



ELEMENTTOWERS.COM | 3010 LBJ FREEWAY, DALLAS, TX 75234

- + Over \$3mm Renovation Recently Completed
- + Best Views on LBJ Freeway
- + Incredible Value to the Toll Road & Las Colinas
- + Renovated Conference Facility
- + Renovated Fitness Center (*free to tenants*)
- + Monument Signage Available



FOR LEASING INFORMATION: **214 438 6100**

Russ Johnson: russ.johnson@am.jll.com | Jake Whaley: jake.whaley@am.jll.com

BUILDING FACTS:

- + **SIZE:** 302,707 RSF, 15 stories
- + **TYPICAL FLOOR:** 21,000 SF
- + **PARKING RATIO:** 3.5:1,000
- + **BUILT:** 1983, Class A
- + **LOBBY:** Recently Renovated
- + **SECURITY:** On-Site Guards and 24x7 Monitoring System

AMENITIES ON-SITE:

- + **FITNESS FACILITY:** Recently Renovated
- + **CONFERENCE CENTER:** Recently Renovated
- + **ON-SITE:** Management & Engineering
- + **FOOD:** On-Site Deli; Recently Renovated

LOCATION:

- + **PROMINENT LOCATION** on LBJ Freeway Between Webb Chapel & Josey Lane
- + **1 MILE** to IH35E
- + **3 MILES** from Dallas North Tollway and SH 161
- + **6 MILES** to Central Expressway
- + **LESS THAN 15 MINUTES** to DFW International Airport & Love Field

AMENITIES NEARBY:

- + **SHOP:** Galleria Shopping Mall
- + **NUMEROUS** Restaurants, Retail & Hotels
- + **LA FITNESS** Within Walking Distance
- + **COUNTRY CLUB:** Brookhaven
- + **TRAVEL:** Center of the Metroplex with Access to LBJ Freeway, IH35E, SH161 and SH190
- + **HOSPITAL:** Dallas Medical Center



NEW CONFERENCE CENTER



NEW DELI



FITNESS CENTER

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