



PINNACLE TOWER

# Unrivaled Convenience. Incomparable Exposure.

Pinnacle Tower's direct access to the Dallas North Tollway and the Lyndon B Johnson Freeway ensures quick ingress and egress, while pedestrian access to the many restaurants and shops at the Galleria and surrounding neighborhood provides a superior experience for office tenants.

Combine these advantages with unparalleled amenities, completely covered, secured parking, friendly concierge style security, and it is easy to see why Pinnacle Tower redefines the work experience.



STORIES

24

BUILDING SIZE

549,170 SF

TYPICAL FLOOR SIZE

24,000 SF

PARKING

4.0:1,000

subsurface parking garage

MAX CONTIGUOUS AVAILABLE

108,485 SF

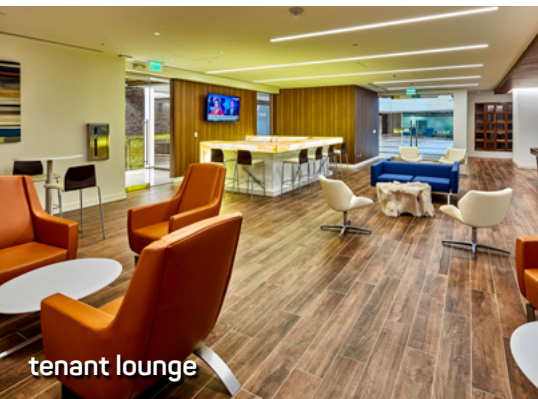
floors 15 - 19



lobby



fitness center



tenant lounge

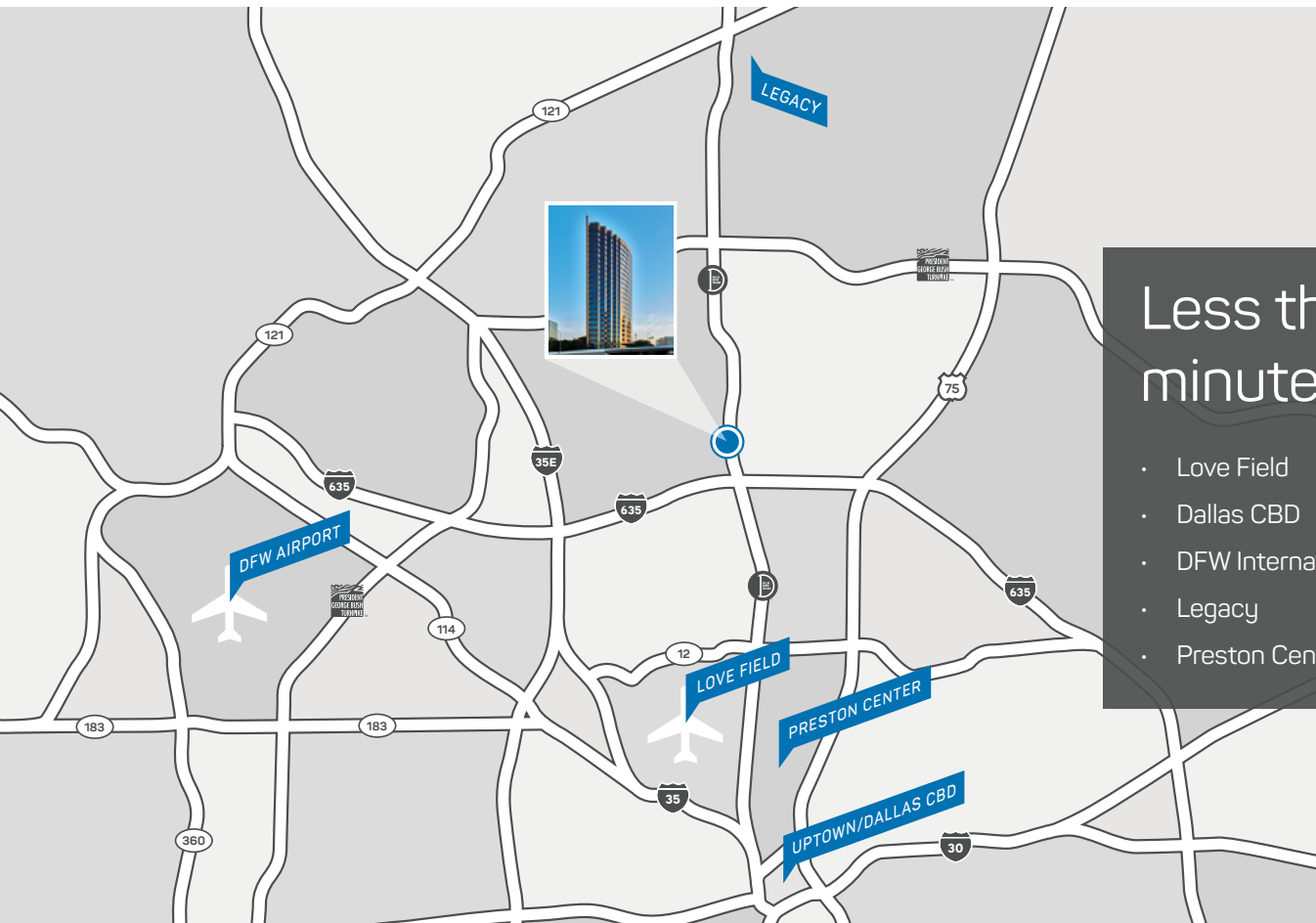


patio

# \$9.0M Capital Enhancement Complete!

On-site Amenities include:

- Restaurant
- Starbucks
- Fitness Center
- Outdoor Patio
- Tenant Lounge
- Conference Center



## Less than 20 minutes from:

- Love Field
- Dallas CBD
- DFW International
- Legacy
- Preston Center

**BUILDING**

5005 LBJ Freeway  
Located at the northwest corner of LBJ  
and the Dallas Tollway

**OWNER/ LANDLORD**

5005 LBJ Tower LLC\*

**LEASING COMPANY**

**Stream Realty**

J.J. Leonard  
(214) 267-0415  
jj.leonard@streamrealty.com

Sara Terry  
(214) 267-0454  
sara.terry@streamrealty.com

Chase Lopez  
(214) 267-0465  
clopez@streamrealty.com

**MANAGEMENT COMPANY**

**Stream Realty**

Renee Matthews  
(972) 450-4984  
rmatthews@streamrealty.com

**BUILDING AREA**

549,170 RSF

**YEAR BUILT**

1986

**ARCHITECT**

HKS

**FLOOR SIZES**

23,500 RSF typical floor  
12'10" Slab to slab

**PARKING**

4.0:1000 secure, covered parking  
Reserved: \$100.00/month

**ELECTRICAL**

7 Watts per square foot

**WIREScore**

Platinum

**LEED/ENERGY STAR/ GREEN INITIATIVES**

Energy Star from 2007-2015  
Pursuing LEED certification

**BUILDING HOURS**

Monday - Friday: 7:00 AM to 6:00 PM  
Saturday: 8:00 AM to 1:00 PM

**SECURITY**

24 hour manned security desk located in  
the building lobby  
Security escort to parking available upon  
request

**HVAC**

Monday - Friday: 7:00 AM to 6:00 PM  
Saturday: 8:00 AM to 1:00 PM

**ELEVATORS**

5 low rise passenger elevators  
6 high rise passenger elevators  
2 penthouse shuttle elevators  
1 freight elevator  
3 parking garage elevators

**BUILDING ACCESS**

Access card controlled elevator access  
to most floors  
Access card controlled entrances and  
elevators for after hours access

**OPERATING ESTIMATES**

\$9.68 per rentable square foot (2018)

**ELECTRICITY ESTIMATES**

\$1.22 per rentable square foot (2018)

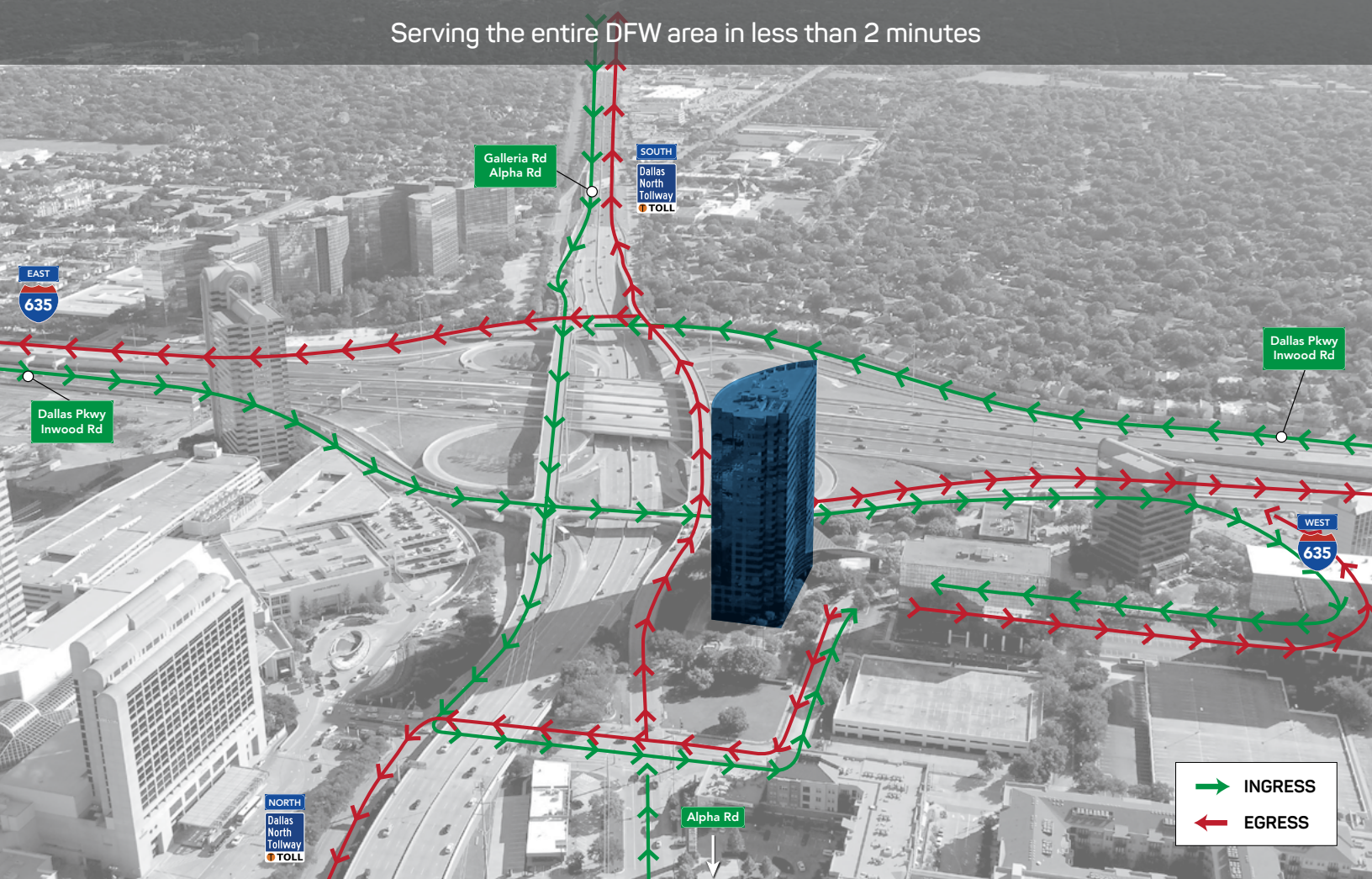
**TELECOM**

AT&T, Birch Communications,  
Consolidated Communications,  
LOGIX, Spectrum, Zayo Group,  
and Verizon Enterprise

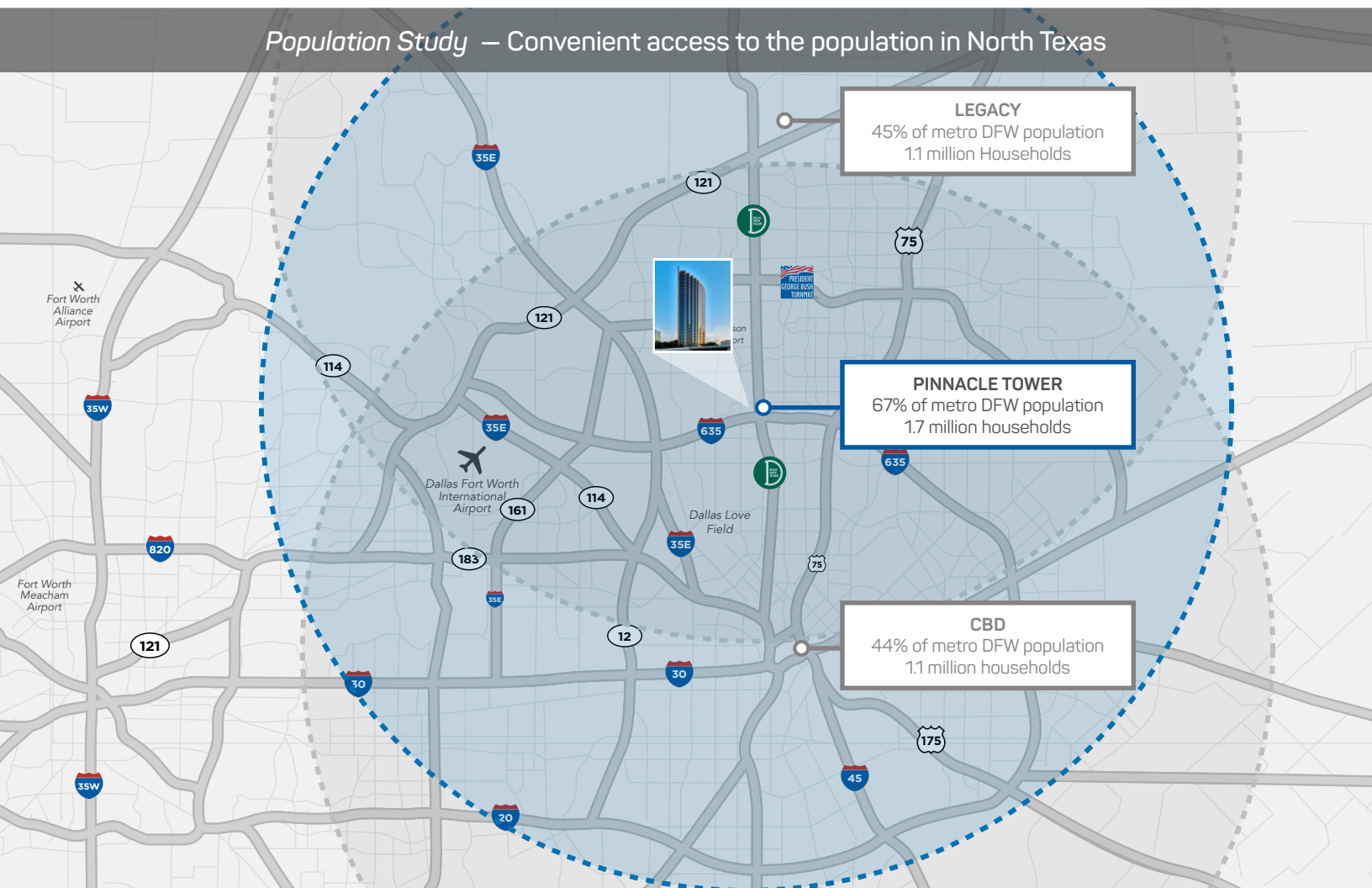
*\*Owner/Landlord is indirectly owned  
by New York Life Insurance Company  
and Encore Enterprises*



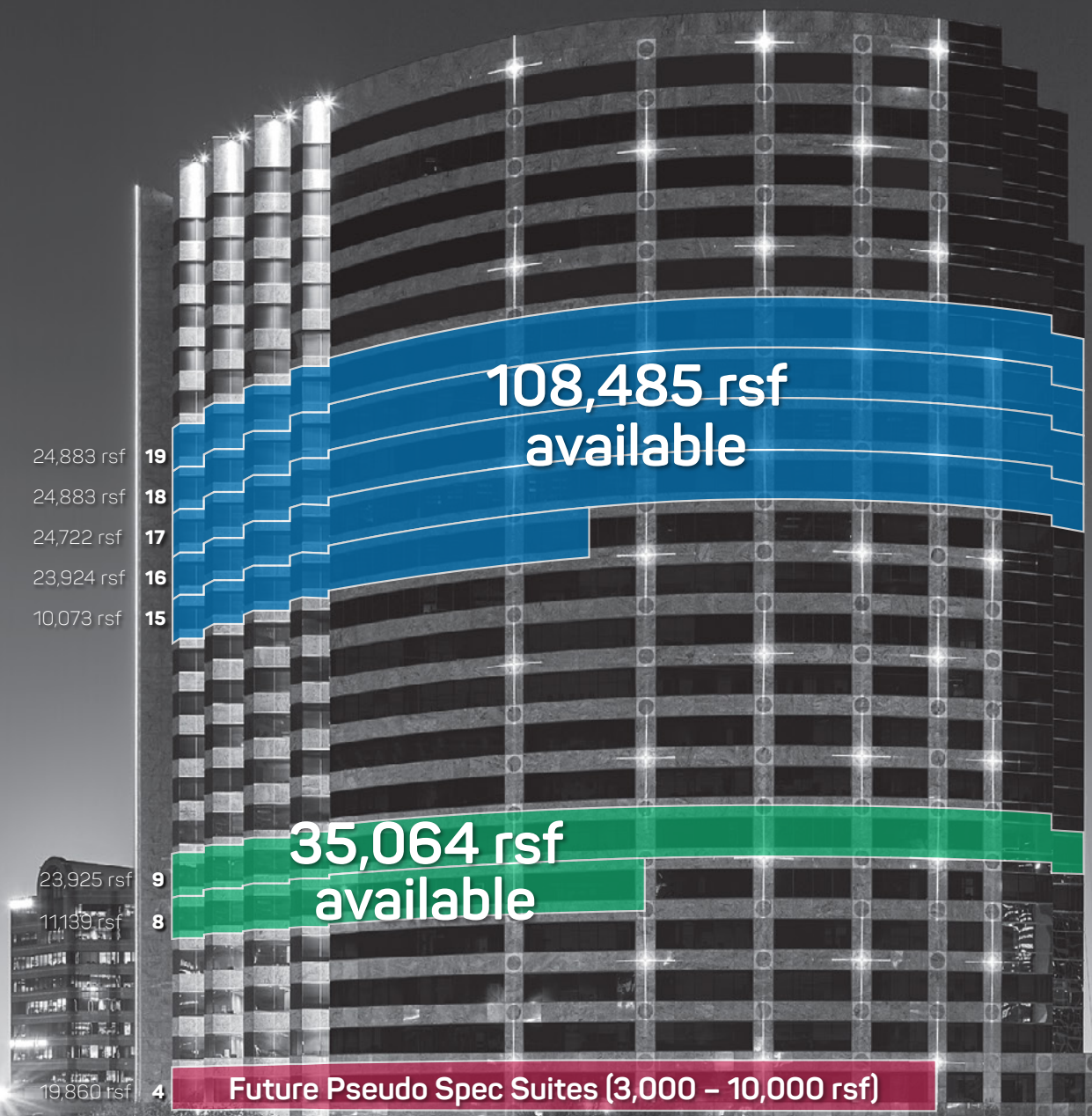
Serving the entire DFW area in less than 2 minutes



Population Study — Convenient access to the population in North Texas



Exceptional Opportunity. Incomparable Exposure.

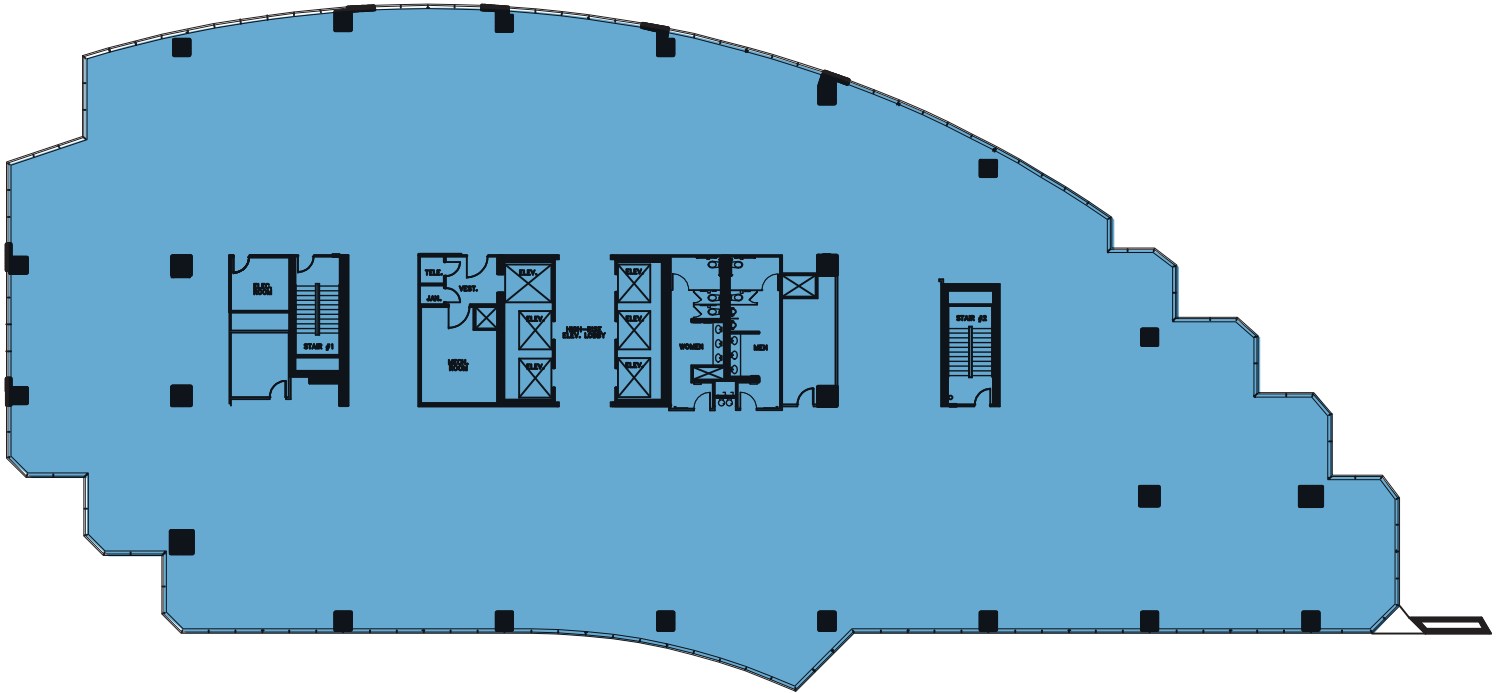


SIGNAGE OPPORTUNITIES

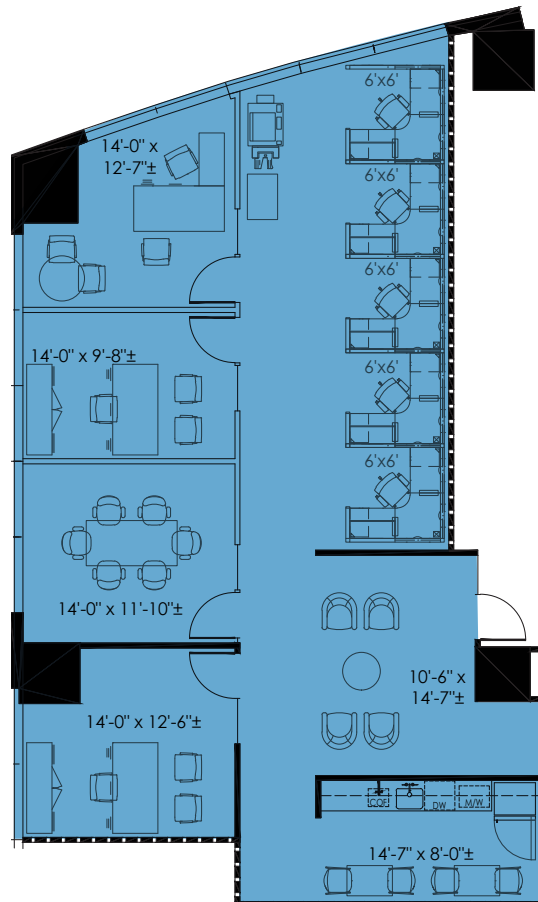
LOWER SPANDREL

TOP OF BUILDING

Typical Floor Plan – 24,682 RSF

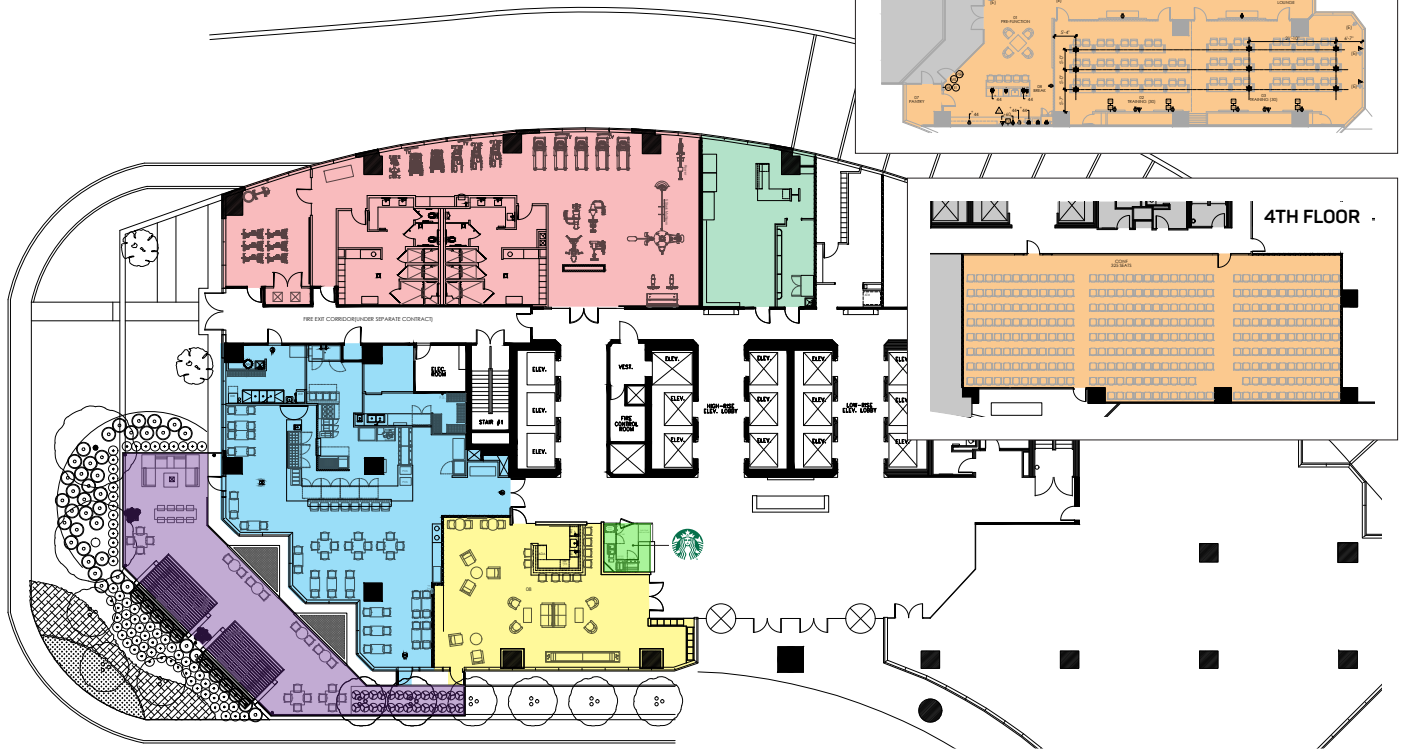


Spec Suite – 2nd Floor – 2,194 RSF



# On-Site Amenities

- Sundry
- Patio
- Restaurant
- Starbucks
- Fitness Center
- Tenant Lounge
- Conference Center

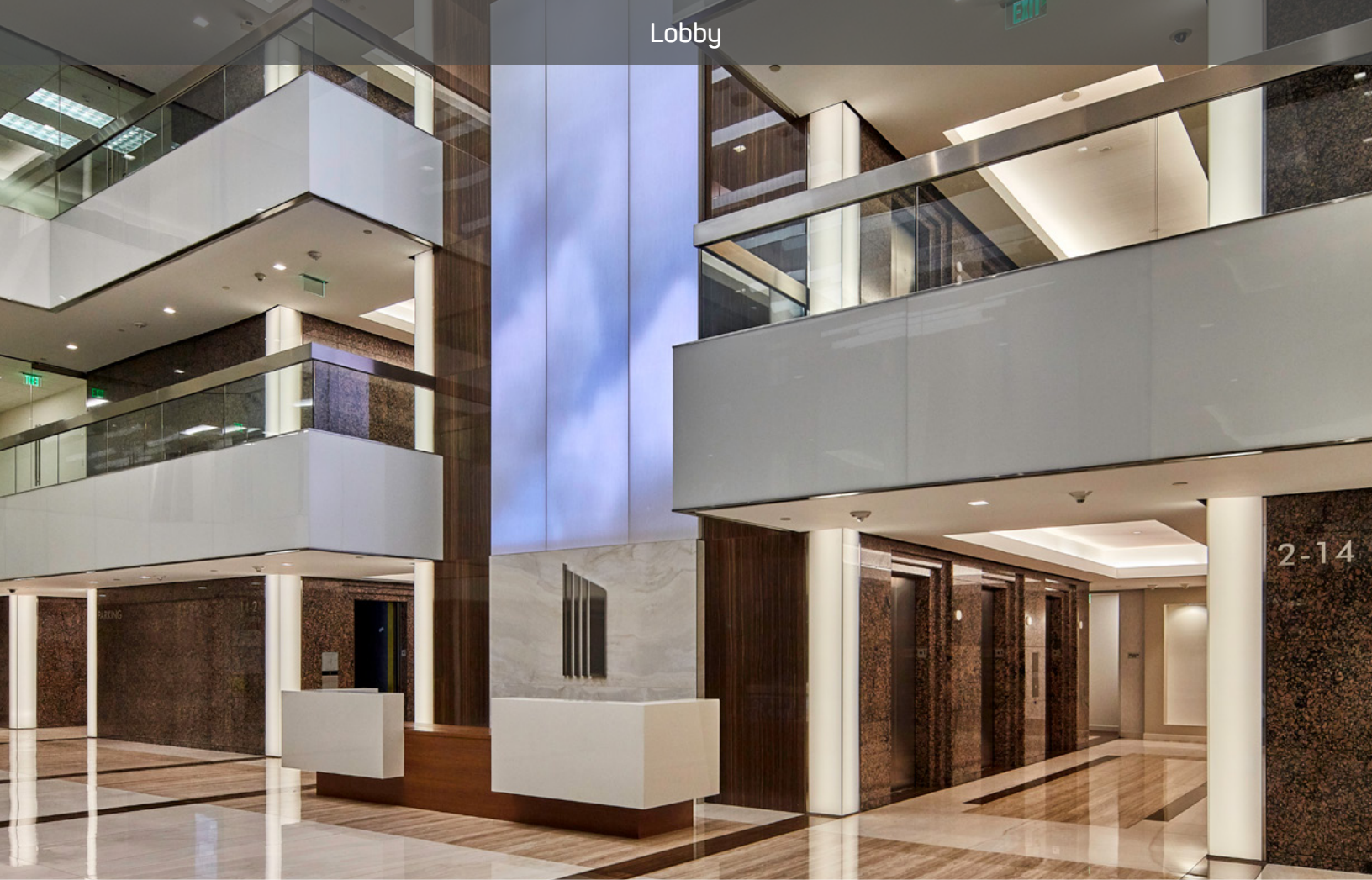


# Exterior Lighting

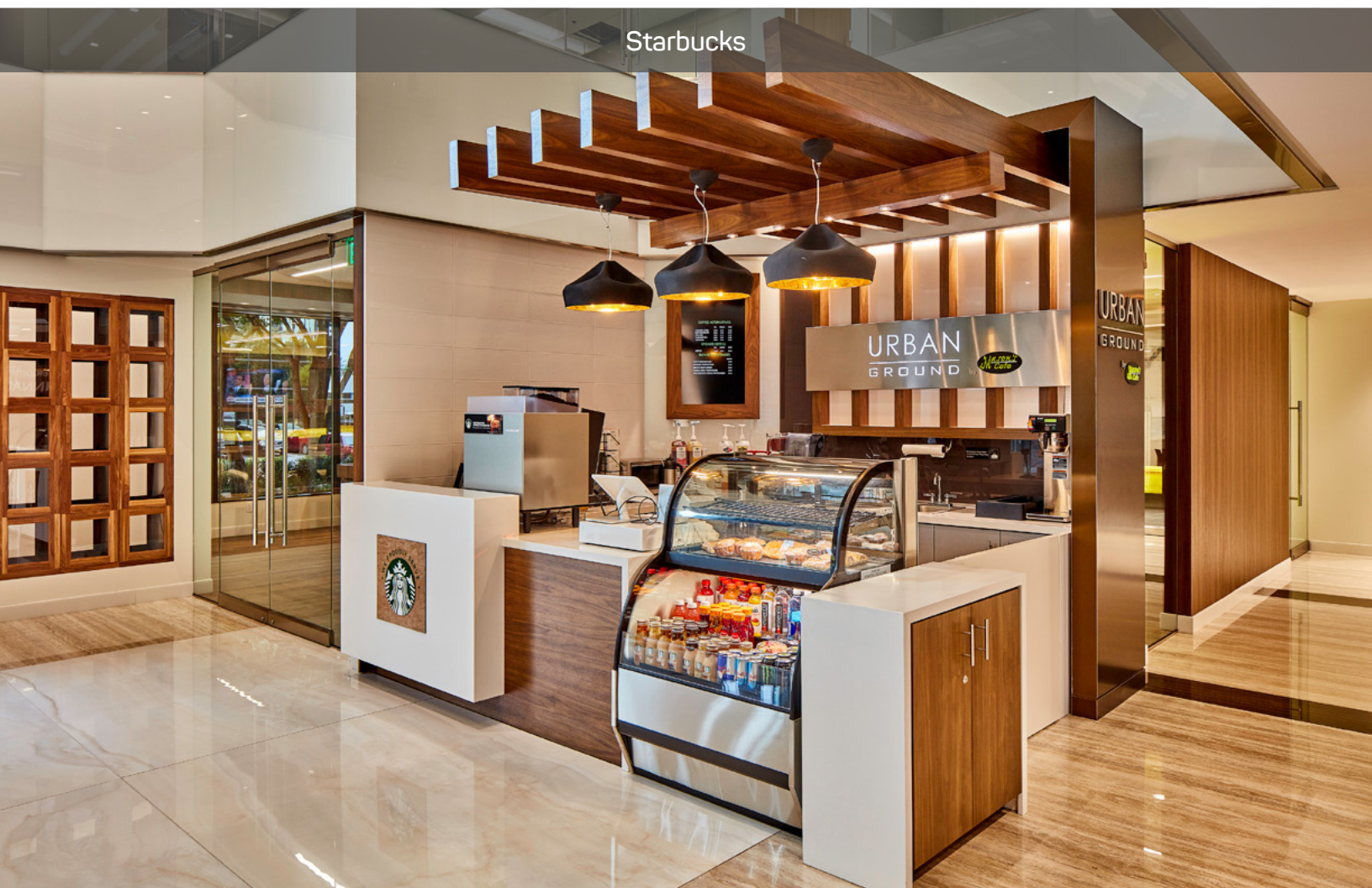




Lobby



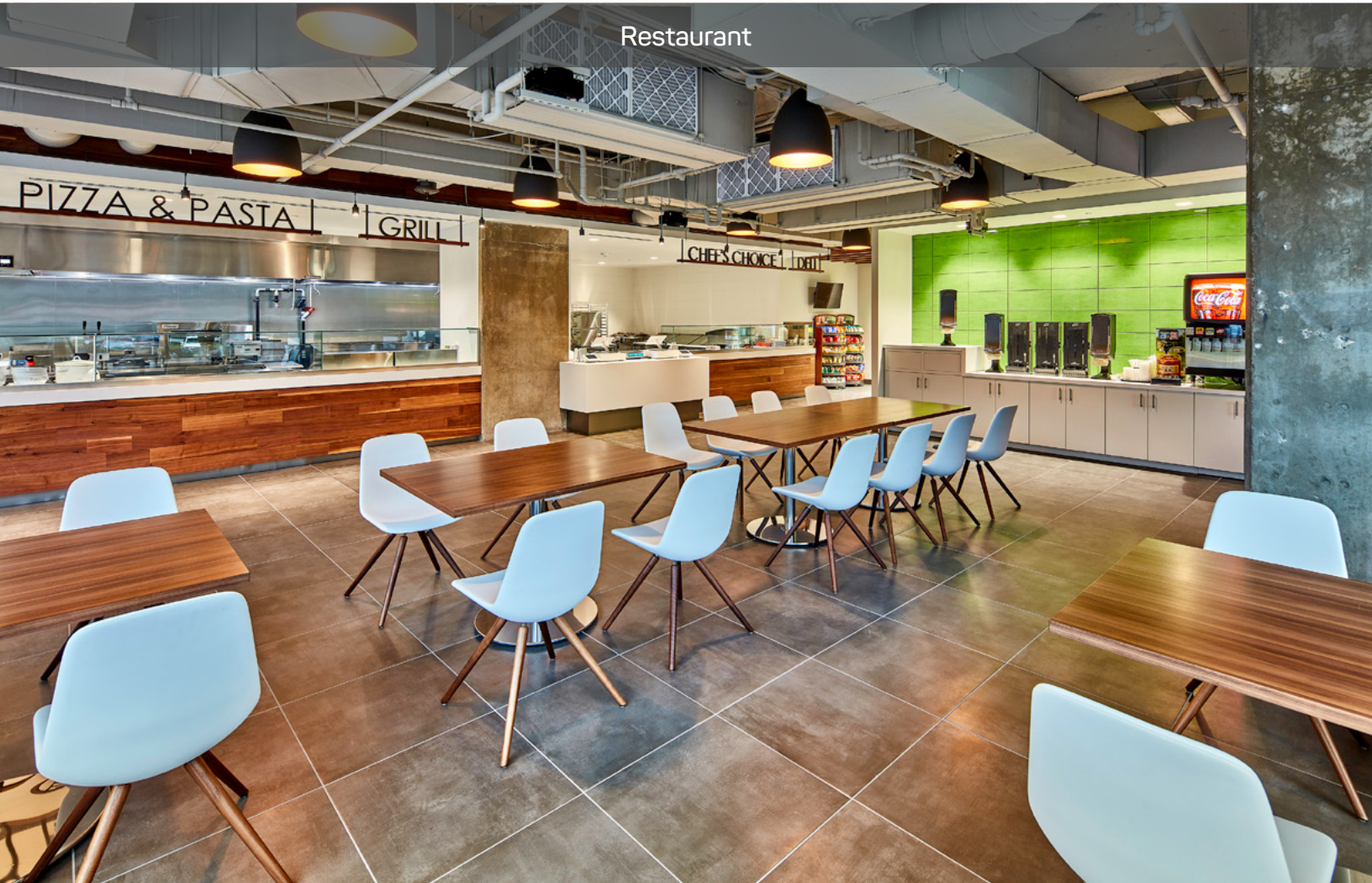
Starbucks



Tenant Lounge



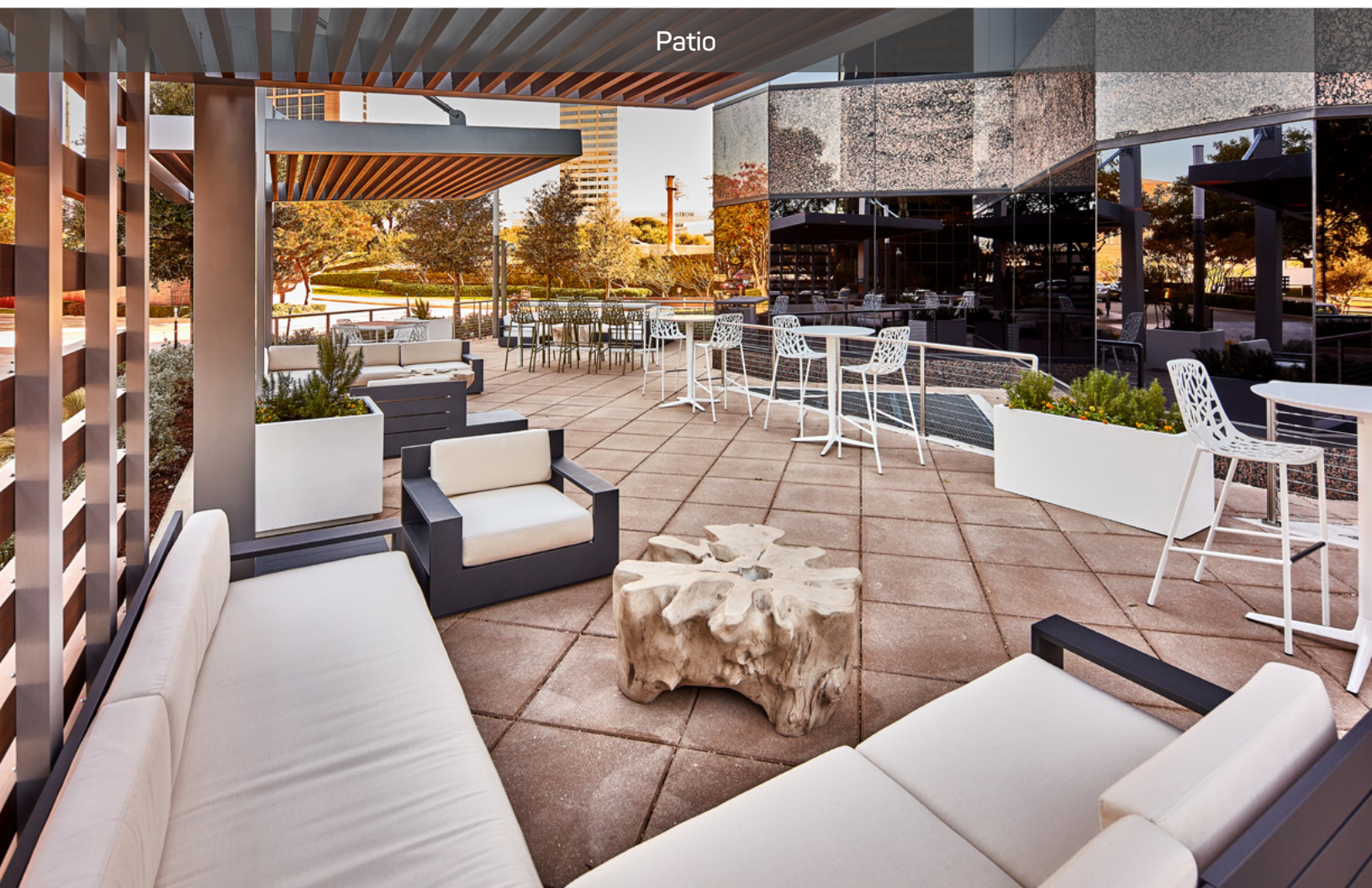
Restaurant



Outdoor Fitness Center



Patio





[www.pinnacletowerdallas.com](http://www.pinnacletowerdallas.com)

FOR MORE INFORMATION, CONTACT:  
J.J. Leonard, Sara Terry, or Chase Lopez at 214.267.0400

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