



# ELEMENT TOWERS

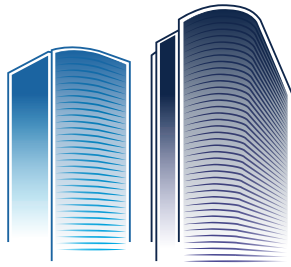
3010 + 3030 LBJ Freeway, Dallas, TX 75234  
[elementtowers.com](http://elementtowers.com)



STANTON ROAD  
CAPITAL



Jones Lang LaSalle Brokerage Inc.



## ELEMENT TOWERS

Element Towers are two Class A office towers under new ownership with prominent visibility on LBJ Freeway. The buildings offer best-in-class amenities, monument signage and multimillion-dollar renovations coming soon.

Situated on I-635 between I-35E and the Dallas North Tollway, Element Towers allow for quick access to any part of the Metroplex. Recent enhancements to LBJ Freeway allow for Downtown Dallas, Uptown, Legacy, Las Colinas, DFW airport, Love Field airport to all be reached in 20 minutes or less.

In addition to more than 115 surface visitor parking spaces, each building has a dedicated and secured parking garage with covered access to the building.



**WEST • 3010 LBJ FWY, DALLAS, TX 75234**

**297,888 RSF**

SIZE

**21,000 RSF**

TYPICAL FLOOR

**3.5:1,000**

PARKING RATIO

**On-site Security**

24/7 MONITORING

**Class A**

BUILT IN 1983

**Lobby**

RENOVATED

**EAST • 3030 LBJ FWY, DALLAS, TX 75234**

**380,851 RSF**

SIZE

**22,000 RSF**

TYPICAL FLOOR

**3.5:1,000**

PARKING RATIO

**On-site Security**

24/7 MONITORING

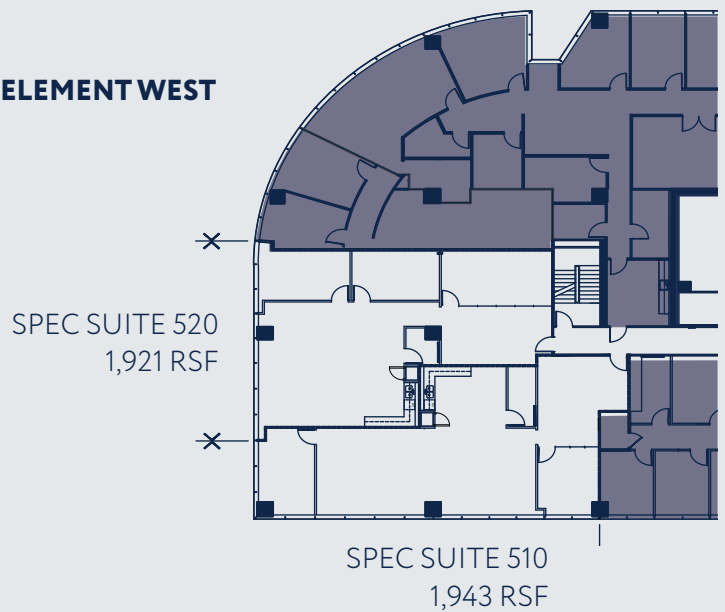
**Class A**

BUILT IN 1984

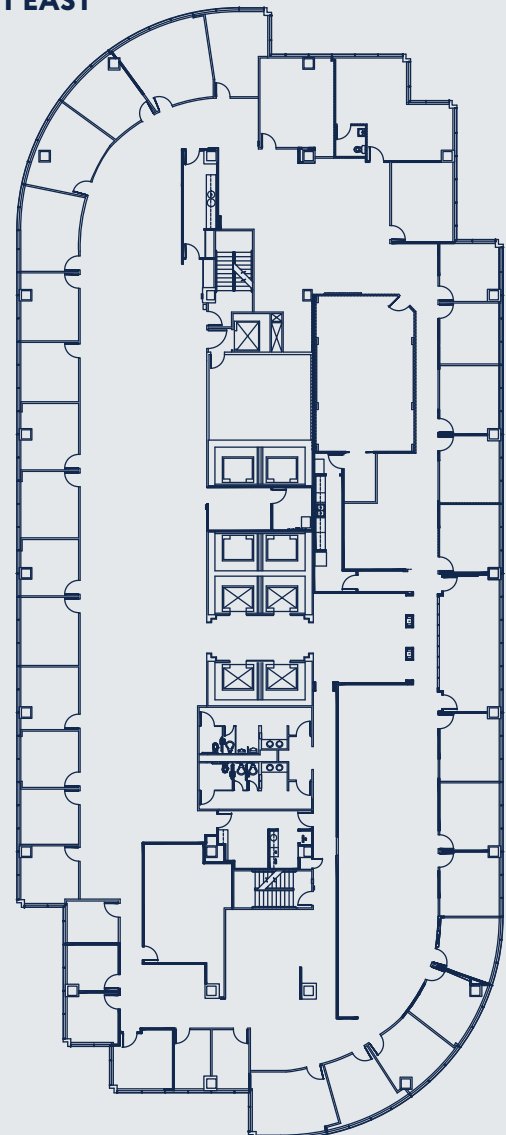
**Lobby**

UNDER RENOVATION

#### ELEMENT WEST



#### ELEMENT EAST



SUITE 600 - 22,064 RSF

## ON-SITE AMENITIES



RENOVATED FITNESS CENTER  
*in both buildings*

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Element West Fitness Center



CONFERENCE CENTER  
*in both buildings*

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Element West Lobby



LANDSCAPED PLAZA  
*additional improvements coming soon*

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ON-SITE MGMT.  
& ENGINEERING

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ON-SITE SECURITY  
WITH 24/7 MONITORING

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MURPHY'S DELI &  
THIRTY10 CAFE  
ON-SITE

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Element East Conference Center



Element East Lobby  
Under Construction



Element West Conference Room

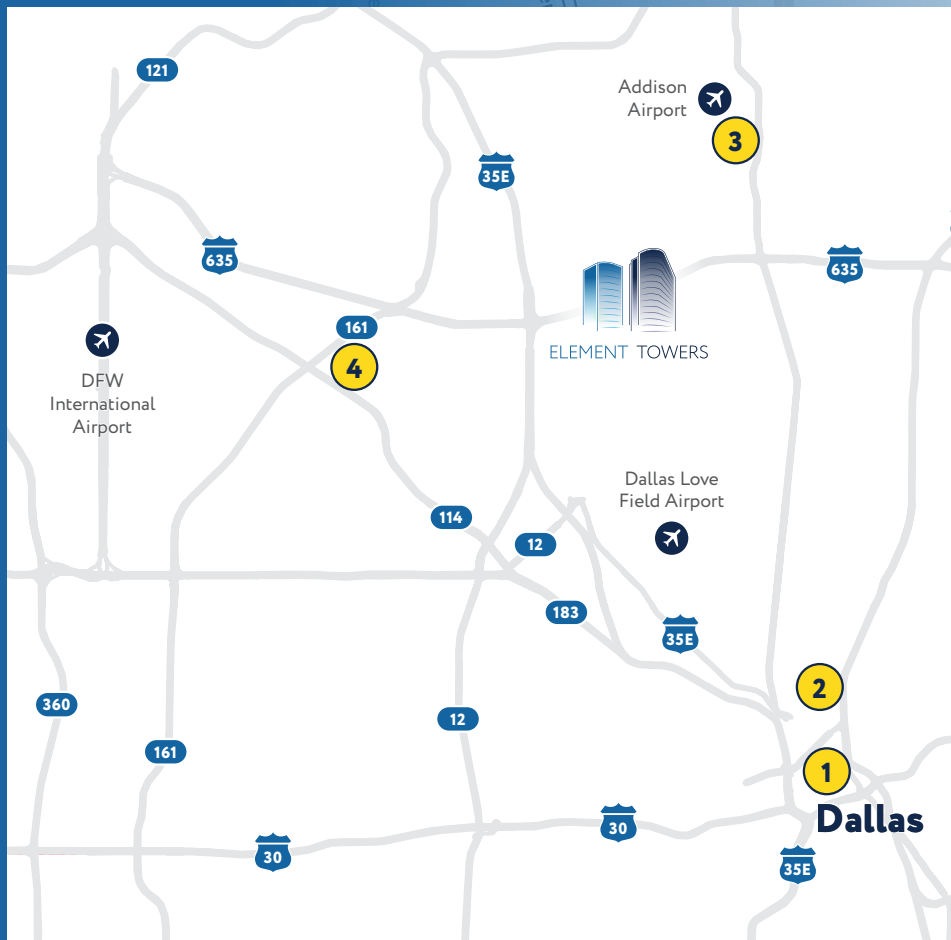


Element West Lobby



Element East Lobby  
Under Construction

# CENTRALLY LOCATED IN DFW METROPLEX



## TRAVEL TIMES

1. Dallas CBD · **17 MINS**

2. Uptown · **16 MINS**

3. Addison · **10 MINS**

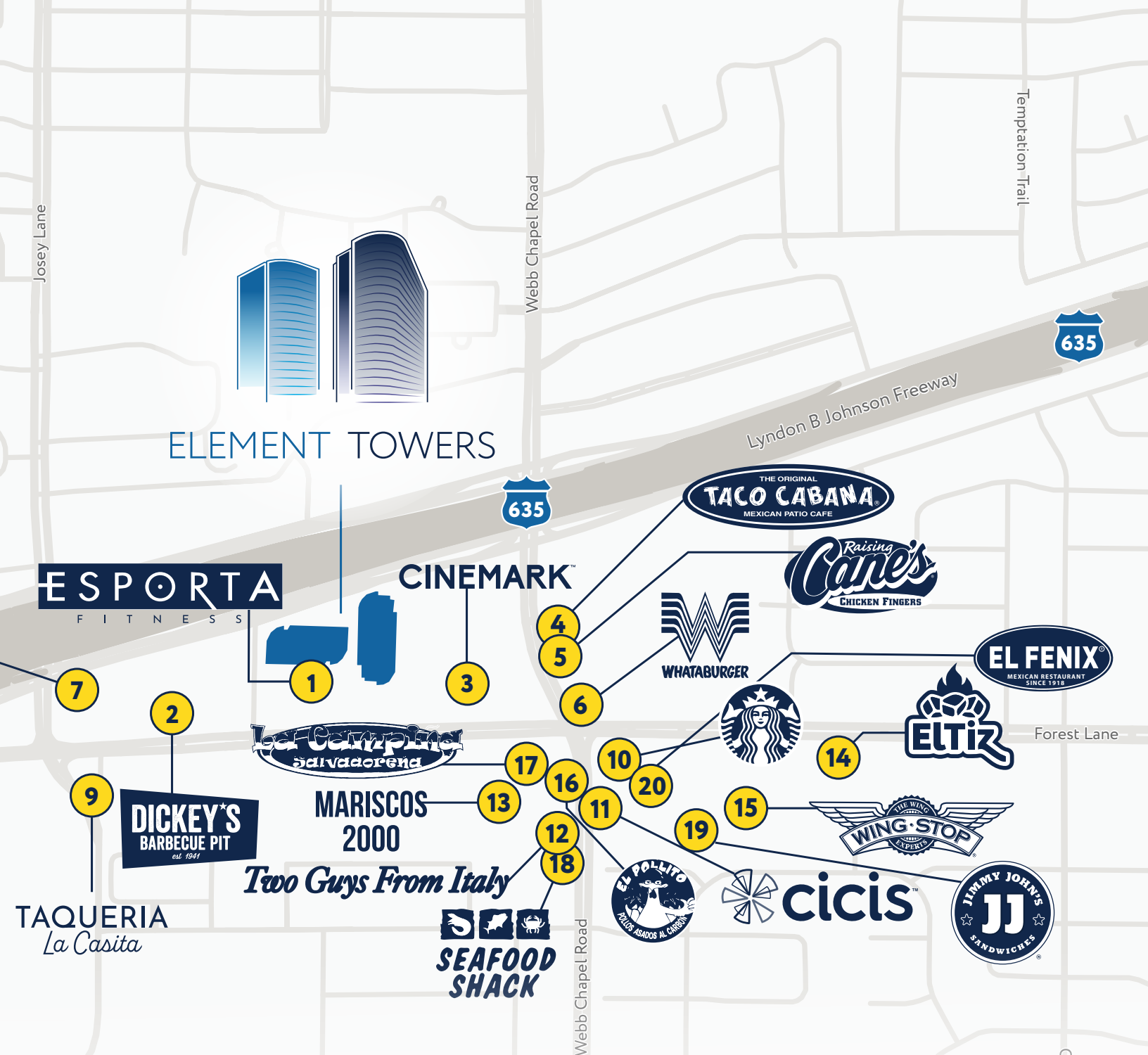
4. Las Colinas · **9 MINS**

DFW International Airport · **14 MINS**

Dallas Love Airport · **15 MINS**



Northaven Road



1. ESPORTA FITNESS
2. DICKEY'S BARBECUE PIT
3. CINEMARK 17
4. TACO CABANA
5. RAISING CANE'S CHICKEN FINGERS
6. WHATABURGER
7. STARBUCKS
8. IHOP
9. TAQUERIA LA CASITA
10. STARBUCKS

11. CICI'S PIZZA
12. TWO GUYS FROM ITALY
13. MARISCOS 2000
14. EL TIZ TIZONCITO FOREST
15. WINGSTOP
16. EL POLLITO
17. LA CAMPINA SALVADORENA
18. SEAFOOD SHACK
19. JIMMY JOHNS
20. EL FENIX



# ELEMENT TOWERS

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elementtowers.com

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