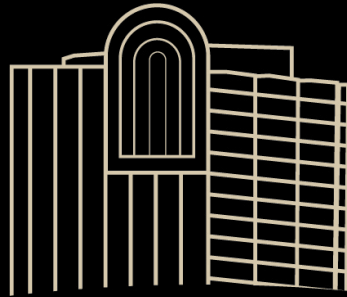


**48**



**51**

**4851 LBJ Fwy**

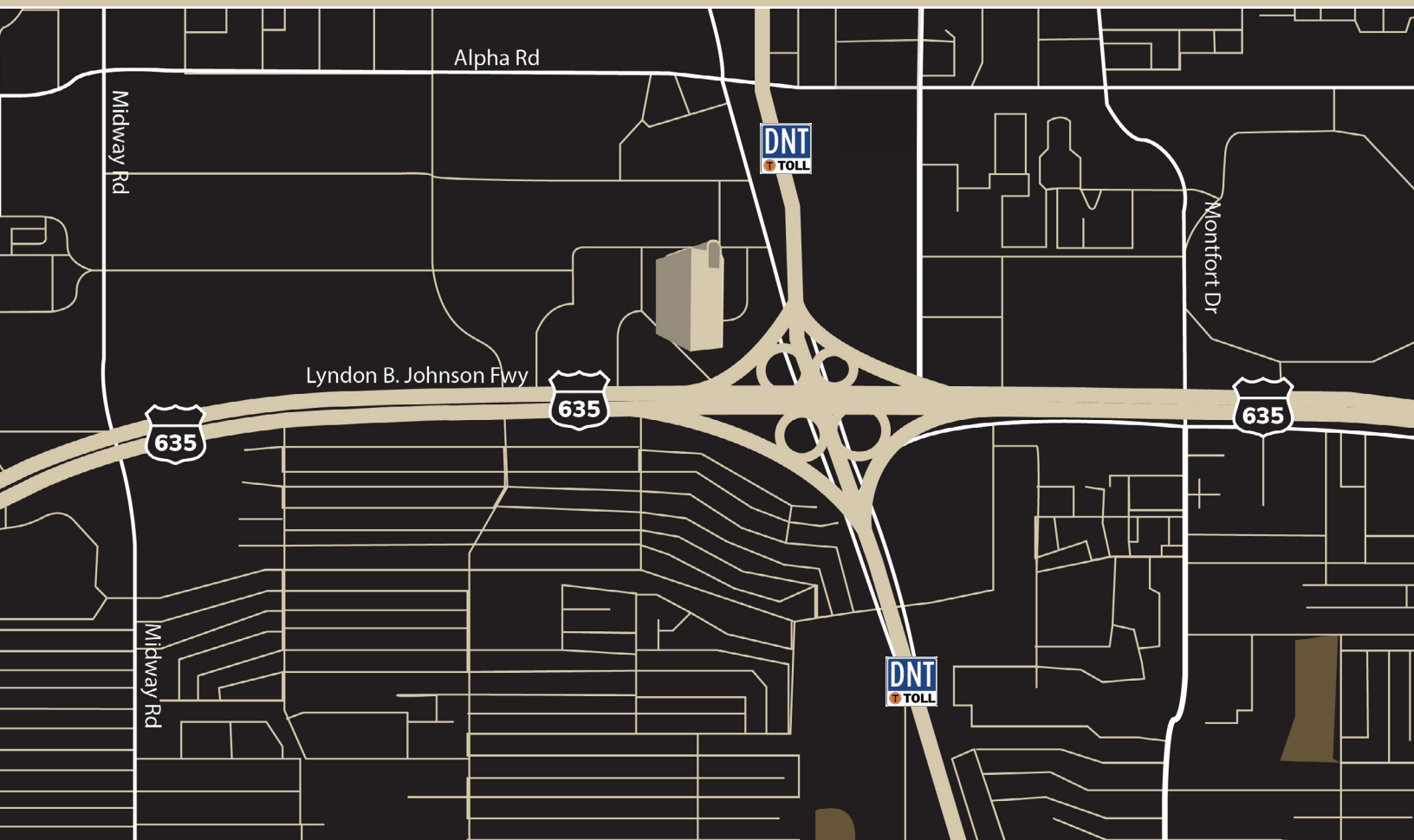
Dallas, Texas, 75244



**MOHR  
CAPITAL**

**NAI Robert Lynn**





# UPSCALE BOUTIQUE ENVIRONMENT

## AMENITIES



CHEF FEATURED  
CAFE & LOUNGE



FITNESS  
CENTER



STARBUCKS



CONFERENCE  
CENTER

## PROVIDERS



Spectrum



AT&T



Logix

## FEATURES

24/7 Manned Security

On-Site Property Management

Full Time Engineer & Day Porter

Visitor Parking Available

Private Garage Parking

Spec Suites Available

New HVAC System

Janitorial services

On-Site Ownership



# WITHIN 5 MINUTES

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## RESTAURANTS

Mi Cocina  
Grand Lux Café  
Corner Bakery  
The Oceanaire Seafood Room  
Fusion Mediterranean Grill & Bar  
The Blue Fish Galleria  
Five Guys  
Häagen-Dazs  
McDonald's  
Subway  
Cattleack Barbeque  
Chick-fil-A  
In-N-Out Burger  
Chipotle  
Wendy's  
Saltgrass Steak House  
Taco Bell  
Kenny's Wood Fired Grill  
Fogo De Chão  
Hudson House  
Gloria's Latin Cuisine  
STIRR Addison  
Snooze Eatery

## COFFEE SHOPS

Native Coffee Co  
PJ's Coffee of New Orleans  
Starbucks (3)  
Paradise Cafe  
Ascension Coffee

## HOTELS

Sheraton Dallas  
The Westin Galleria Dallas  
AC Hotel by Marriott Dallas  
Le Meridien Dallas  
Hilton Dallas Lincoln Centre

## SHOPPING

Galleria Mall  
Target  
Nordstrom Rack  
DICK'S Sporting Goods  
Best Buy  
Guitar Center  
At Home  
Walmart/Sam's Club  
Trader Joe's

## HEALTH

Gauntlet Fitness  
Rogue Athletics  
Jam Box Fitness  
9Round Fitness  
Elevate Fitness  
Gauntlet Fitness  
Extreme Studio Performace

## HAPPY HOUR

Republic Texas Tavern  
Hilton H Bar  
Yard House





**12**  
STORIES



**6**  
ELEVATORS



**6**  
FLOOR  
GARAGE

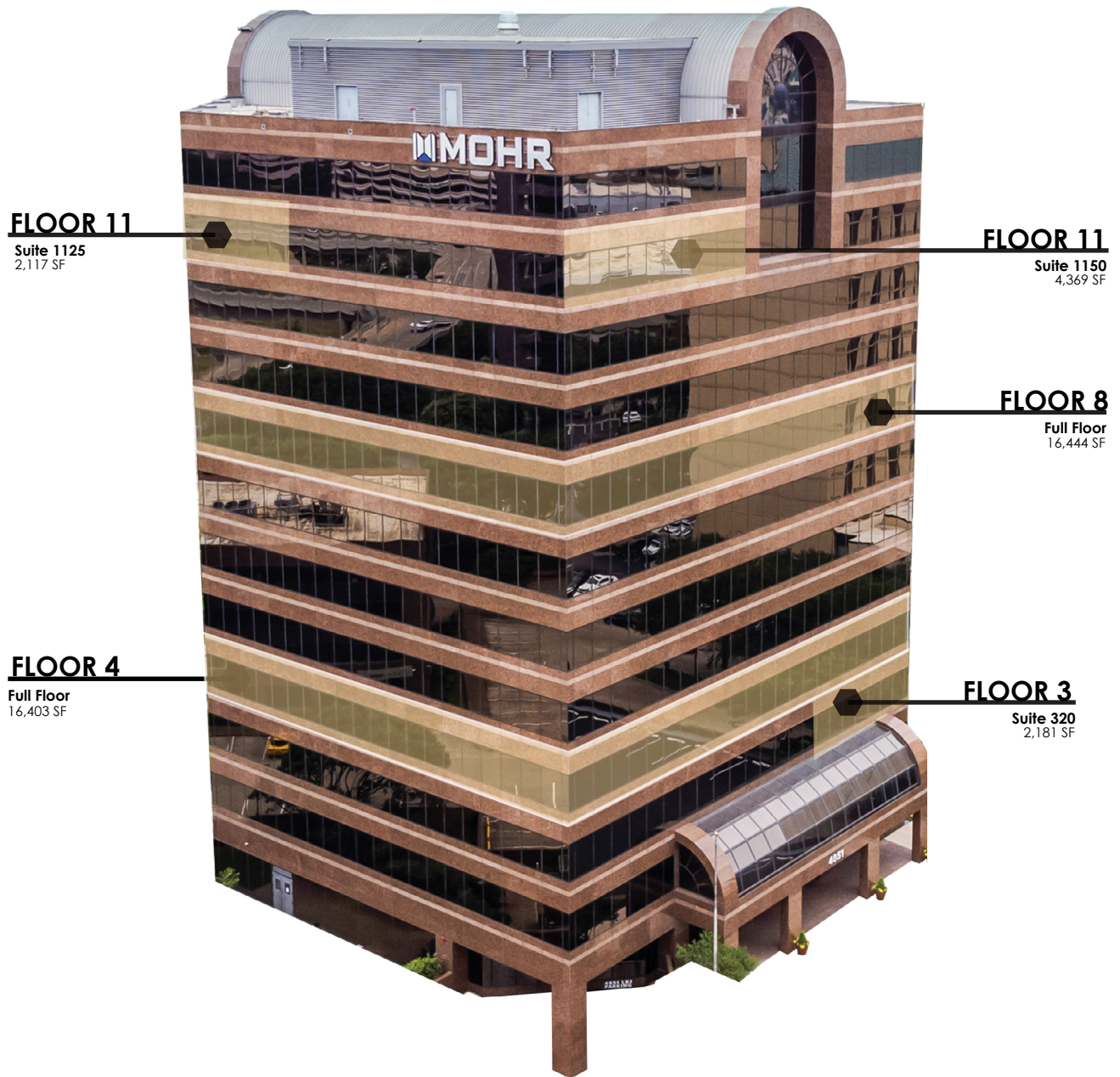


**3.1**  
PARKING

**192,00 SF**  
*Total Building Size*

**16,000 SF**  
*Typical Floor Size*

**CLASS A**  
*Office Building*



# FULL FLOOR

CLICK FOR  
VIRTUAL TOUR  
SUITE 410

**SUITE 400 | 16,403**

**Suite 410 | 420**

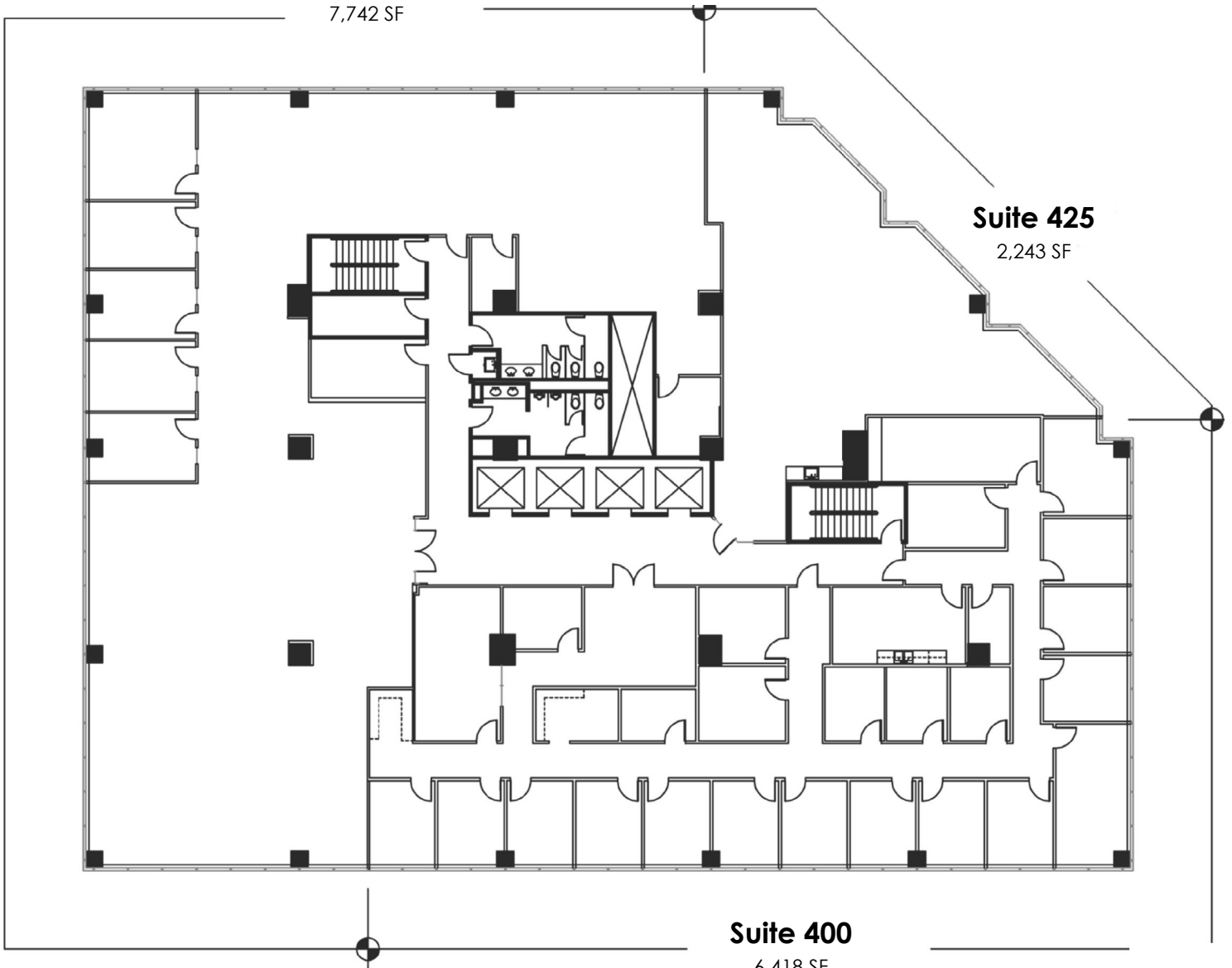
7,742 SF

**Suite 425**

2,243 SF

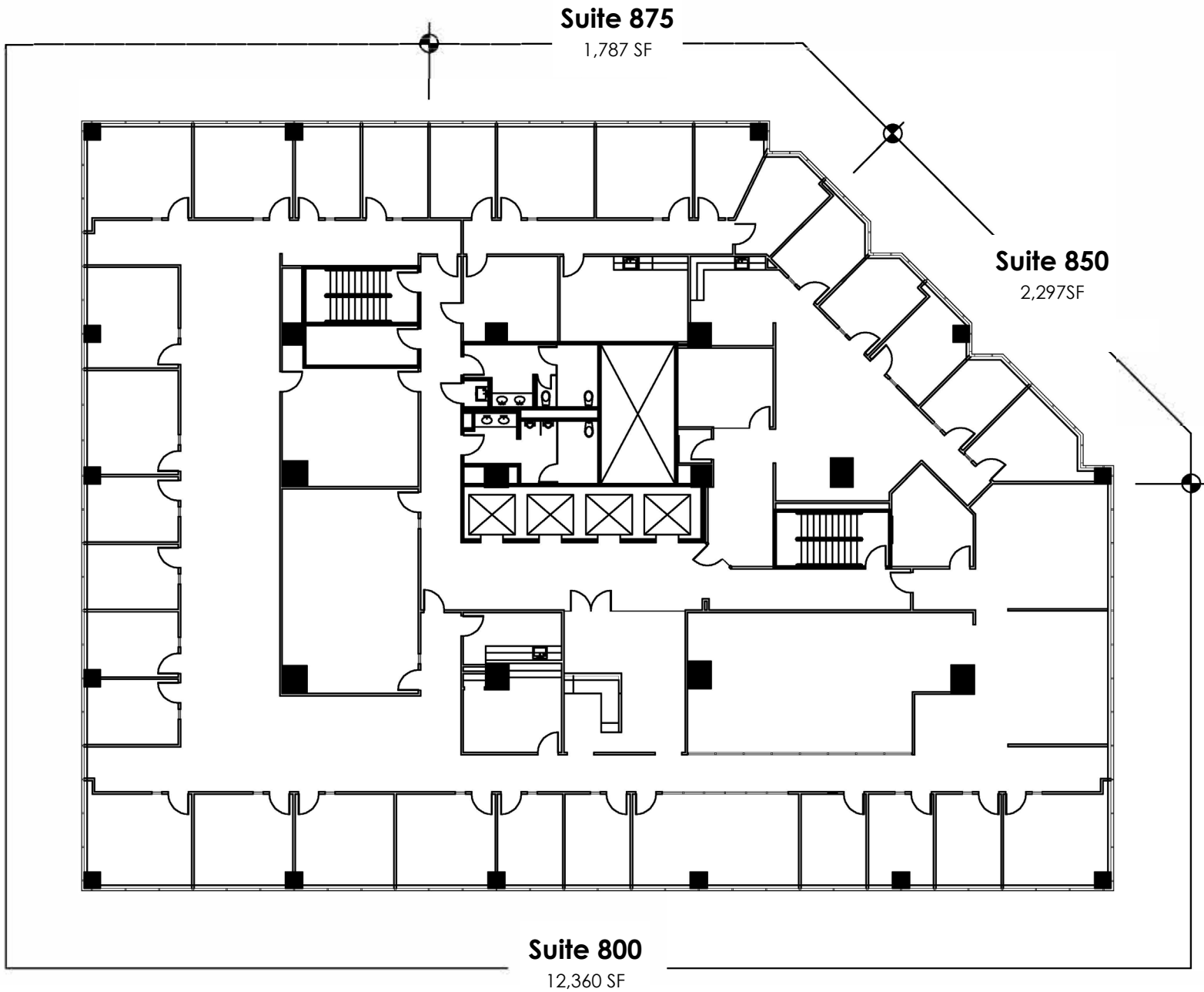
**Suite 400**

6,418 SF



# FULL FLOOR

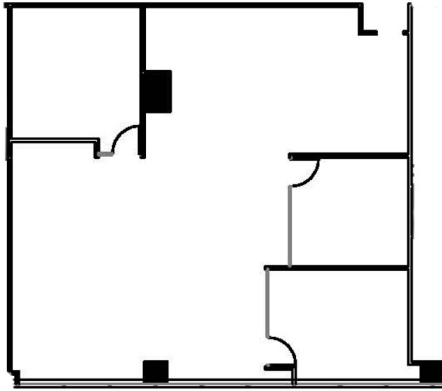
SUITE 800 | 16,444 SF



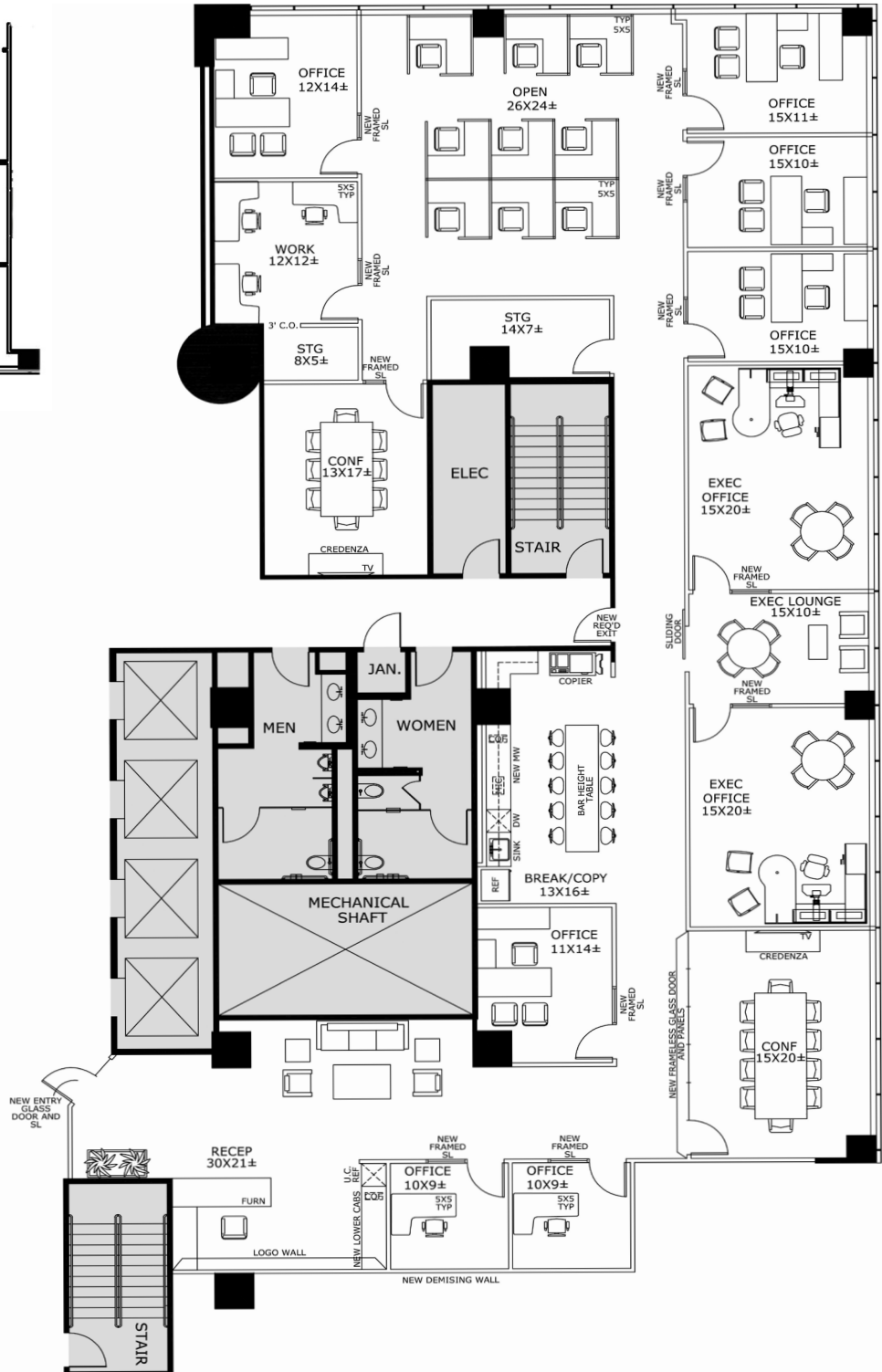


# AVAILABLE SUITES

SUITE 320 | 2,181 SF



SUITE 1150 | 4,369 SF





**FITNESS**



**CORRIDOR**

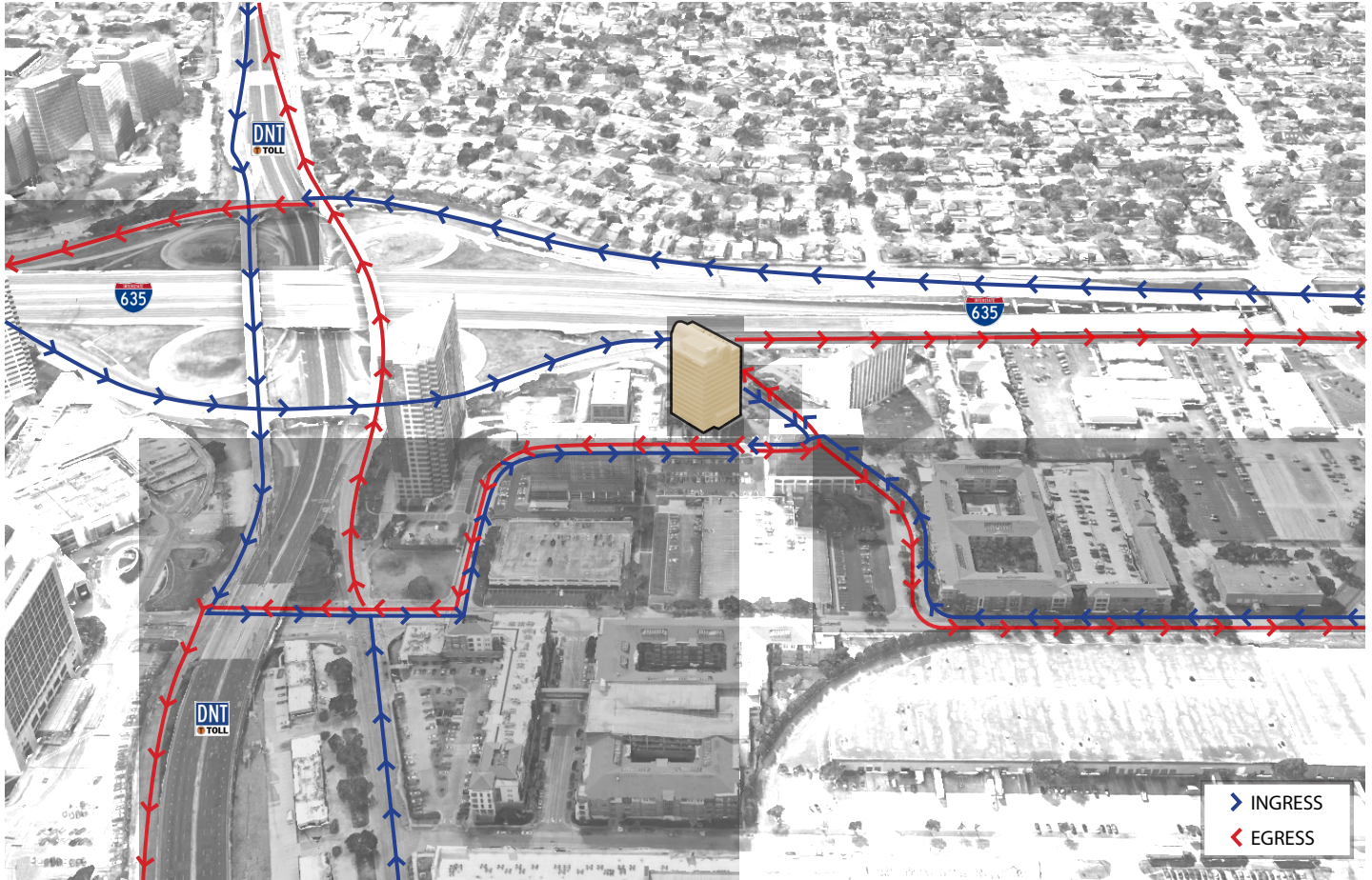


LOBBY



STARBUCKS

# INGRESS / EGRESS



**16 MILES**   
TO DFW AIRPORT

**9 MILES**   
TO LOVE FIELD

**11 MILES**   
TO DOWNTOWN

**3 MILES**   
TO RESTAURANT ROW

 Easy access to DNT & I-635

 Walking Distance to the Mall

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**EVERETT JAMES**

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