



LINCOLN TOWNE CENTRE

CLASS A OFFICE FOR LEASE

4150 & 4250 NORTH DRINKWATER BLVD
SCOTTSDALE, ARIZONA



GLL REAL ESTATE PARTNERS
A member of Macquarie Group

 **CUSHMAN &
WAKEFIELD**

Lincoln Towne Centre offers tenants the optimal office experience. The two midrise buildings have first class features including new modern lobbies, updated common areas and direct access to subterranean parking. Conceivably more impressive than the buildings themselves is the second to none location. Lincoln Towne Centre provides tenants and their employees endless options to live, shop, dine, socialize and enjoy the arts, all just steps from the office.

2 CLASS A BUILDINGS



115,000 RSF Per Building

4.0 ON-SITE PARKING RATIO



Below Grade & Surface Spaces

MINUTES FROM LOOP 101 FREEWAY



Providing Easy Valleywide Access

24/7 OLDTOWN EXPERIENCE



Live/work/play the Scottsdale way



LINCOLN TOWNE CENTRE



RENOVATED LOBBY



UPDATED CORRIDORS



OLD TOWN SCOTTSDALE

DISTRICT AMENITIES

SCOTTSDALE FASHION SQUARE

"LARGEST SHOPPING MALL IN THE SOUTHWEST"
225 STORES AND RESTAURANTS



SCOTTSDALE WATERFRONT & SOUTHBRIDGE



ENTERTAINMENT DISTRICT



5TH AVENUE SHOPPING DISTRICT



BUSINESS DISTRICT



ARTS DISTRICT



CAMELBACK MOUNTAIN

PHOENIX

ARTS DISTRICT

5TH AVENUE SHOPPING DISTRICT

INDIAN SCHOOL ROAD

OLD TOWN SCOTTSDALE

BUCKBOARD TRAIL

SAGUARDO HOTEL

PARADISE VALLEY

OPTIMA SONORAN VILLAGE

SCOTTSDALE FASHION SQUARE

OPTIMA CAMELVIEW VILLAGE

SCOTTSDALE WATERFRONT & SOUTHBRIDGE

CAMELBACK ROAD

THE W HOTEL

SCOTTSDALE ROAD

ENTERTAINMENT DISTRICT

BUSINESS DISTRICT

3RD AVENUE

DRINKWATER BOULEVARD



CORPORATE NEIGHBORS

clearlink

EMC²

nGage Labs

Outbound Engine.

web.com[®]

GENERAL DYNAMICS

ZocDoc

webFilings

BlueGlobal MEDIA

Tallwave

nrg

MANIFEST

ca technologies

weebly

SacksTierney P.A.
ATTORNEYS

yelp

Sagicor

aetna

indeed

.assistek



AREA DEMOGRAPHICS

With its affluent population and a large employment base, Scottsdale maintains a competitive edge in attracting new retailers, company headquarters, technology and biomedical industry leaders.

Stretching 31 miles from north to south, the Scottsdale area encompasses 184.5 square miles. One of Arizona's ten largest cities, the City of Scottsdale holds a population of more than 240,000.

240,000
POPULATION



Scottsdale population boasts comparatively high-earnings, with an average household income of \$117,778, compared to the median income of \$74,961 for Metro Phoenix. This supports demand for high-end Scottsdale area developments.

\$111,778
AVERAGE
INCOME



More than 54.6% of the population holds a Bachelor's degree or higher, making this one of the most highly educated areas in Arizona. Within the community there are five colleges that offer Associates Degrees or Certificates and three universities in the community that offer Bachelor's Degree or higher.

55%
HIGHER
EDUCATION



The median housing value in the Scottsdale area is \$455,007 and is home to over 132,945 residential units. Of these units more than 83.8% are occupied, with over 54% owner-occupied. In Scottsdale there are 81% more households who own their homes than there are renters.

\$455,007
MEDIAN HOUSING
VALUE





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