

FOR LEASE

LBJ FINANCIAL CENTER

5520 - 5550 - 5580 LBJ Fwy
Dallas, Texas 75240

PROPERTY INFORMATION

FOR LEASE

Class B Office Space
±362,435 RBA
±49,276 SF Max Continuous

AVAILABLE

Spec Suites
Office/Medical Office Spaces

LOCATION

Easy Access to Dallas North
Tollway, I-635 and US 75

YEAR BUILT

1982 - Renovated 1994

FLOOR SIZES

±17,000

SECURITY

24 Hour Manned Security
Access Card Controlled

PARKING

3.3/1000
Covered Parking

LEASE RATE

\$16.50 RSF + Electric

FEATURES

- Shared Conference Room on the 4th Floor of 5550 LBJ, Suite 460, Seats up to 60 people
- On Site Banking and Management
- In the Heart of the Galleria Business Corridor
- Abundance of Restaurants, Shopping, Hotels, Fitness Centers
- Dallas Love Field 15 Minutes - DFW Airport 25 Minutes



NICHOLAS ROBINSON

Associate
nicholasrobinson@henrysmiller.com
p 972.386.1452
m 214.794.0204

JIM TURANO

Executive Vice President
jturano@henrysmiller.com
p 972.386.1424
m 214.616.4437

MATTHEW CORTEZ

Associate
matthew.cortez@henrysmiller.com
p 972.386.1424
m 214.422.8317

DAN POLANCHYCK

Executive Vice President
danpolanchyck@henrysmiller.com
p 972.386.1468
m 214-676-9286



HENRY S. MILLER

5151 Belt Line Rd,
Suite 900
Dallas, Texas 75254
www.henrysmiller.com

FOR SALE OR LEASE

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5580 LBJ Freeway: 21,726 Contiguous Square Feet Available
5550 LBJ Freeway: 32,301 Contiguous Square Feet Available
5520 LBJ Freeway: 49,276 Contiguous Square Feet Available



DEMOGRAPHICS - 2018

	1 Mile	3 Miles	5 Miles
Estimated Population	18,685	129,235	388,508
Estimated Households	5,832	59,951	165,681
Average HH Income	\$100,943	\$129,634	\$123,091
Total Businesses	2,718	12,213	28,109
Total Employees	34,444	143,231	324,189

TRAFFIC COUNTS

LBJ Financial Center @ LBJ Frwy	240k
LBJ Frwy N. on Monfort Dr.	28k
LBJ Frwy S. on Monfort Dr.	12k
LBJ Frwy N. Bound on Dallas Pkwy	8k
LBJ Frwy S. Bound on Dallas Pkwy	13k

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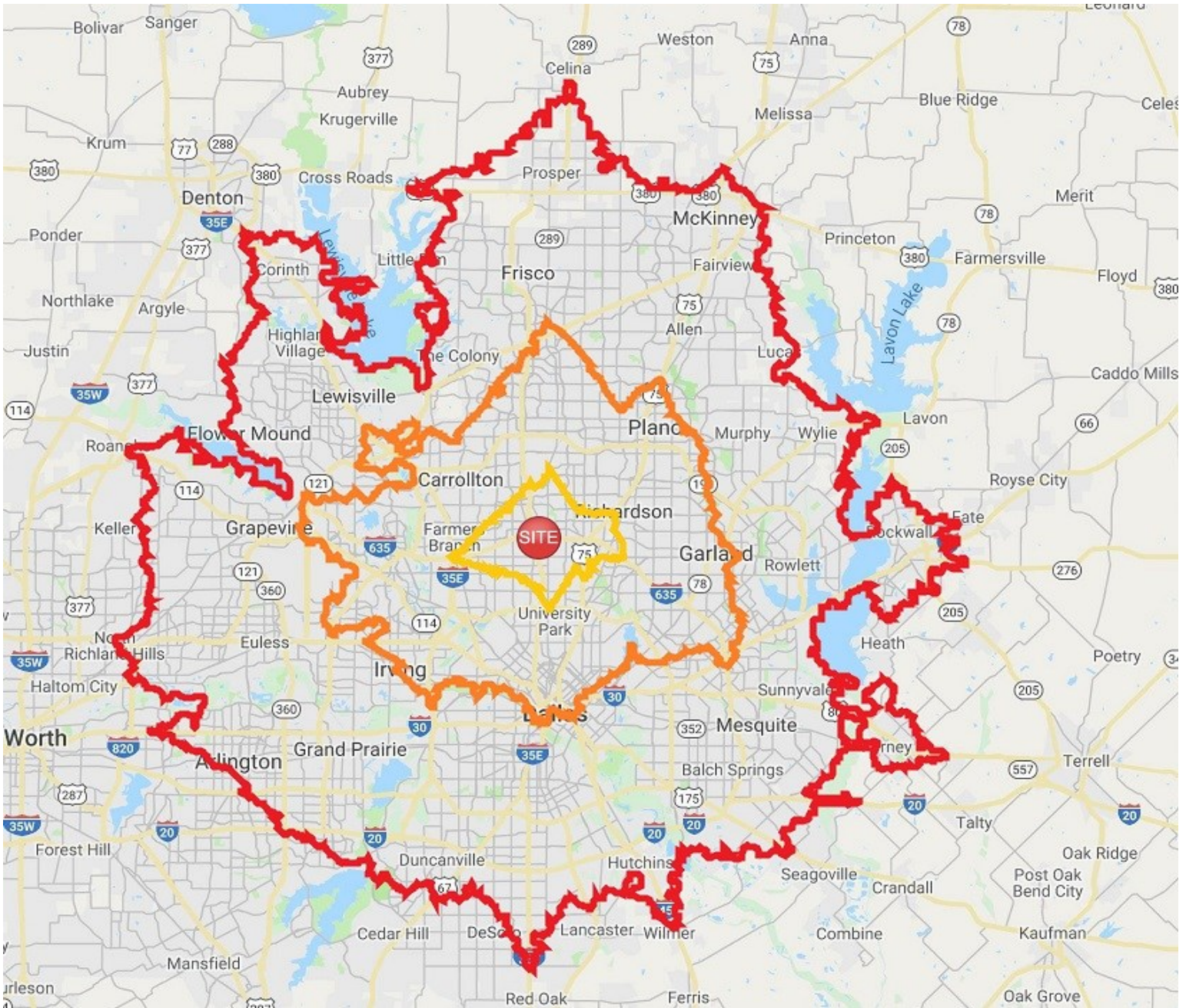
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Drive Time

- 5 Minute Drive Time
- 15 Minute Drive Time
- 30 Minute Drive Time



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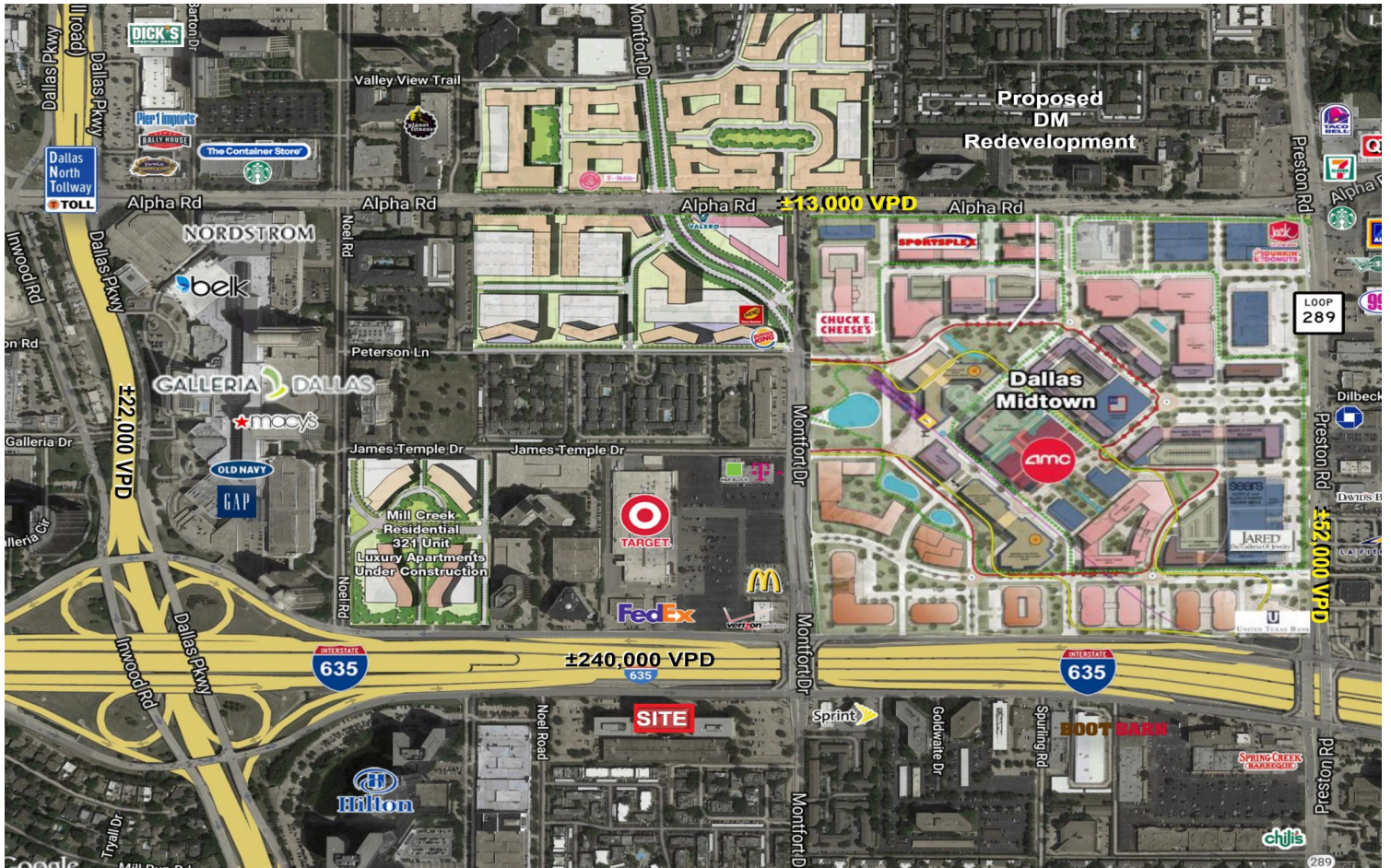
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