



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

122,708 SF
floors 15 - 19



lobby



fitness center



tenant lounge

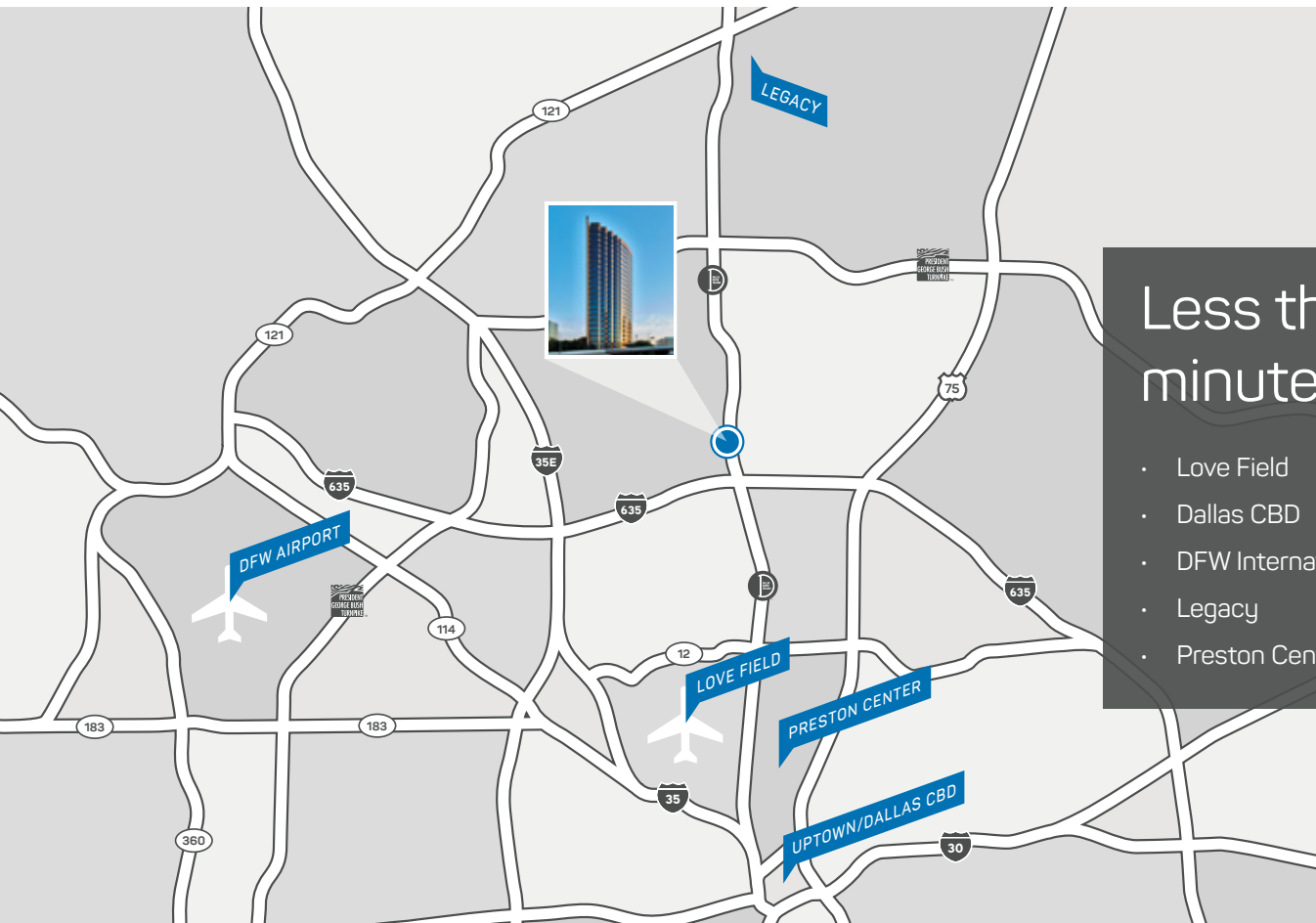


patio

\$9.0M Capital Enhancement Complete!

On-site Amenities will 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

NY Life and Encore Enterprises

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

Lisa Spampinato
(972) 450-4992
lisa.spampinato@streamrealty.com

BUILDING AREA

549,170 RSF

YEAR BUILT

1986

ARCHITECT

HKS

FLOOR SIZES

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

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

ELECTRICAL

7 Watts per square foot

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

PARKING

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

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)

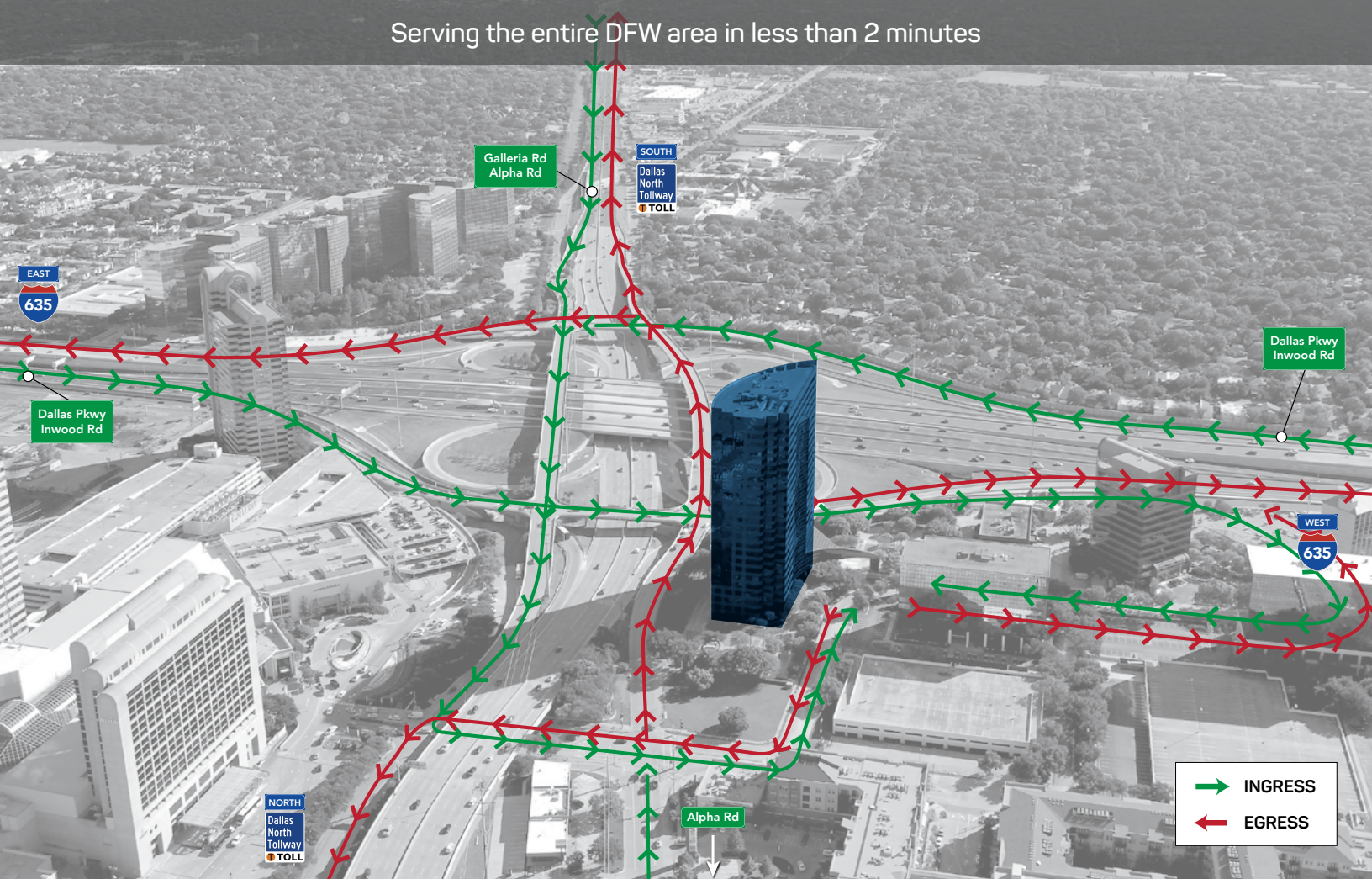
LEED/ENERGY STAR/ GREEN INITIATIVES

Energy Star from 2007-2015

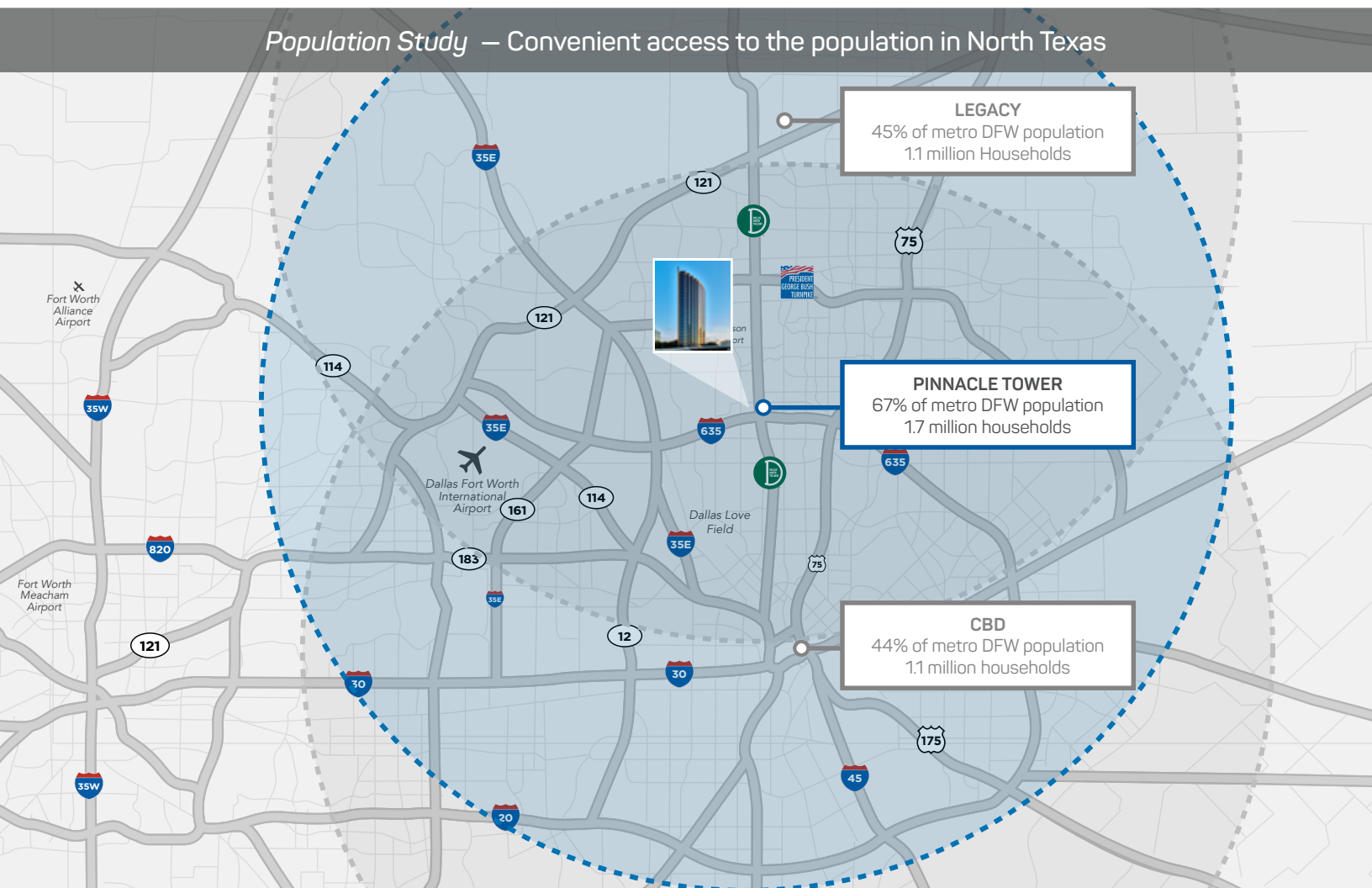
TELECOM

Airband, Cypress, Frontier Communications,
Logix, and AT&T

Serving the entire DFW area in less than 2 minutes



Population Study – Convenient access to the population in North Texas



Exceptional Opportunity. Incomparable Exposure.

122,708 rsf

24,883 rsf **19**

24,883 rsf **18**

24,722 rsf **17**

23,924 rsf **16**

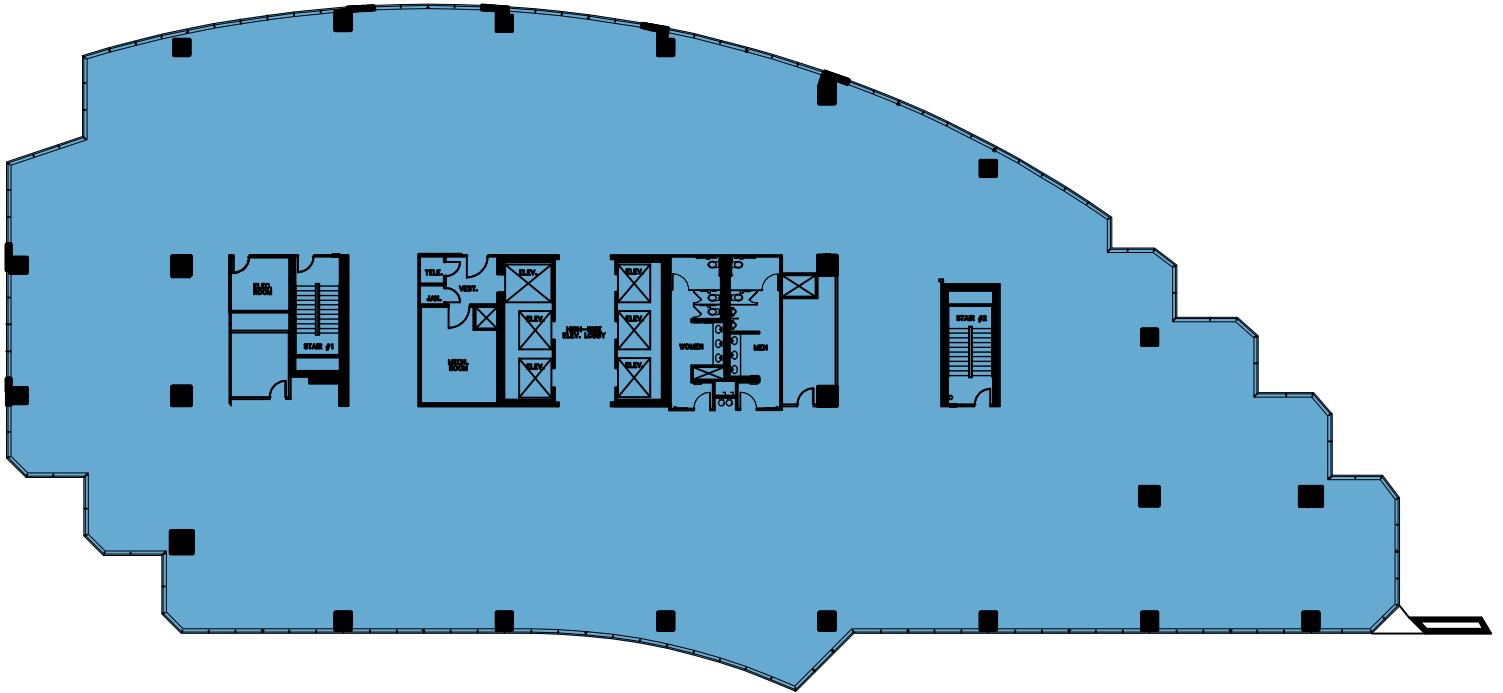
24,295 rsf **15**

Signage
Opportunity

Signage
Opportunity

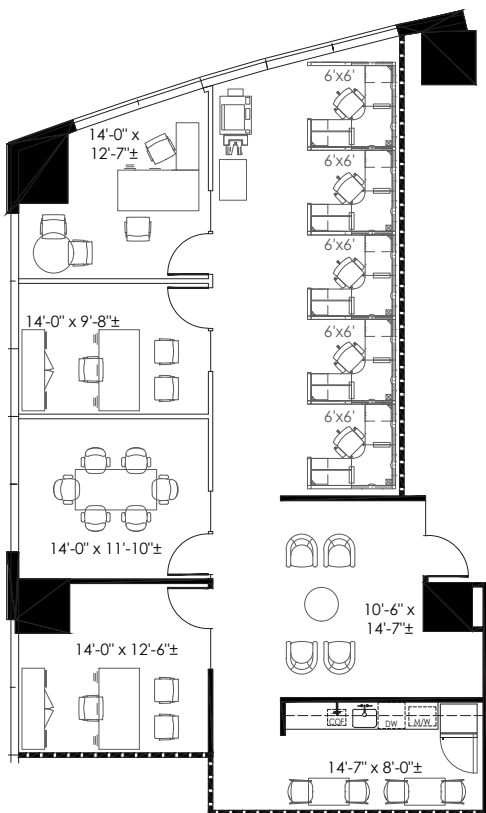
19,860 rsf **4**





Spec Suites

2nd Floor – 2,194 SF

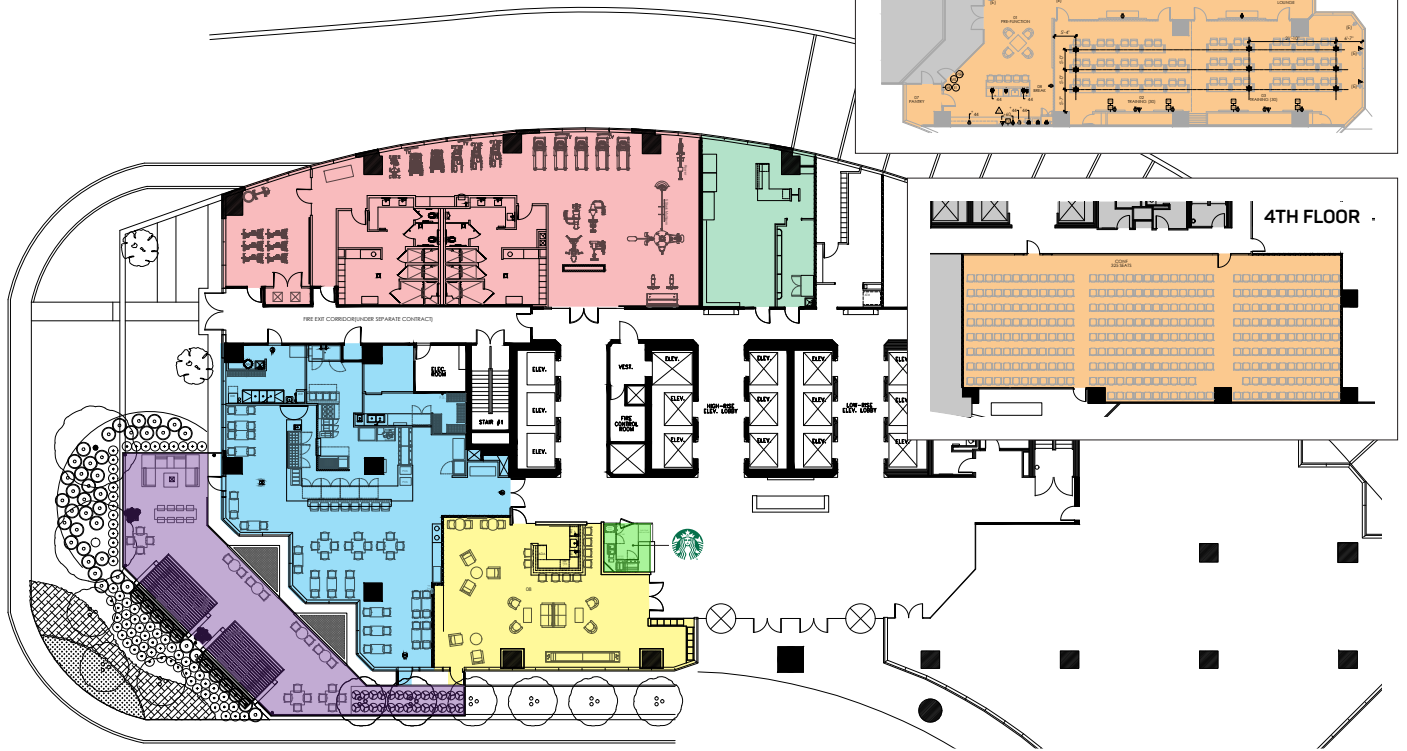


3rd Floor



On-Site Amenities

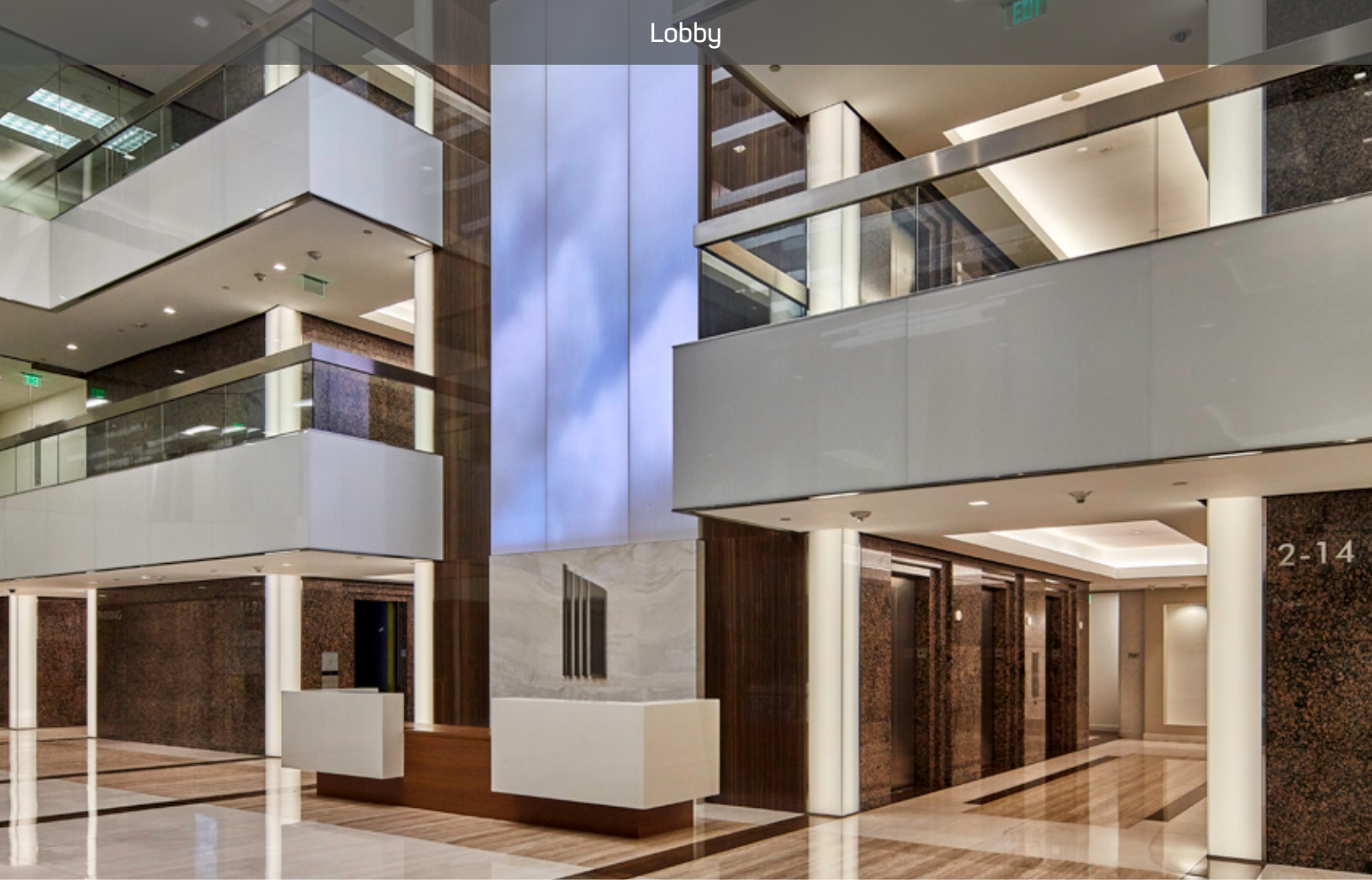
- Sundry
- Patio
- Restaurant
- Starbucks
- Fitness Center
- Tenant Lounge
- Conference Center



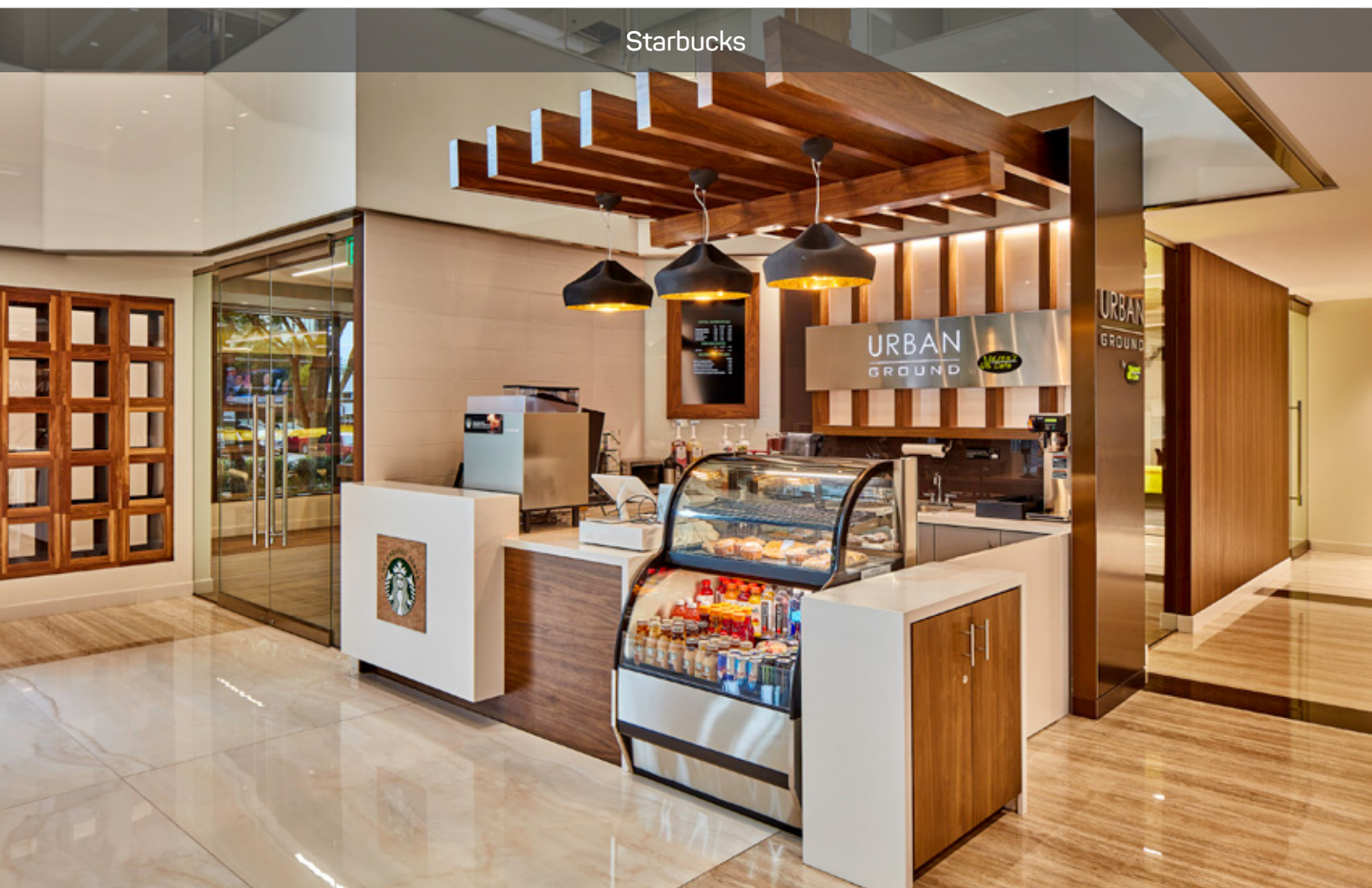
Exterior Lighting



Lobby



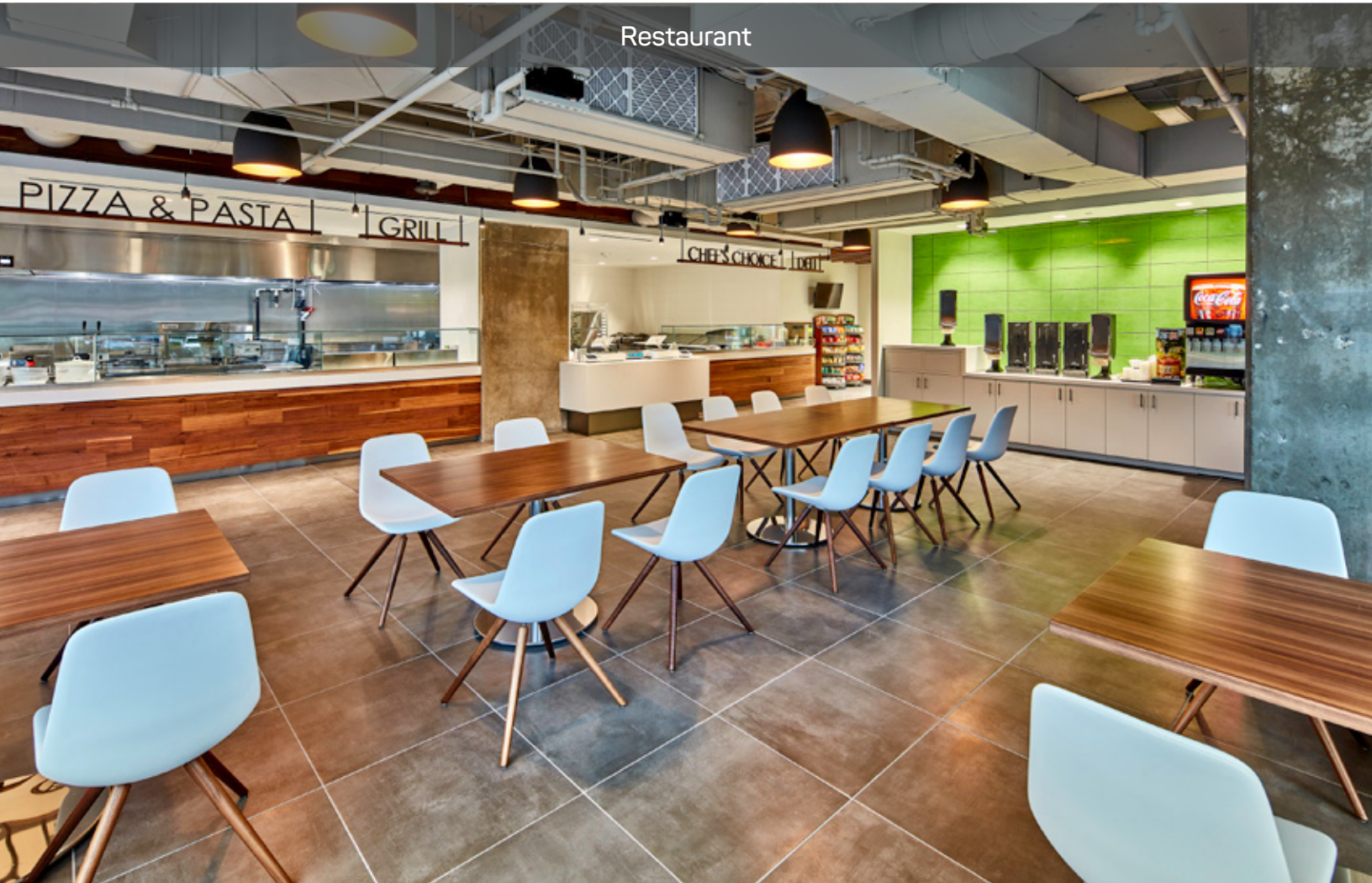
Starbucks



Tenant Lounge



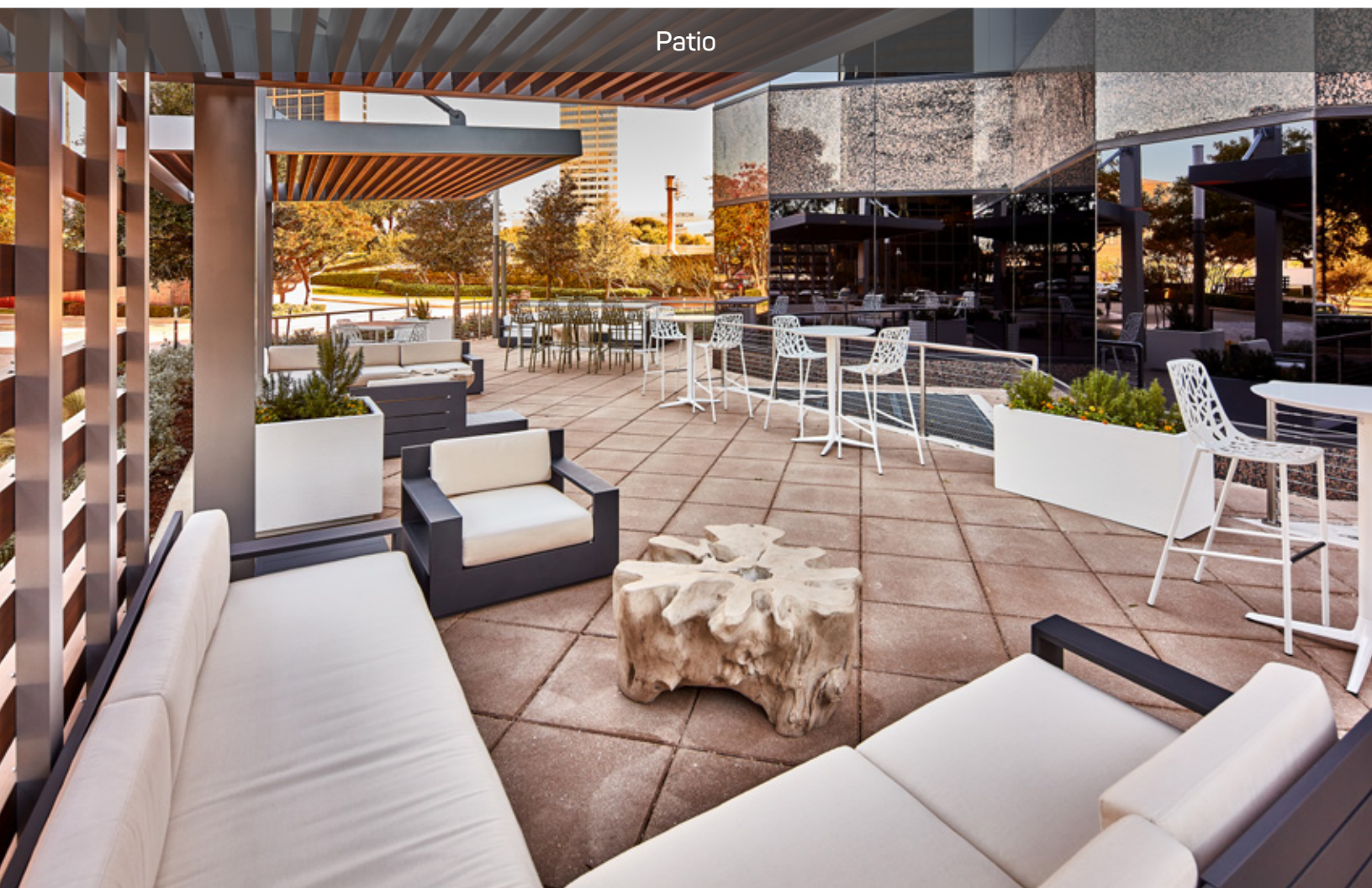
Restaurant



Outdoor Fitness Center



Patio





www.pinnacletowerdallas.com

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

A PROPERTY OF

LEASED & MANAGED BY



REAL ESTATE
INVESTORS

