



ELEMENT
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ELEMENTTOWERS.COM | 3030 LBJ FREEWAY, DALLAS, TX 75234

- + Over \$2mm in Renovations Recently Completed
- + Best Views on LBJ Freeway
- + Incredible Value to the Toll Road & Las Colinas
- + Large Training Center and Board Room
- + Renovated Fitness Center (*free to tenants*)
- + Monument Signage Available



FOR LEASING INFORMATION: 214.220.0600

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BUILDING FACTS:

- + **SIZE:** 369,052 RSF, 17 stories
- + **TYPICAL FLOOR:** 22,000 SF
- + **PARKING RATIO:** 3.5:1,000
- + **BUILT:** 1984, Class A
- + **SECURITY:** 24/7 security guards & security system

AMENITIES ON-SITE:

- + **HEALTH CLUB:** Renovated 6,000 SF
- + **CONFERENCE CENTER:** Renovated; (including a 40 seat training room & 16 seat board room)
- + **OUTDOORS:** Well Landscaped Plaza with Fountain and Collaboration Space
- + **ON-SITE:** Management & Engineering
- + **FOOD:** Murphy's Deli

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



COVERED PARKING:
3.5:1,000

HIGH-END FITNESS CENTER:
Free to Tenants

SIGNAGE AVAILABLE:
Monument



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