

GATEWAY TOWER

8111 LBJ Freeway, Dallas, TX 75251

LBJ FREEWAY SUBMARKET

GATEWAY TOWER

8111

HARTMAN INCOME REIT MANAGEMENT INC.

8111 LBJ Freeway, Dallas, TX 75251

972-788-4988

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www.hi-reit.com



—HARTMAN—
EXCEPTIONAL SERVICE + INSPIRED VALUES



GATEWAY TOWER

Gateway Tower is a 15-story, top tier Class B property conveniently located on the corner of LBJ Freeway and Coit Road, offering excellent access to LBJ Freeway and Highway 75. Gateway Tower boasts several building improvements, including a newly renovated fitness center with separate cardio, weight and circuit training rooms and a newly renovated tenant lounge outfitted with a TV, dart board, shuffle board and self serve pantry. The building also has a Shared Amenity Floor which offers exclusive access to free conference rooms, tenant lounge, free WiFi, free coffee & snacks and upgraded finishes with renovated restrooms.

PROPERTY AMENITIES

- Move-in Ready Suites
- Monument Signage with LBJ Freeway Visibility
- On-site Professional Management
- On-site Building Engineer, Courtesy Officer & Day Porter
- After-hours Controlled Access
- 24-hour Monitored Surveillance
- On-site Full-Service Fitness Center with Locker Rooms and Sauna
- Free Garage Parking
- Shared Amenity Floor with views of North Dallas
- Tenant Lounge with Parks Pantry Market
- On-site Conference Facility
- WiredScore Silver
- Needlepoint Bipolar Ionization installed October 2020

Building Hours:
Monday - Friday
7:00am - 6:00pm
Saturday
8:00am - 1:00pm

Security Hours:
Monday - Friday
6:00am - 10:00am; 2:00pm - 6:00pm
Saturday
7:00am - 1:00pm

Parking Ratio:
3:1,000

After Hour HVAC:
\$75.00 per hour

Telecom Providers:
Fiber, AT&T, Century Link, Spectrum, Logix, Birch, Unite Private Network, Verizon



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