

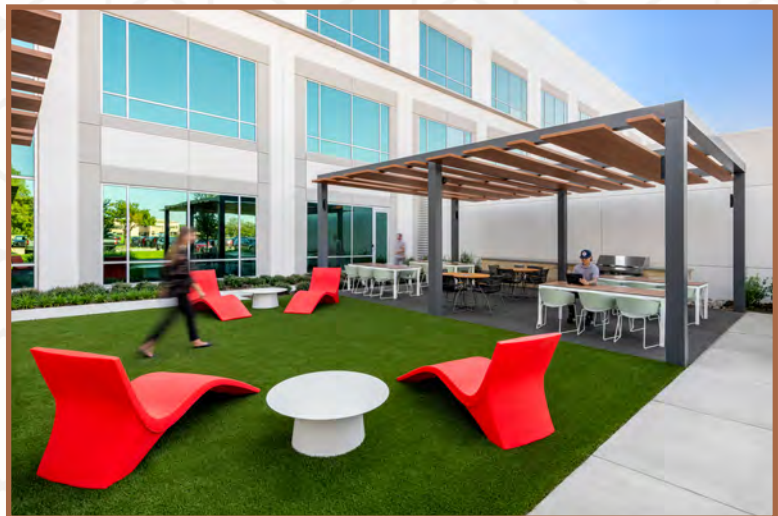


LINCOLN PROPERTY COMPANY

190 OFFICE CENTER I & II

CLASS A OFFICE

1301 & 1311 WEST PRESIDENT GEORGE BUSH HIGHWAY



190 OFFICE CENTER HIGHLIGHTS

LOCATION

- 1301 & 1311 W. President George Bush Highway
- Richardson, TX 75080
- Located in the heart of the North Dallas suburb of Richardson
- Ideally positioned within the Richardson / Plano office market
- Direct access to President George Bush Turnpike (190) makes commuting convenient from any location

PROPERTY OVERVIEW

- Two-Building Office Complex totaling 307,468 square feet
- Three-story, Energy Star rated, Class A assets with unmatched visibility on Hwy 190
- Built in 2001 and 2008, the buildings' large, efficient and rectangular floor plates are designed to cater to tenants of all sizes
- Institutionally maintained since initial completion
- **6/1000 Parking ratio**
- Top-of-Building Signage Opportunities with unrivaled George Bush Turnpike exposure
- 100+ Restaurants within a 5-minute drive
- Class AA Drive up appeal

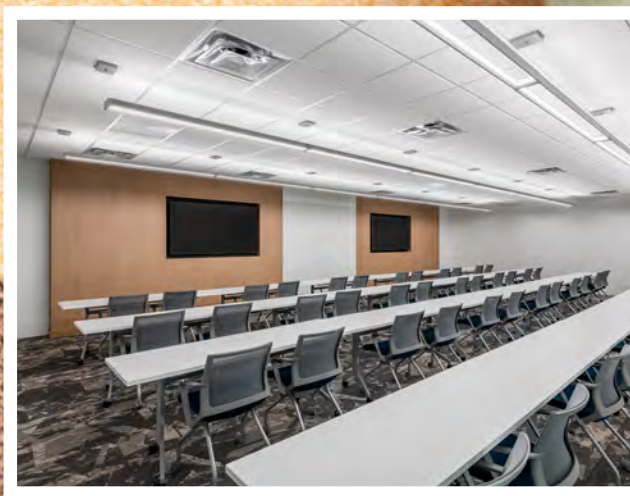
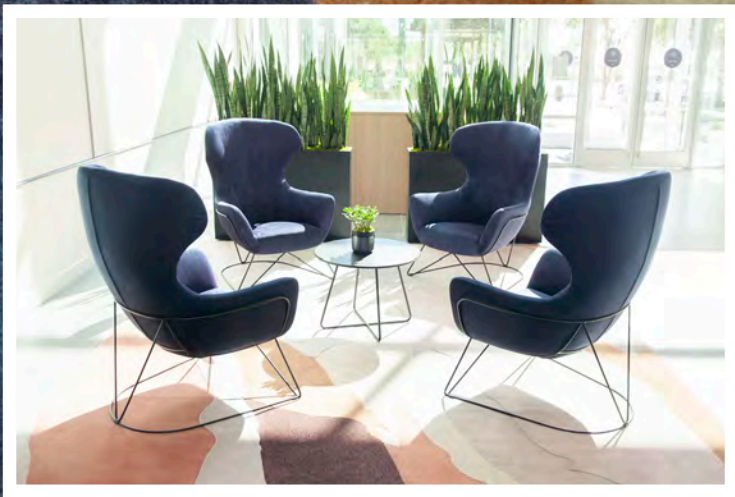
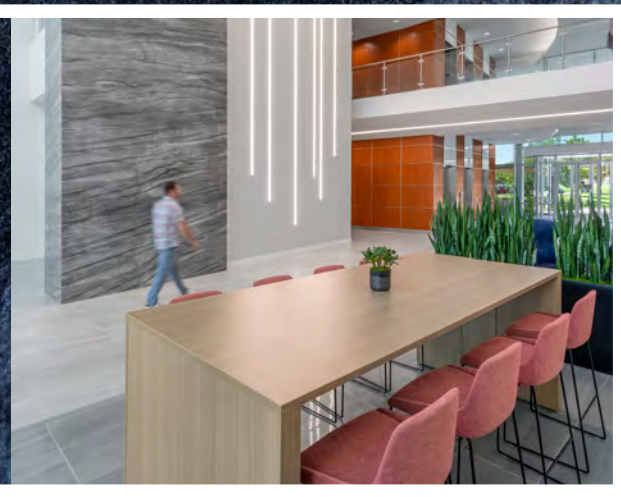
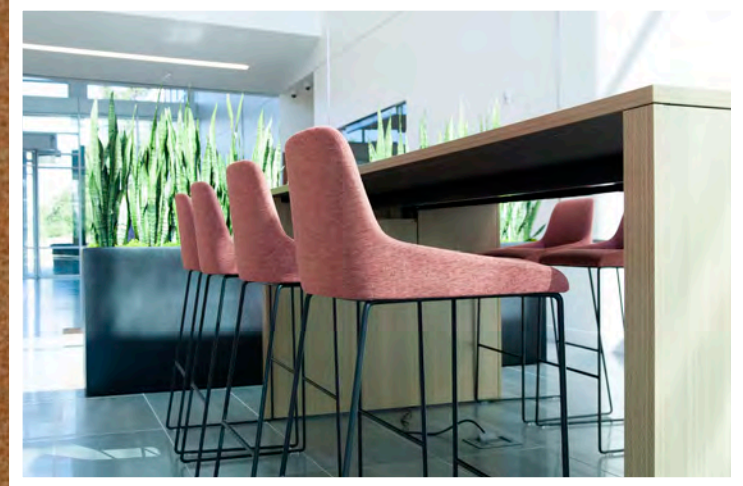
BUILDING AMENITIES

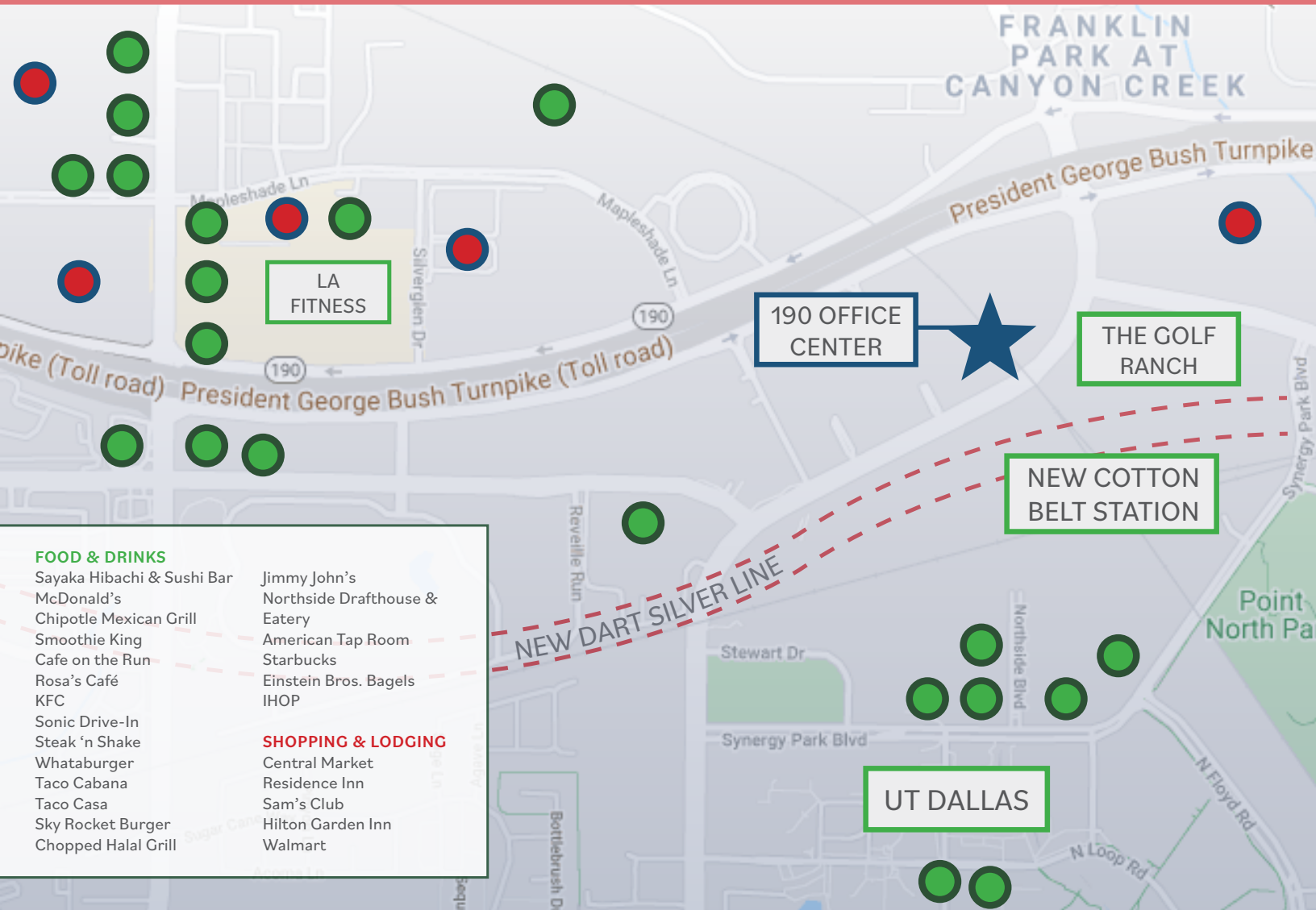
- Conference Center
- Fitness Center with locker rooms
- Tenant Lounge
- Outdoor Pergola with grill
- On-Site Deli

AREA AMENITIES

- University of Texas at Dallas
- CityLine Retail
- Market Plaza
- Heritage Creekside
- 39 Parks covering 864 acres
- 87 miles of walkways, hike and recreational bike trails
- Multiple golf courses ranked among Texas' Top 100 golf courses
- DART Silver Line will connect seven cities across northern Dallas







FOOD & DRINKS

- Sayaka Hibachi & Sushi Bar
- McDonald's
- Chipotle Mexican Grill
- Smoothie King
- Cafe on the Run
- Rosa's Café
- KFC
- Sonic Drive-In
- Steak 'n Shake
- Whataburger
- Taco Cabana
- Taco Casa
- Sky Rocket Burger
- Chopped Halal Grill
- Jimmy John's
- Northside Drafthouse & Eatery
- American Tap Room
- Starbucks
- Einstein Bros. Bagels
- IHOP

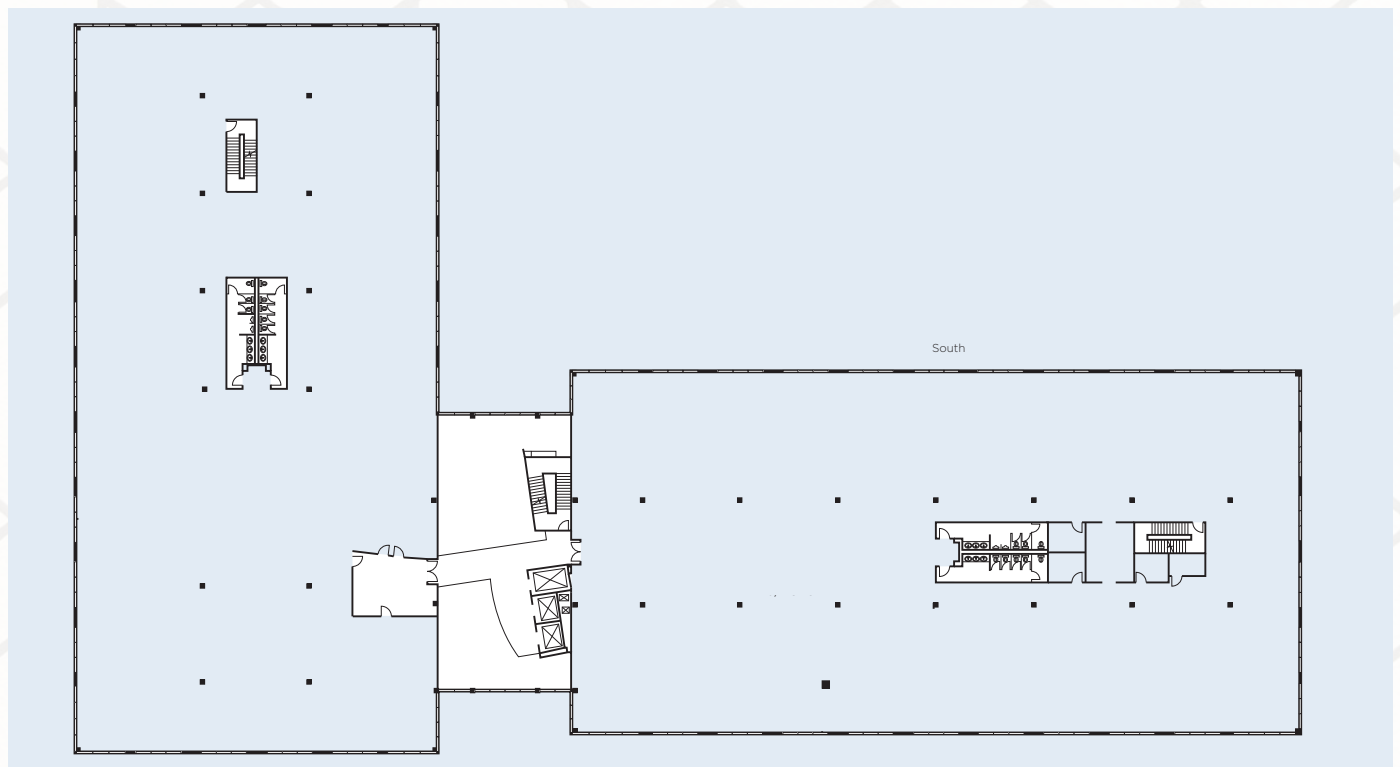
SHOPPING & LODGING

- Central Market
- Residence Inn
- Sam's Club
- Hilton Garden Inn
- Walmart





typical floorplates: +/- 50,000 SF



[click for more availabilities](#)



For more information and leasing opportunities, contact:

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