

8131 LBJ



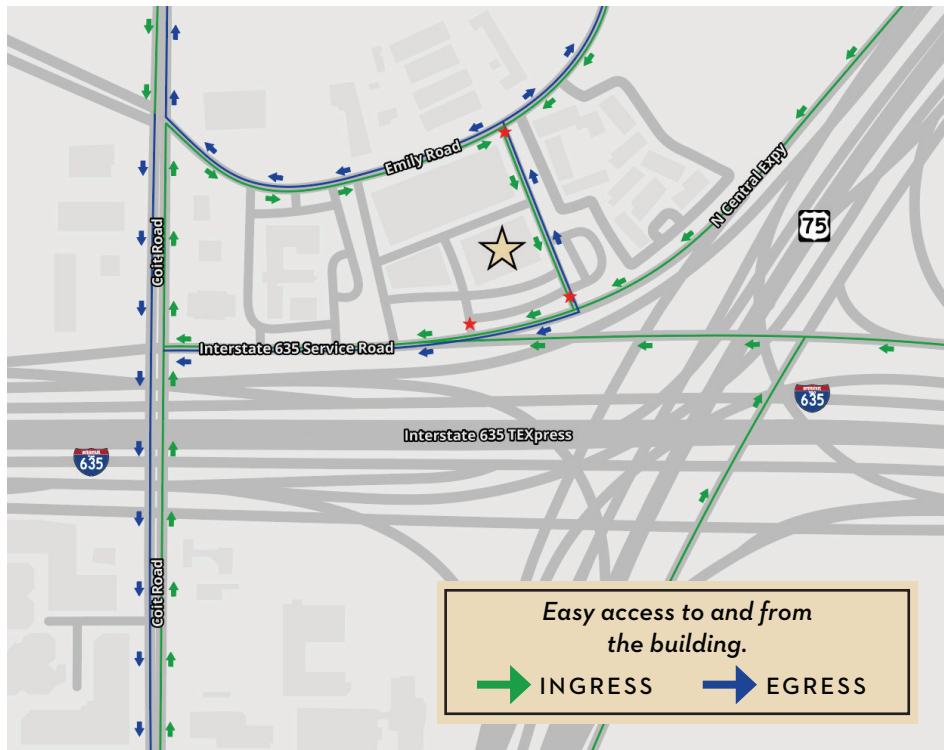
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PROPERTY HIGHLIGHTS

- Direct Access to US-75 and Interstate 635
- Grab n' Go Food Service
- Building Conference Facility
- On-site Security
- On-site Management
- Close Proximity to Numerous Restaurants/Retail
- New Tenant Lounge
- New Building renovation now complete



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NEARBY AMENITIES

- 7-Eleven
- Asian Mint
- Boston Market
- Burger King
- Chipotle
- Dickeys Barbecue Pit
- FedEx Office Print & Ship Center
- First Choice Grocery
- Forest Donuts
- Home Depot
- KFC
- Mattito's
- Metro by T-Mobile
- National Tire & Battery
- Pick A Fit Foods
- Popeyes Louisiana Kitchen
- Raising Cane's Chicken Fingers
- Schlotzsky's
- Sonic
- Starbucks
- Taco Bueno
- Tacos Y Mas
- TITLE Boxing Club
- TJ Cajun Seafood & Wings
- Twin Bridges Shoe Repair & Alterations
- United States Postal Service
- Whataburger
- Which Wich Sandwiches

- 24 Hour Fitness
- Chicken Express
- Cindi's NY Deli & Restaurant
- Fancy Cakes By Lauren
- Greenz Salads for Z' Adventurous
- McDonald's
- Conn's HomePlus
- Studio Movie Grill
- Subway
- Sun & Ski Sports
- Wingstop



- Alice's Closet & Boutique
- Bone Daddy's House of Smoke
- Chili's Grill & Bar
- CVS Pharmacy
- Even Stevens Sandwiches
- Fish and Tails Oyster Bar
- The Halal Guys
- High 5 Tires
- IHOP
- Las Flamas Mexican Kitchen
- Micro Center
- Pappadeaux Seafood Kitchen
- Pappasito's Cantina
- Ranitas Bar Y Grill
- Razzoo's Cajun Cafe
- Sara's Market & Bakery
- Studio Movie Grill
- Tam's
- Waffle House

- Cheddar's Scratch Kitchen
- City Cafe & Bakery
- Dante's Pizza
- Desta Ethiopian
- Ibex Ethiopian Cuisine & Bar
- JG's Old Fashioned Hamburgers
- Kazy's Gourmet Shop
- Olive Garden Italian
- Outback Steakhouse
- RaceTrac
- Red Lobster
- Sarah's Cafe & Deli
- Sushi Ichiban
- Uniform World



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FACT SHEET

BUILDING

8131 Lyndon B Johnson Freeway
Dallas, Texas 75251

LANDLORD

Skywalker Property Partners, Inc.

LEASING COMPANY

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PROPERTY MANAGEMENT

Holt Lunsford Commercial

YEAR BUILT

1980

PRIMARY BUILDING SITE

3.36 acres

PARKING RATIO

3.25 per 1,000 RSF

STORIES

8 stories

STANDARD FLOORPLATE

28,500 SF

SECURITY

On-site security hours: 6:30 a.m. to 9:00 p.m. Monday through Friday, and Saturday from 6:30 a.m. to 2:00 p.m.

New camera surveillance system with eleven (11) cameras throughout the property

BUILDING HOURS

Monday to Friday: 7 a.m. to 6 p.m.
Saturday: 7 a.m. to 2 p.m.

FIBER

AT&T, Logix, Spectrum and Level 3

ARCHITECT

Entos



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