



FACT SHEET

475 E LINCOLN ST
PHOENIX, AZ

PROJECT DETAILS

True Creative
Office

18'-25' ceiling
heights

Interior & exterior
tenant amenities

2-story lobby with
collaboration spaces

Indoor & outdoor murals
by Charlie Edmiston

AVAILABILITY

■ Suite 100	±48,060 SF	1st Level ±34,811 RSF 2nd Level ±13,854 RSF
■ Suite 150	±35,920 SF	1st Level ±20,346 RSF 2nd Level ±15,576 RSF
■ Suite 170	±9,440 SF	
Contiguous	±93,420 SF	



LARGEST FLOORPLATE IN DOWNTOWN PHOENIX



TENANT IMPROVEMENTS

Spec Suites
or Turn-key



LEASE RATE

\$31.00 / RSF
Modified Gross



OPERATING EXPENSES

Modified Gross
net of elec. & jan.



PARKING

Parking Ratio of 4/1,000
with reserved available

HISTORY

Built 1969, Lincoln Union served as a Coors distribution facility before being extensively renovated in 2019 and converted to office. Renovations included indoor and outdoor tenant amenity areas with 10 roll-up glass doors, fresh air through operable windows and usable private rail car patios.

LOCATION

Best Parking in the Warehouse District
Less than 1 mile from Downtown Phoenix with numerous dining, retail and entertainment venues
Walking distance to dining amenities such as The Larry & The Duce

For more information, contact:

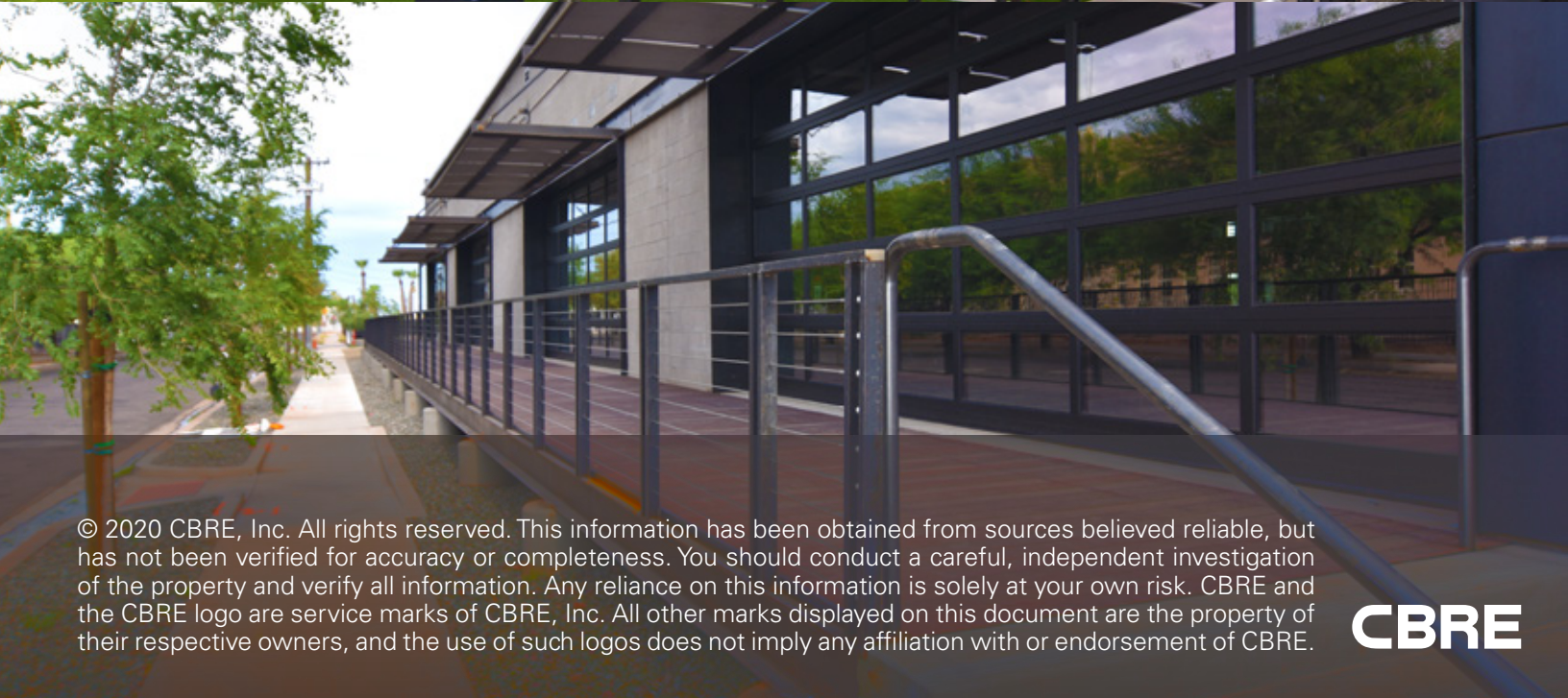
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