

# WHERE THE TOLLWAY MEETS LBJ



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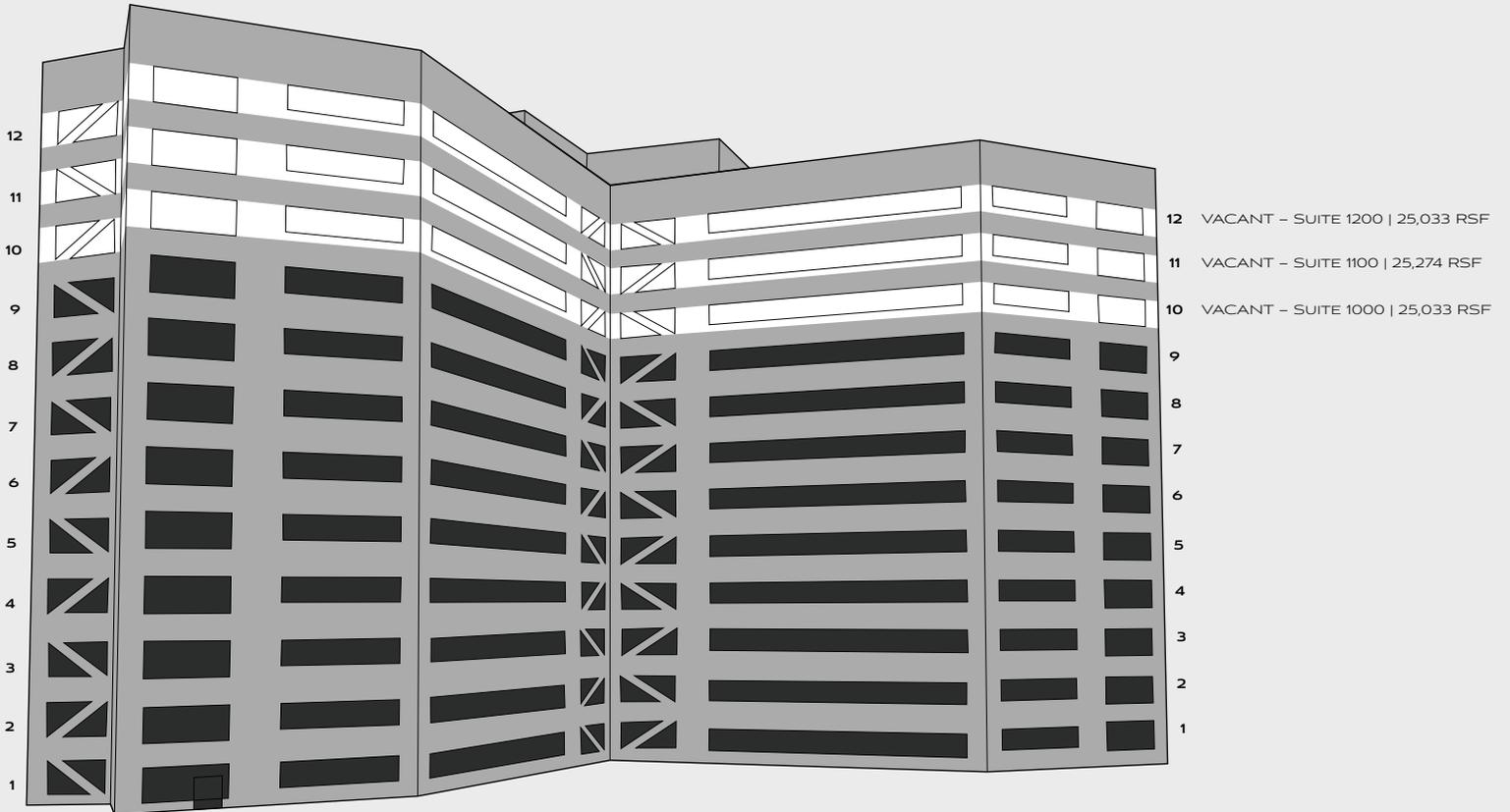
## PROPERTY HIGHLIGHTS

- Excellent visibility and frontage along LBJ Freeway
- Excellent access to DFW International Airport and Dallas Love Field
- Close proximate to Bent Tree, Preston Hollow, University Park and Highland Park
- Walkable to Galleria Dallas, The Westin Galleria Dallas and Galleria Towers
- Full Floor of Creative Space Available
- Available building signage
- Rentable Area: 529,538 RSF
- Years Built: 1980
- Stories: 12
- Free Covered Parking, Parking Ratio of 4.0 per 1,000 square feet
- Fitness Facility with locker rooms
- Deli
- Conference Room
- Property Management On-Site
- 24/7 Security



# WHERE THE TOLLWAY MEETS LBJ

## STACKING PLAN



# WHERE THE TOLLWAY MEETS LBJ

## FACT SHEET

### BUILDING

5429, 5501 Lyndon B Johnson Freeway  
Dallas, Texas 75240

### LANDLORD

Goddard Investment Group

### LEASING COMPANY

Holt Lunsford Commercial

Holden Lunsford  
972.381.3218  
holdenlunsford@hldallas.com

James Engels  
972.280.8307  
jengels@hldallas.com

### PROPERTY MANAGEMENT

Heritage Plaza Property Services

### ARCHITECT

Go Studios

### YEAR BUILT

1986 (I), 1980 (II)

### YEAR RENOVATED

2018, 2018

### PRIMARY BUILDING SITE

2.58 (I), 6.39 (II) Acres

### PARKING RATIO

4.0 per 1,000 RSF

### STORIES

10 (I), 12 (II)

### STANDARD FLOORPLATE

23,254 (I), 25,000 (II)

### COMMON AREA FACTOR

13.1% (I), 15.2% (II)

### BUILDING HOURS

Monday to Friday: 7:00am – 7:00pm  
Saturday: 8:00am – 1:00pm

### HVAC

After-hours HVAC is available with prior written notice for \$75.00/hour with a 2-hour minimum

### SECURITY

24/7

### AMENITIES

Covered Parking  
Conference facility on-site  
On-site deli  
Fitness facility with locker rooms

### FIBER

AT&T & Spectrum

### OPERATING EXPENSES

\$5.75

### ELECTRICAL EXPENSE

\$1.46



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|  |             |                        |              |
|--|-------------|------------------------|--------------|
| Holt Lunsford Commercial, Inc.                                     | 439776      | hlunsford@hldallas.com | 972-241-8300 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email                  | Phone        |
| Richard Holt Lunsford  | 359505      | hlunsford@hldallas.com | 972-241-8300 |
| Designated Broker of Firm  | License No. | Email                  | Phone        |
| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email                  | Phone        |
| Sales Agent/Associate's Name                                       | License No. | Email                  | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date