

48



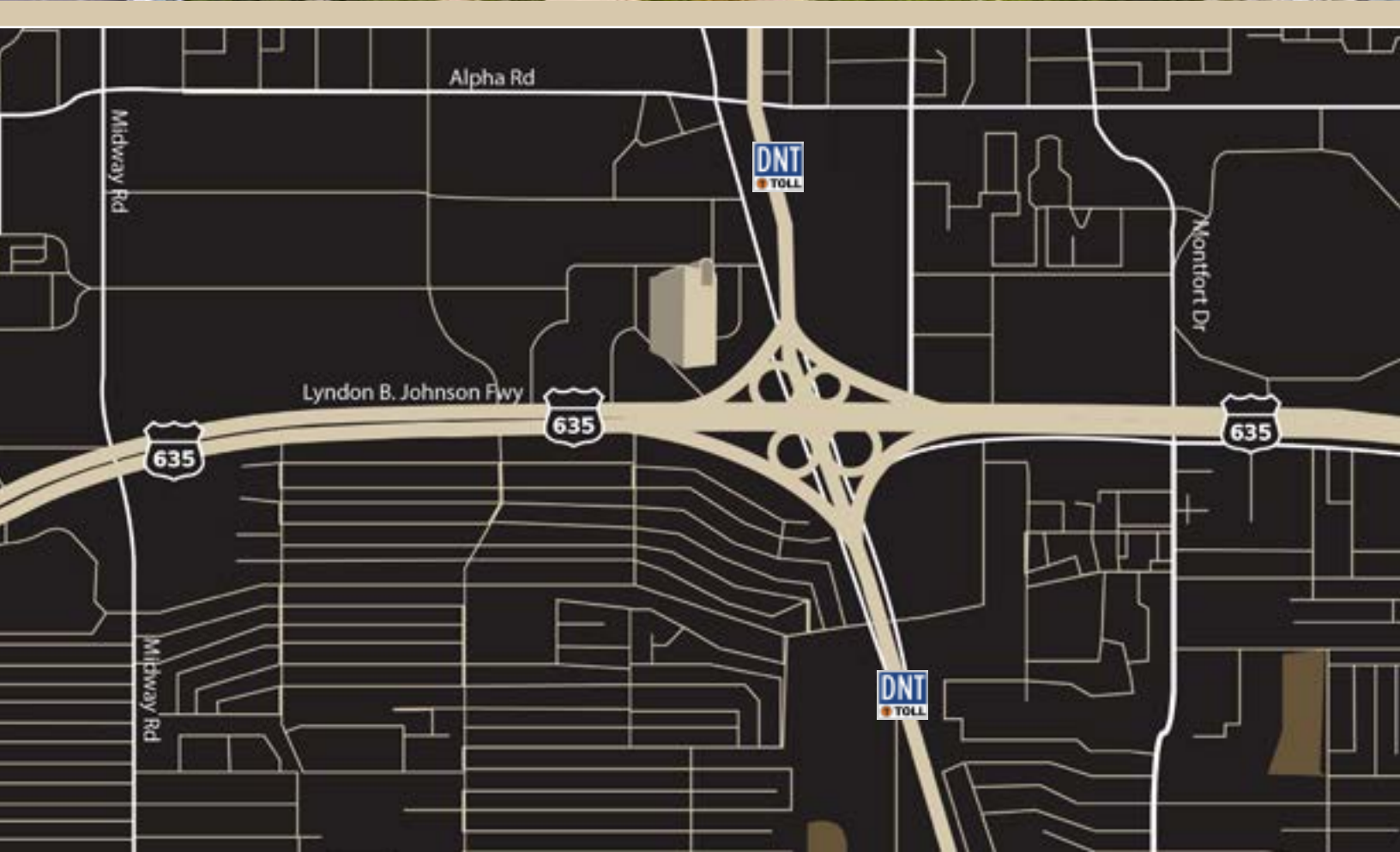
51

4851 LBJ Fwy

Dallas, Texas, 75244







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

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

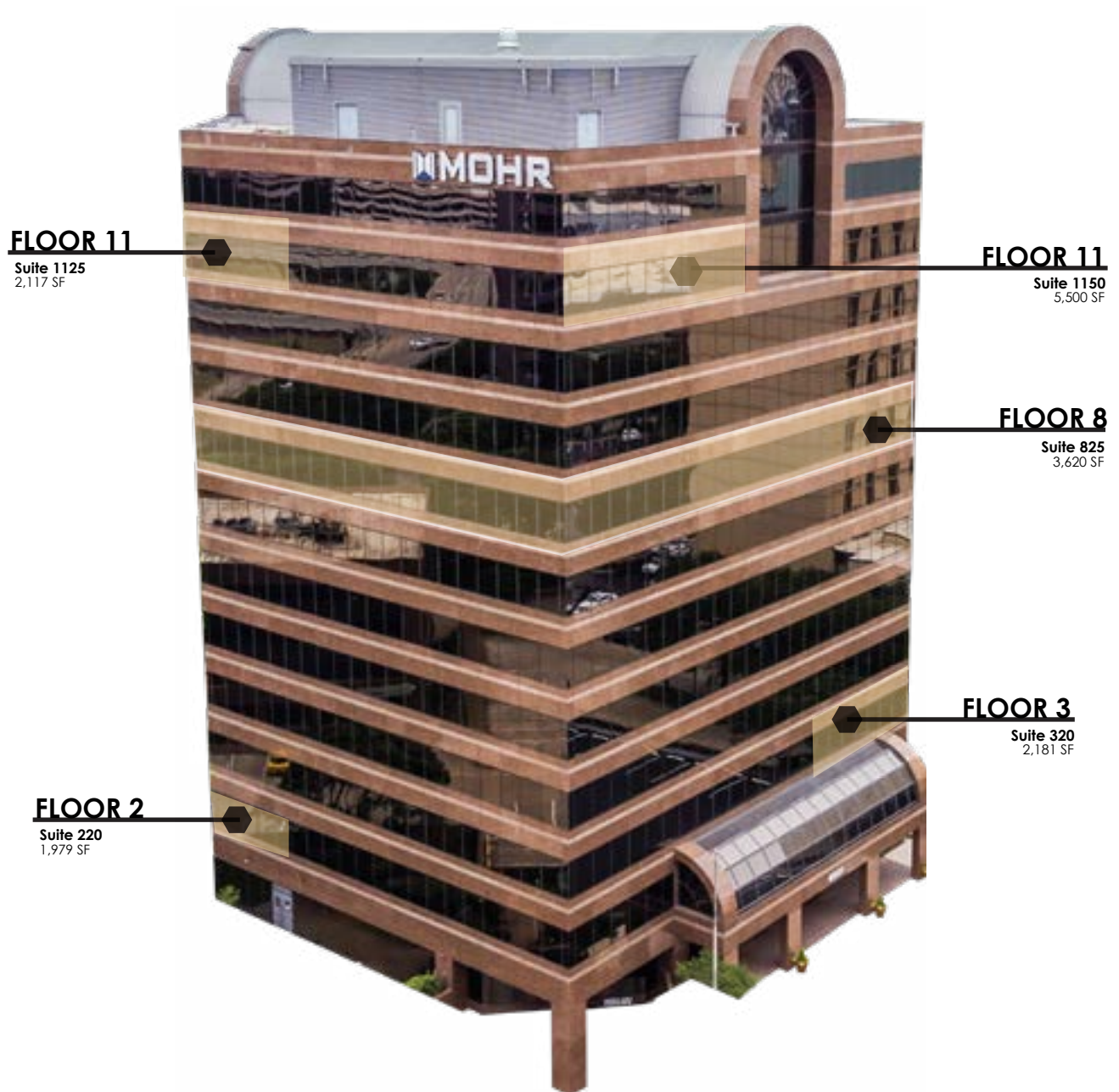


3.1
PARKING

192,00 SF
Total Building Size

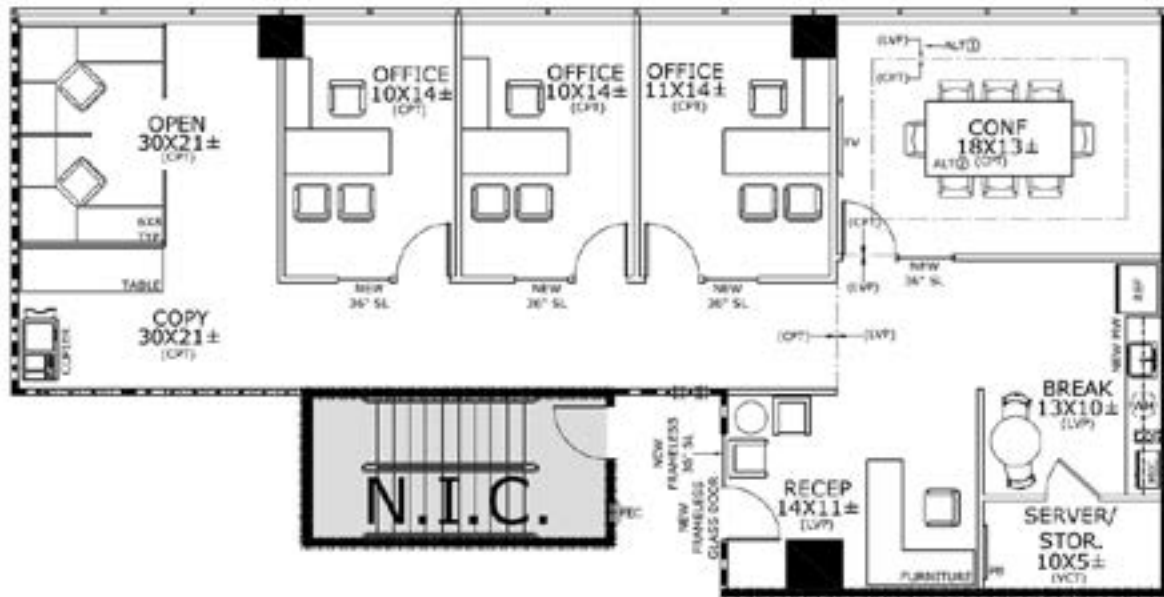
16,000 SF
Typical Floor Size

CLASS A
Office Building

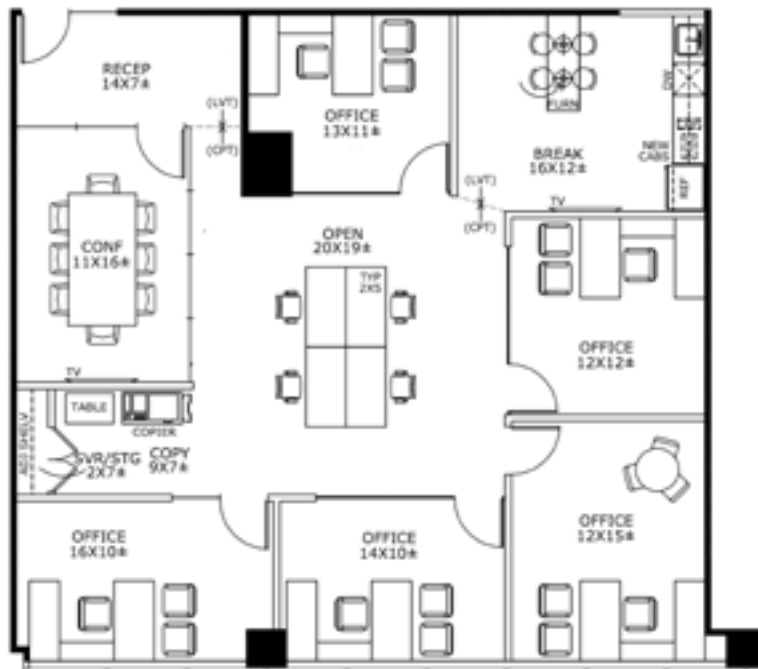


AVAILABLE SUITES

SUITE 220 | 1,979 SF



SUITE 320 | 2,181 SF

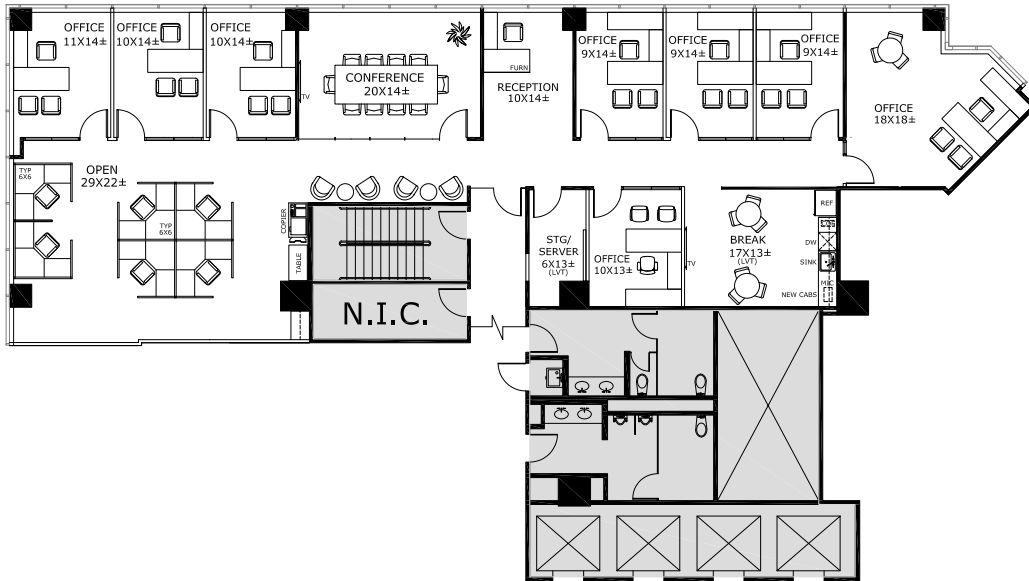


SPEC SUITE

AVAILABLE SUITES

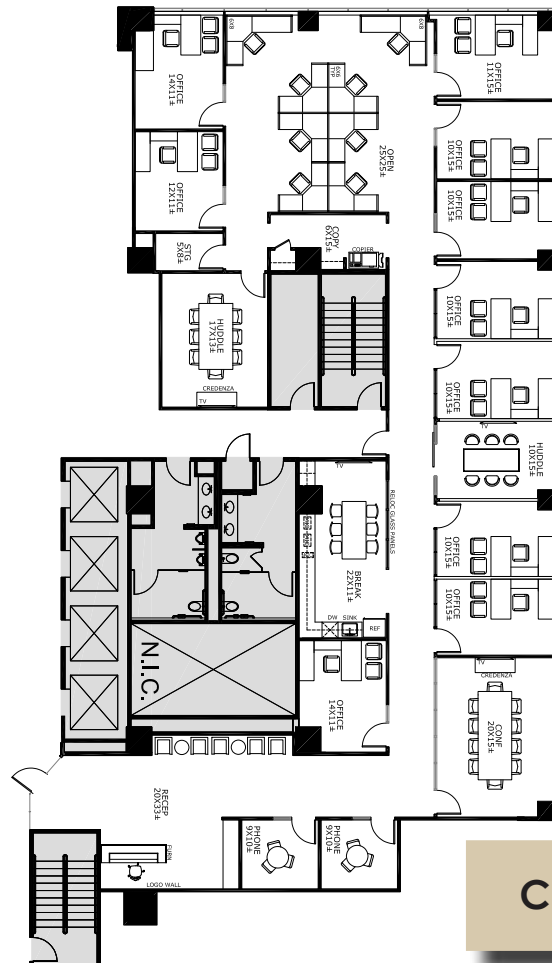
SUITE 825 | 3,620 SF

FUTURE SPEC SUITE



SUITE 1150 | 5,500 SF

SPEC SUITE



CLICK HERE FOR VIRTUAL TOUR



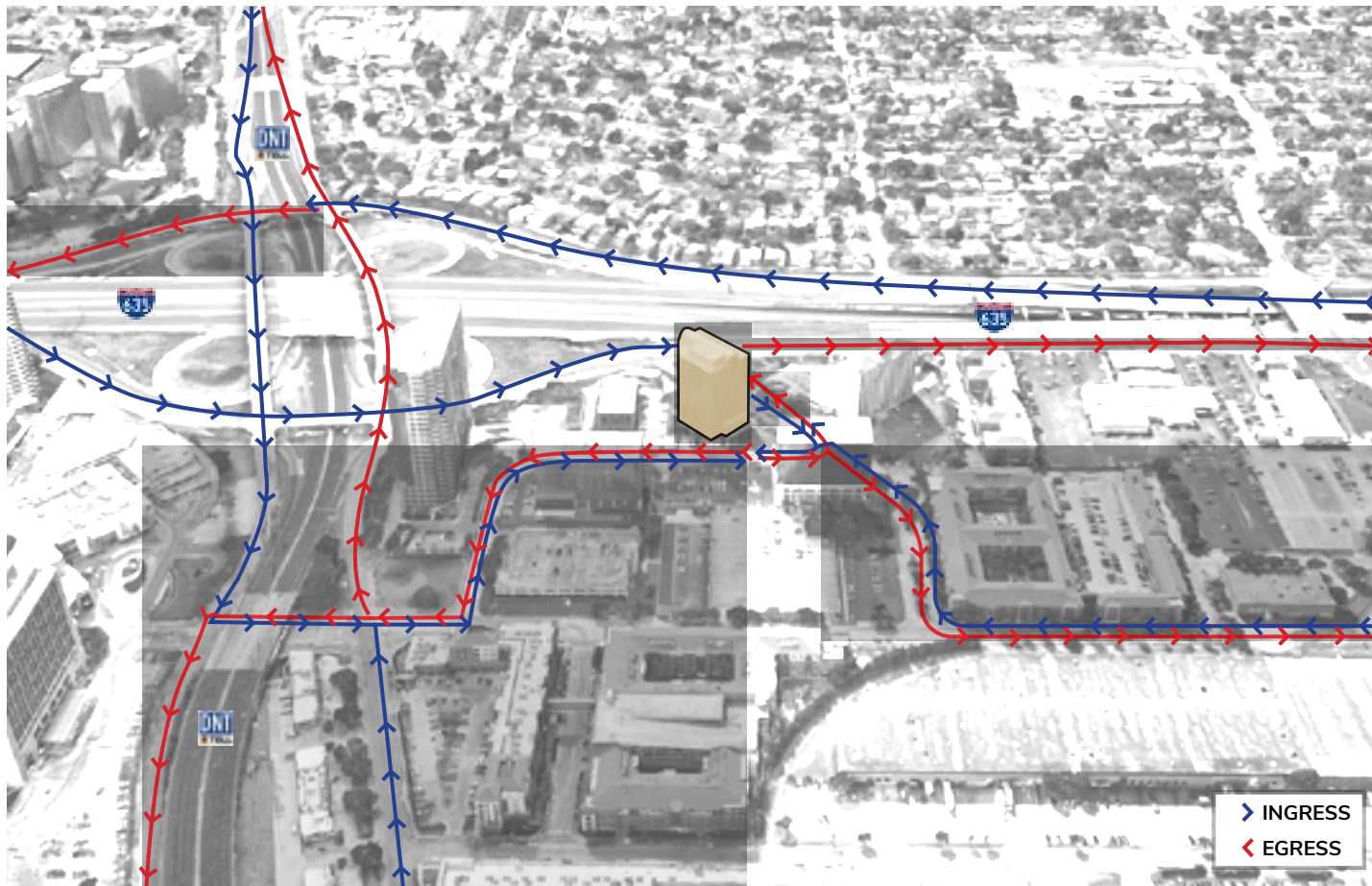
FITNESS



CORRIDOR



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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