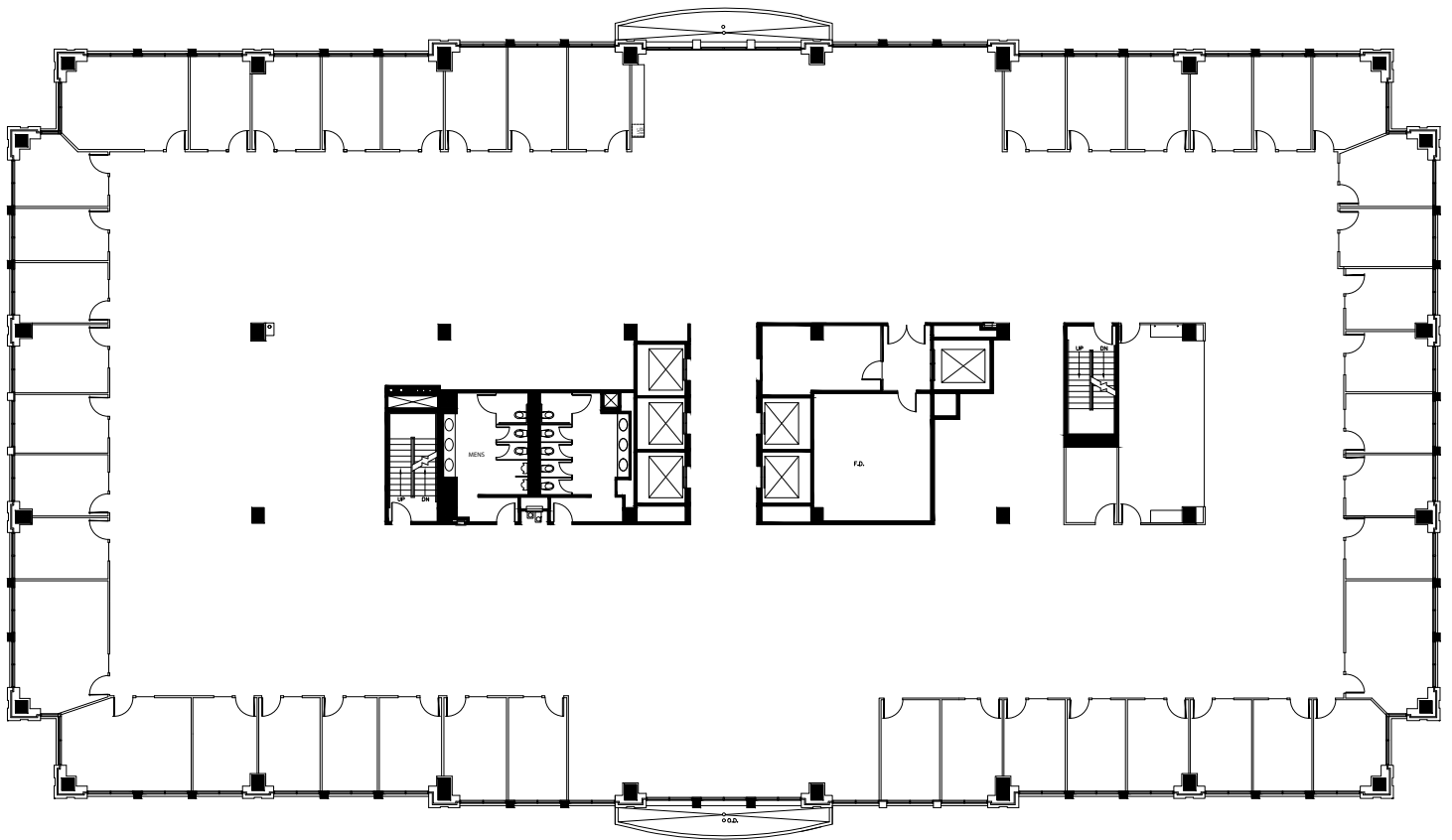
The Hill Shopping Center

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.

Space Availability

Full Floor Opportunity

7TH FLOOR
27,756 SF



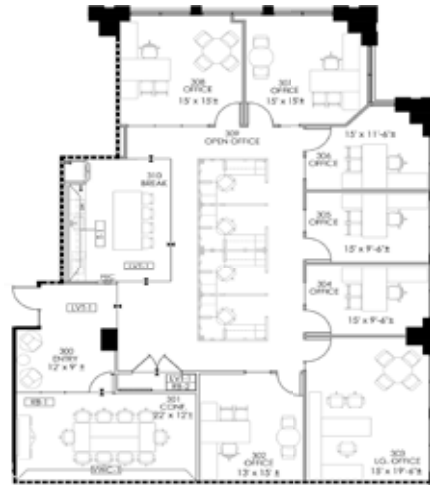
7th Floor



Space Availability

Move-in Ready Spec Suites

SPEC SUITE 335
3,332 SF



SPEC SUITE 500
9,098 SF



Suite 500





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. 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). Piedmont is a 2021 Energy Star Partner of the Year.

Learn more at www.piedmontreit.com



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James Esquivel	408736	james.esquivel@jll.com	214-438-6152
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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