



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



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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:

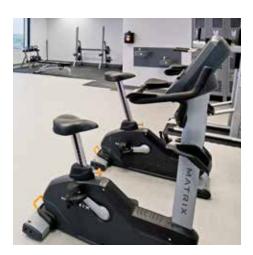
- PROMINENT LOCATION on LBJ Freeway Between Webb Chapel & Josey Lane
- 1 MILE to IH35E
- 3 MILES from Dallas North Tollway and SH 161
- 6 MILES to Central Expressway
- LESS THAN 15 MINUTES
 to DFW International Airport & Love Field

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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