



# Lincoln Station

- Denver's first transit-connected, high-urban design, mixed-use community, served by pedestrian, auto, bus and rail traffic
- Anchor to vibrant Goburb Village:
  - 500,000 rsf office
  - 50,000 sf retail
- Doorstep amenities include retail, restaurants, residential
- New workstyle/lifestyle with pedestrian-oriented public spaces and promenades
- Access to more employees via Light Rail
- Close proximity to Sky Ridge Medical Center complex and Park Meadows Mall
- Signature I-25 identity



[www.LincolnStation.net](http://www.LincolnStation.net)

Ideally located in the heart of Southeast Denver, adjacent to the Lincoln Avenue Light Rail platform, along the I-25 corridor, and between Lincoln Avenue and C-470.

**Lincoln Station** is your passport to a better station in life, and an even brighter future.



# this is the life at Lincoln Station



- Benefits of a LEED Certified building:**
- Underfloor air system for enhanced indoor air quality
  - Raised floor lowers data and electrical installation cost
  - Individual control over indoor air comfort
  - Tenant/building energy savings
  - Cost savings for reconfigurations
  - Increased employee production
  - Reduced health care costs with healthier employees



 **FREDERICK ROSS COMPANY**  
 COMMERCIAL REAL ESTATE SERVICES

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# goburbvillage

a vibrant 35-acre Town Center with Office, Retail and Residential at the doorstep of a light Rail transit platform.

a creative merging of the best of high Urban Design, laid back Suburban Living and easy access to the new Front Range transit system