

# 5525 LBJ

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HEADQUARTERS OPPORTUNITY IN THE CENTER OF IT ALL



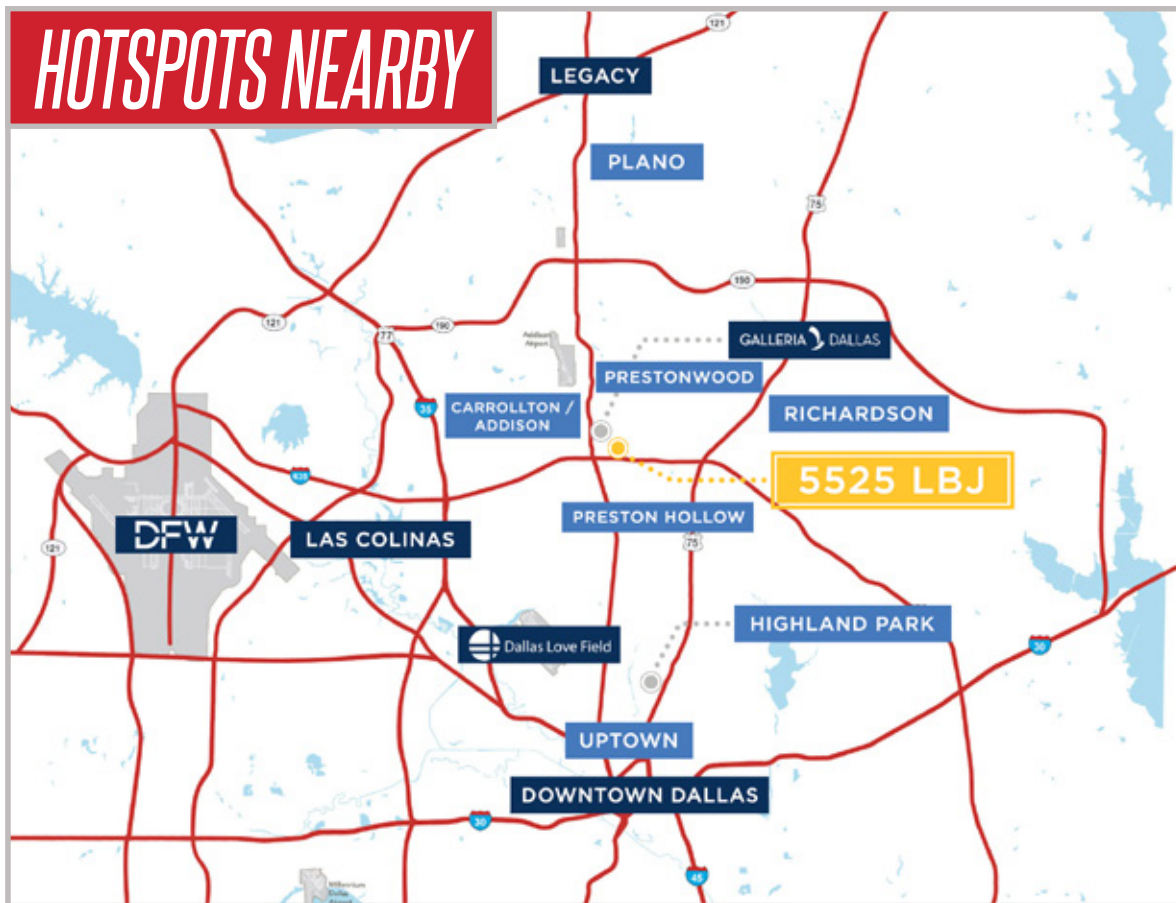
# LOCATION TIMES THREE

OFFICE SPACE THAT'S...

1 } 10 MINUTES FROM HOME

2 } 15 MINUTES TO MAJOR DESTINATIONS

3 } IN THE CENTER OF THE HOTTEST DEVELOPMENTS



TOP DESTINATIONS	DISTANCE	TRAVEL TIME
DFW Airport	16.5 mi	25 mins
Dallas Love Field Airport	9 mi	15 mins
Downtown Dallas	11.5 mi	15 mins
Las Colinas	9.4 mi	20 mins
Legacy	11 mi	15 mins
Galleria Dallas	0.7 mi	5 mins

TOP NEIGHBORHOODS	DISTANCE	TRAVEL TIME
Plano/Frisco	16.5 mi	25 mins
Prestonwood	0.7 mi	5 mins
Carrollton/Addison	10 mi	14 mins
Richardson	7 mi	12 mins
Preston Hollow	4.4 mi	9 mins
Highland Park	11 mi	15 mins
Uptown	12 mi	18 mins





## AMENITIES WITHIN 1 MILE

- Sheraton Dallas
- Hilton Dallas Lincoln Centre
- Le Meridien
- The Westin Galleria
- Hyatt Place
- Embassy Suites
- Candlewood Suites
- Holiday Inn Express & Suites
- Cooper Hotel
- DoubleTree by Hilton
- Extended Stay America
- Marriott AC (2018)
- Al Biernat's
- Grand Lux Café
- The Grill on the Alley
- Mi Cocina
- The Oceanaire
- The 2nd Floor Bistro
- Starbucks
- Wingstop
- Gorditas Los Comales
- Paradise Bakery
- LA Fitness
- Planet Fitness
- CrossFit Strong Dallas
- Curves

## FUTURE DALLAS MIDTOWN DEVELOPMENT

- LIFE TIME LIVING:**
- Partnership with Life Time and Beck Ventures
  - 390 residences
  - 190,000-square-foot Life Time Athletic club
  - 50,000-square-foot Life Time Work coworking center

- PARK HERITAGE:**
- Partnership with KDC and Toll Brothers Apartment Living
  - 22.5-acre master-planned site with landscaped open green-spaces and pathways
  - 275,000 square feet of retail and entertainment offerings
  - Phase 1 Toll Brother's 300 luxury residential rental units
  - 200-300 key luxury hotel

### DALLAS MIDTOWN RENDERING

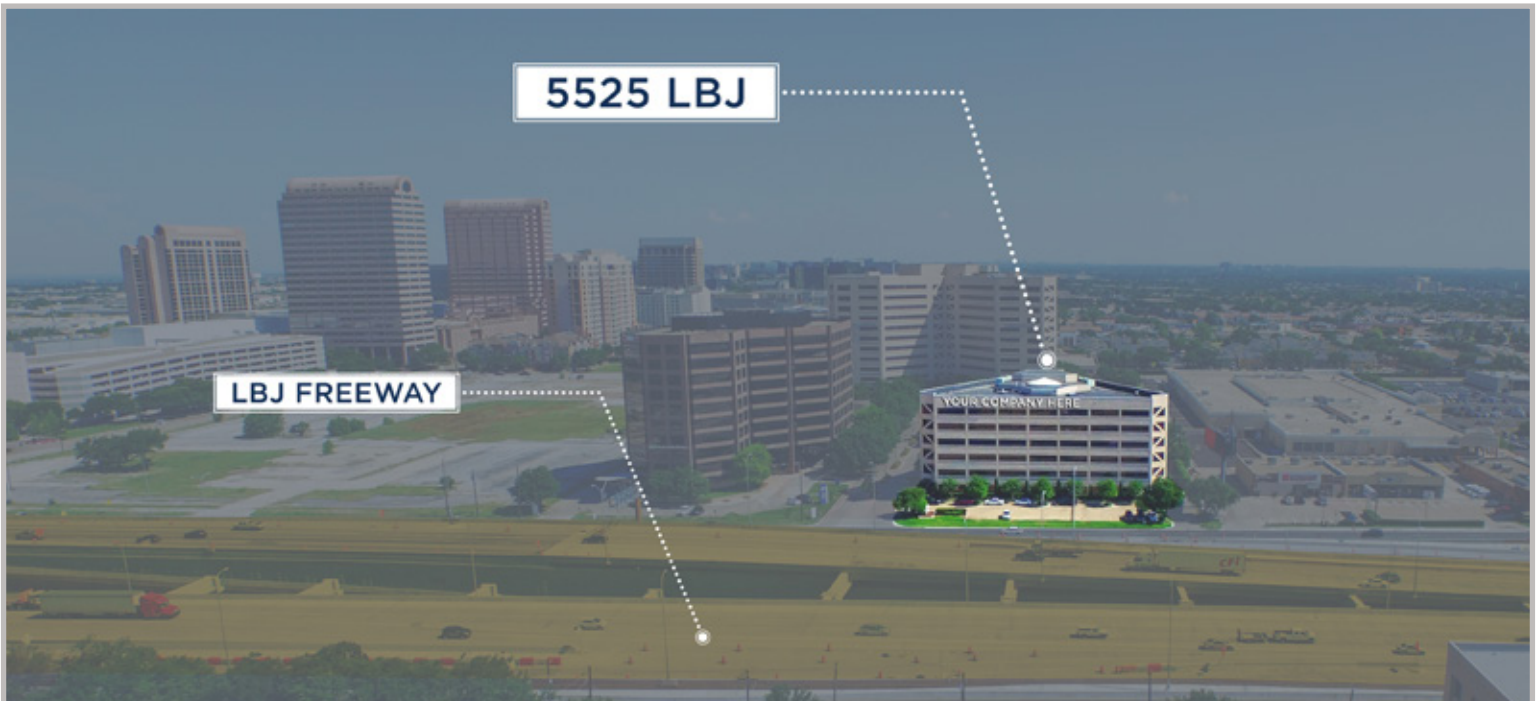
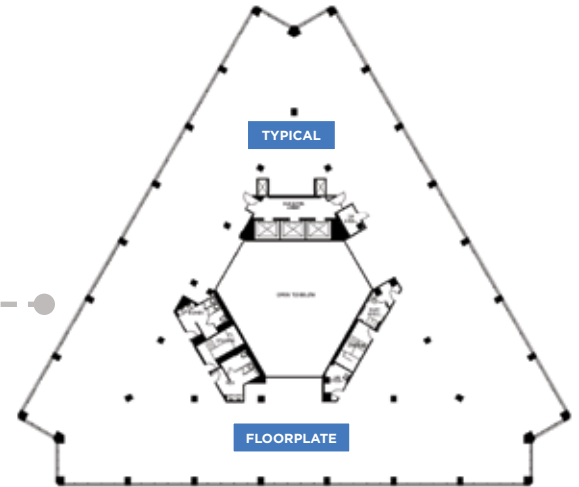


# HOME AWAY FROM HOME

OFFICE SPACE WITH INCREDIBLE VISIBILITY

## BUILDING FACTS

- BUILDING FACTS
- 111,092 SF
- 6 STORIES
- 18,222 SF TYPICAL FLOORPLATE
- BUILT IN 1978, RENOVATED IN 1994
- DEDICATED STRUCTURED PARKING GARAGE
- 24/7 SECURE KEY-CARD BUILDING ACCESS
- MONUMENT SIGNAGE AVAILABLE



TOP OF BUILDING SIGNAGE VISIBLE TO **540,454 VEHICLES/DAY\***  
ON DALLAS NORTH TOLLWAY / LBJ FREEWAY

\*[www.txdot.gov](http://www.txdot.gov)

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