

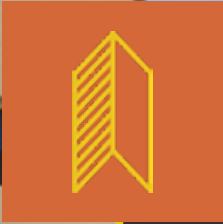


475 E LINCOLN ST  
PHOENIX, ARIZONA



MONTANA AVENUE CAPITAL PARTNERS  
Real Estate Investment Management

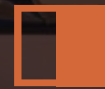
**CBRE**



## WORK WITHOUT LIMITS



› True Creative Office



› Indoor-Outdoor Space



› Largest floorplate in Downtown Phoenix



› Best parking in the Warehouse District



› Murals by Charlie Edmiston



› Rail Car Patios



## RE-THINKING THE WAY WE USE OFFICE SPACE.



› Exterior loaded entrances



› Fresh air through operable windows



› Designated HVAC units in each suite



› Ionized Air Filtration System



› Surface parking



› 2-story with featured stairs



475 E. LINCOLN ST, PHOENIX, AZ



±93,420 SF  
PHASE I BUILDING



2019  
YEAR RENOVATED



UP TO ±200,000 SF  
INCLUDING PHASE II



4:1,000 (EXPANDABLE)  
PARKING RATIO



18' - 25'  
CEILING HEIGHTS



6  
OUTDOOR SEATING OPTIONS



10  
GLASS ROLL-UP DOORS



2  
FOOD TRUCK PARKING LOCATIONS

# BUILDING FLOORPLATES

## AVAILABLE SPACE

● Suite 100 ±48,060 RSF

1st Level ±34,811 RSF

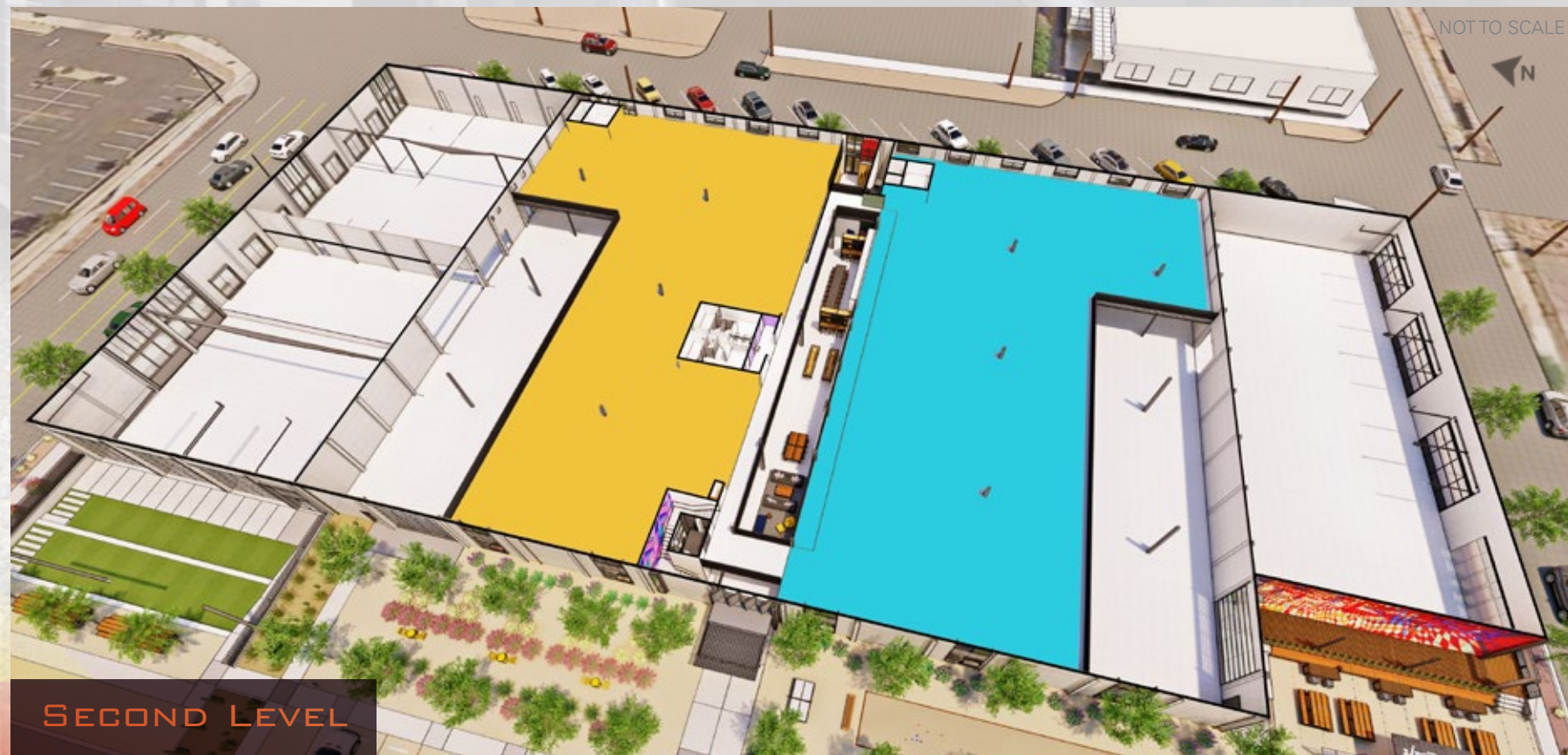
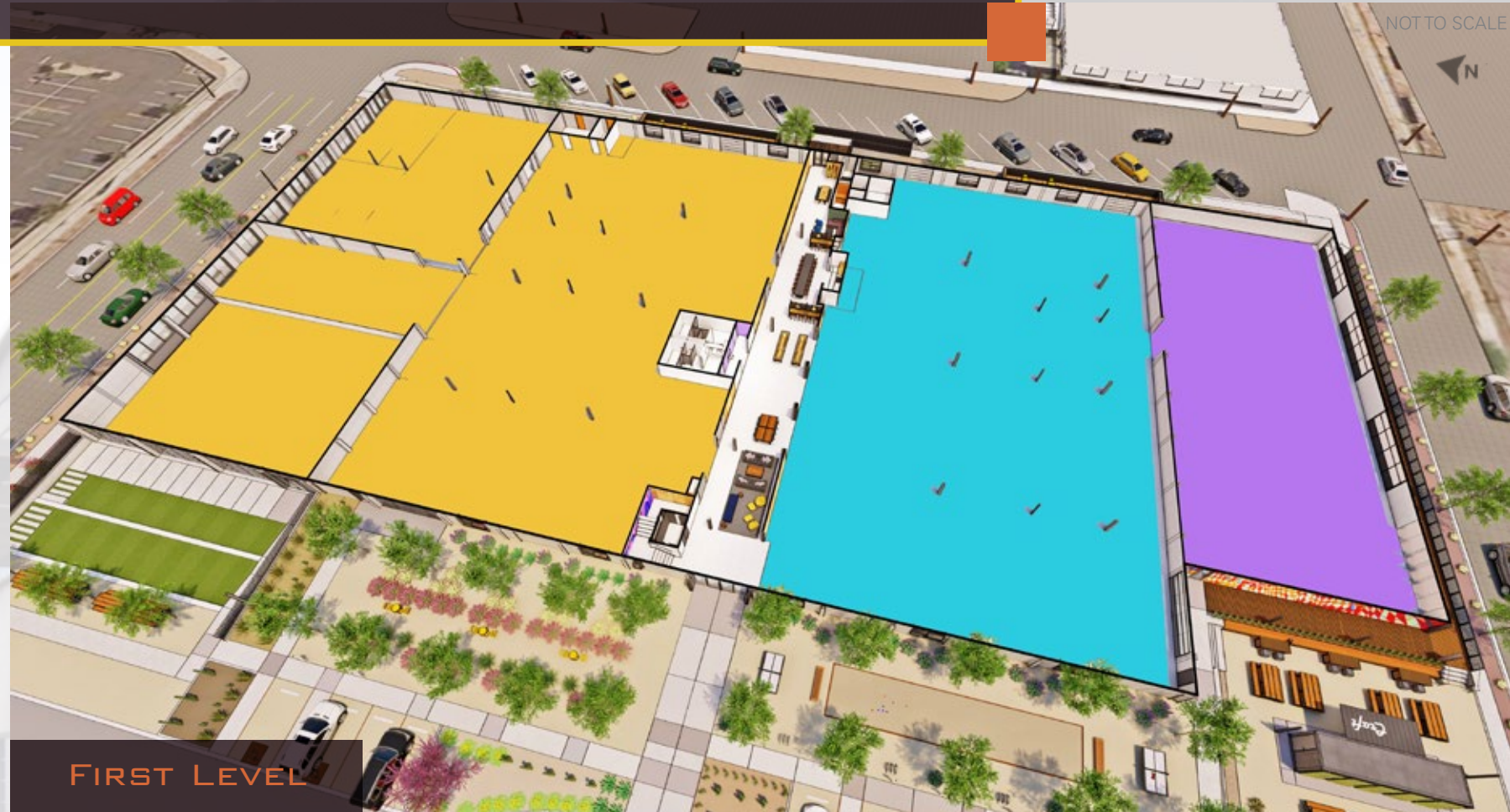
2nd Level ±13,854 RSF

● Suite 150 ±35,920 RSF

1st Level ±20,346 RSF

2nd Level ±15,576 RSF

● Suite 170 ±9,440 RSF



# RENOVATIONS COMPLETE



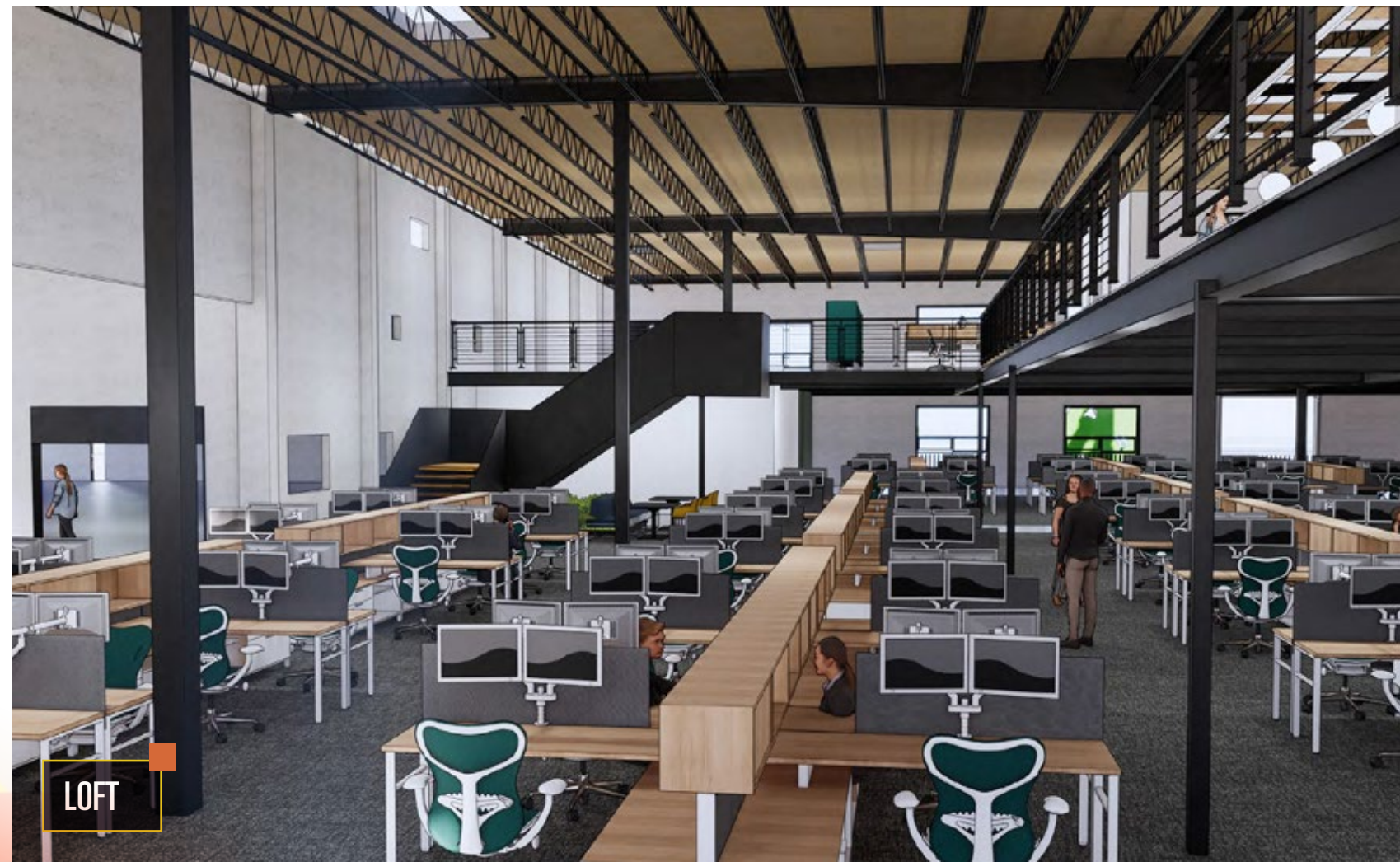
LOBBY ENTRANCE



SPEC BREAK ROOM



LOBBY



LOFT



**EAST BUILDING MURAL**



**RAIL CAR PATIO**



**2-STORY LOBBY**



**ACTIVE COMMON AREAS**

# CORPORATE NEIGHBORS

WebPT®



PARTNERS

Uber



INTEGRATE



EQUALITY  
HEALTH

galvanize

gouldevans

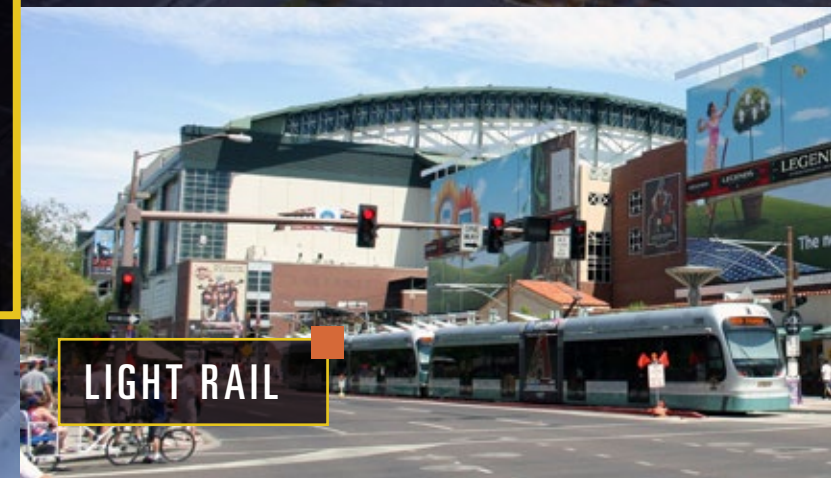


## THE NEIGHBORHOOD

Being located in Downtown Phoenix puts some of the Valley's greatest amenities just outside your office.



THE DUCE



LIGHT RAIL





BIKE SHARE



TALKING STICK RESORT ARENA



FIRST FRIDAY ART WALK



MOUNTAINSIDE FITNESS @ CHASE FIELD



STANDUP LIVE



**LOCATION**

- Great freeway access to I10, I17 and Loop 202
- Easy airport access via Washington St
- All located in the growing Phoenix CBD



**Phoenix**

**WAREHOUSE DISTRICT**



**PHX**  
PHOENIX SKY HARBOR  
INTERNATIONAL AIRPORT

NOT TO SCALE

**CITYSCAPE**  
PHOENIX  
Dining, Nightlife,  
Shopping, Entertainment,  
Events and Celebrations

Washington St



E Jefferson St



E Jackson St

E Jackson St



# WAREHOUSE DISTRICT

Lincoln Union is located at the corner of 5<sup>th</sup> Street and Lincoln Street in the vibrant Warehouse District.

This is the center of Downtown Phoenix's core for innovation, culture and creative thinkers.

S 1st Ave

E Buchanan St

S 2nd St

S 4th St

S 6th St

S 7th St

E Lincoln St



E Grant St

S 5th St





**PHASE I - OFFICE  
EXISTING**  
±93,420 RSF

**PHASE II - PARKING  
PLANNED**  
650-700 STALLS

**PHASE II - OFFICE  
PLANNED**  
±100,000 RSF

**CONCEPTUAL  
RENDERING**  
SUBJECT TO CHANGE



**COREY HAWLEY**  
+1 602 735 1742  
corey.hawley@cbre.com

**BRYAN TAUTE**  
+1 602 735 1710  
bryan.taute@cbre.com

**JIMMY CORNISH**  
+1 602 735 1741  
jimmy.cornish@cbre.com

**CHARLIE VON ARENTSCHILD**  
+1 602 735 5626  
charlie.vona@cbre.com



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