



LBJ FINANCIAL CENTER

5520, 5550, & 5580 LBJ FREEWAY | DALLAS, TX 75240



www.wellingtonrealty.com | 214-855-5900
2626 Cole Avenue, Suite 800, Dallas, TX 75204

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PRIME OFFICE SPACE AVAILABLE ON LBJ FWY

- ★ EASY ACCESS TO DALLAS NORTH TOLLWAY, LBJ FREEWAY & US 75 (CENTRAL EXPRESSWAY)
- ★ SPEC SUITES AVAILABLE
- ★ CROWN & EYEBROW SIGNAGE AVAILABLE

FACTS & FIGURES

Year Completed: 1982
Class: B
Building Size: 362,435 sf
Largest Contiguous: 56,460 sf
Stories: 6, 10, & 6
Rental Rate: \$16.75 - \$18.00/RSF Full Service
Building Hours: Monday - Friday: 7:00 AM - 6:00 PM
Saturday: 8:00 AM - 1:00 PM

Ceiling Heights:

Building 5550

1st floor = 11'3"

2nd - 8th floor = 9'5"

9th floor = 8'6"

10th floor = 11'3"

Building 5520 & 5580

1st floor = 11'3"

2nd - 6th floor = 8'6"

AMENITIES

- ★ On-Site Management
- ★ On-Site Maintenance
- ★ On-Site Security/Courtesy Patrol
- ★ Bank/ATM
- ★ Deli/Sundry Shop
- ★ Conference Room
- ★ Tenant Storage Rooms
- ★ 649 Garage Spaces
- ★ 675 Surface Spaces
- ★ Underground Parking with Access Tunnel



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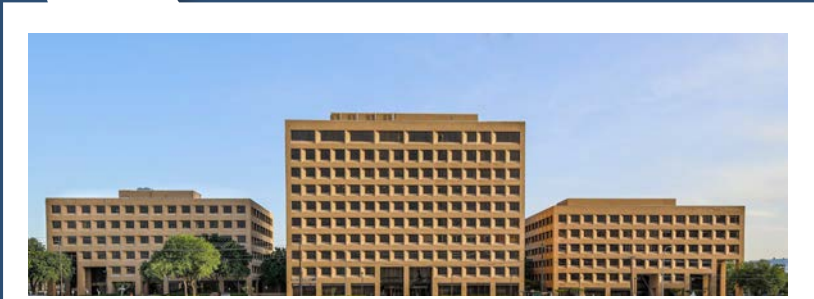


NEARBY AMENITIES:

- 11 SHOPPING CENTERS**
- 9 HOTELS**
- 30+ DINING**
- 6 FITNESS/GYMS**

CLOSE PROXIMITY & EASE OF ACCESS TO:

- ★ Dallas North Tollway
- ★ Central Expressway (75)
- ★ Interstate 35E
- ★ Preston Road
- ★ Montfort Road
- ★ Harvest Hill Road
- ★ 10 minutes from Love Field Airport
- ★ 20 minutes from DFW International Airport
- ★ The Galleria Dallas Mall & Upscale Shopping
- ★ Abundance of Full Service, Casual Dining, & Fast Food Restaurants
- ★ Numerous Luxury & Extended Stay Hotels
- ★ Future "Dallas Midtown" (\$3.5 Billion, 430 Acre Development)



PRIME LOCATION & VISIBILITY

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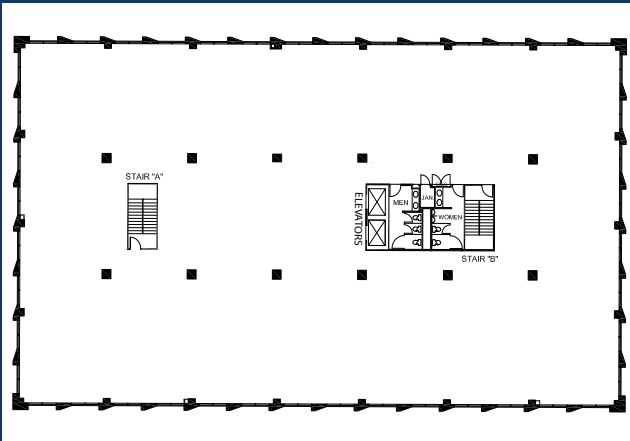
SAMPLE FLOOR PLATES



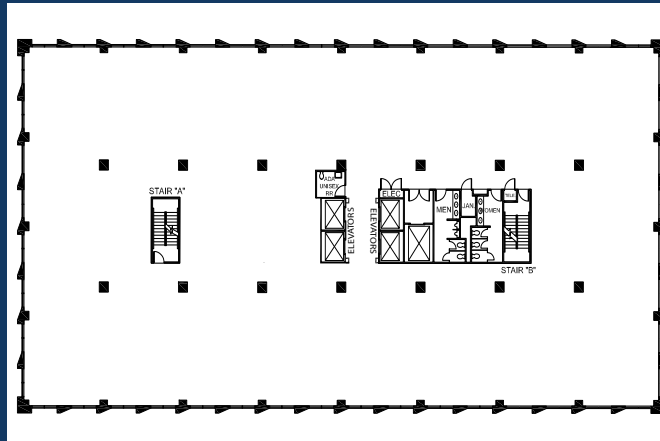
5580

5550

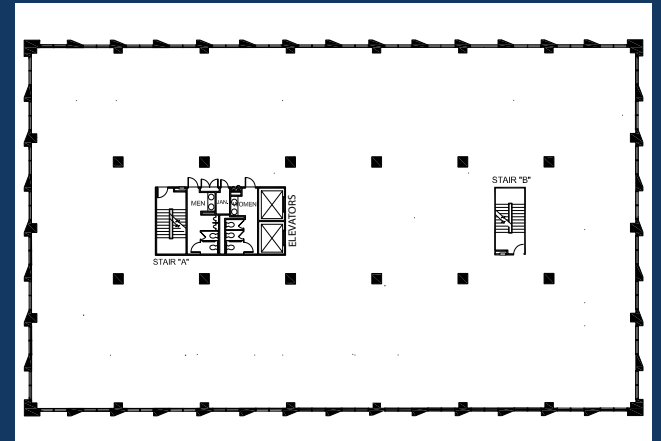
5520



[16,458 sf]



[19,290 sf]



[16,165 sf]



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