

1580
Lincoln Street

The Spectrum Building

Affordable Prestige

Building Size:	119,155 RSF
Minimum:	1,292 RSF
Maximum Contiguous:	11,273 RSF
Common Area Factor:	12.31%
Lease Rates:	\$19.50-\$21.50/RSF
Parking:	1:800 RSF, Covered & Reserved
Parking Rates:	\$225/month single space \$175/month individual tandem
YOC:	1980
Operating Expenses:	2017 Actual - \$10.68 2018 Estimate - \$11.43
Fiber Providers:	Comcast and TW Telecom

Size (RSF)	Suite #	Description
11,273	1100/1125	Office intensive, reception, galley kitchen, conference room, storage/IT, atrium open to below
7,075	1100	Office intensive, kitchen, reception, conference room, open atrium. Available 11/1/18
5,294	1000	Office intensive, kitchen, reception, conference room, work room
4,980	900	12 offices, 2 conference rooms, reception, kitchen, storage/work room, galley kitchen
4,198	1125	10 offices, reception, galley kitchen, conference room, storage/I.T. room
3,656	560/580	Reception, 7 offices, open area, storage rooms, galley kitchen and break room
3,477	860/870	5 offices, conference room, reception, work room, open area
3,255	480	Break room, open area, 2 offices on glass, 2 internal offices
2,291	560	5 offices, conference, break room, storage and open area
2,185	860	3 offices, conference room, kitchen, open area (spec suite coming soon)
1,452	200	1 office, open area, lobby identity, mostly open (spec suite coming soon)
1,365	580	Reception, 2 offices, open area, galley kitchen and storage
1,292	870	2 offices, work room, reception

For more information, please contact our exclusive agents:

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