

FOR SUBLEASE: 3,414 SQUARE FEET
3030 LBJ FREEWAY, DALLAS, TX 75234

INDUSTRIAL REAL ESTATE BROKERAGE

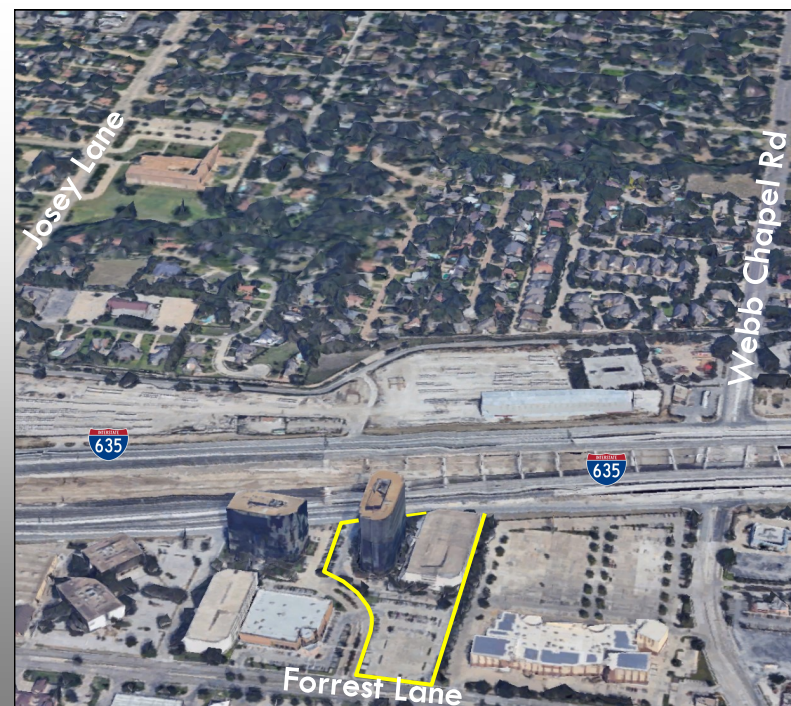
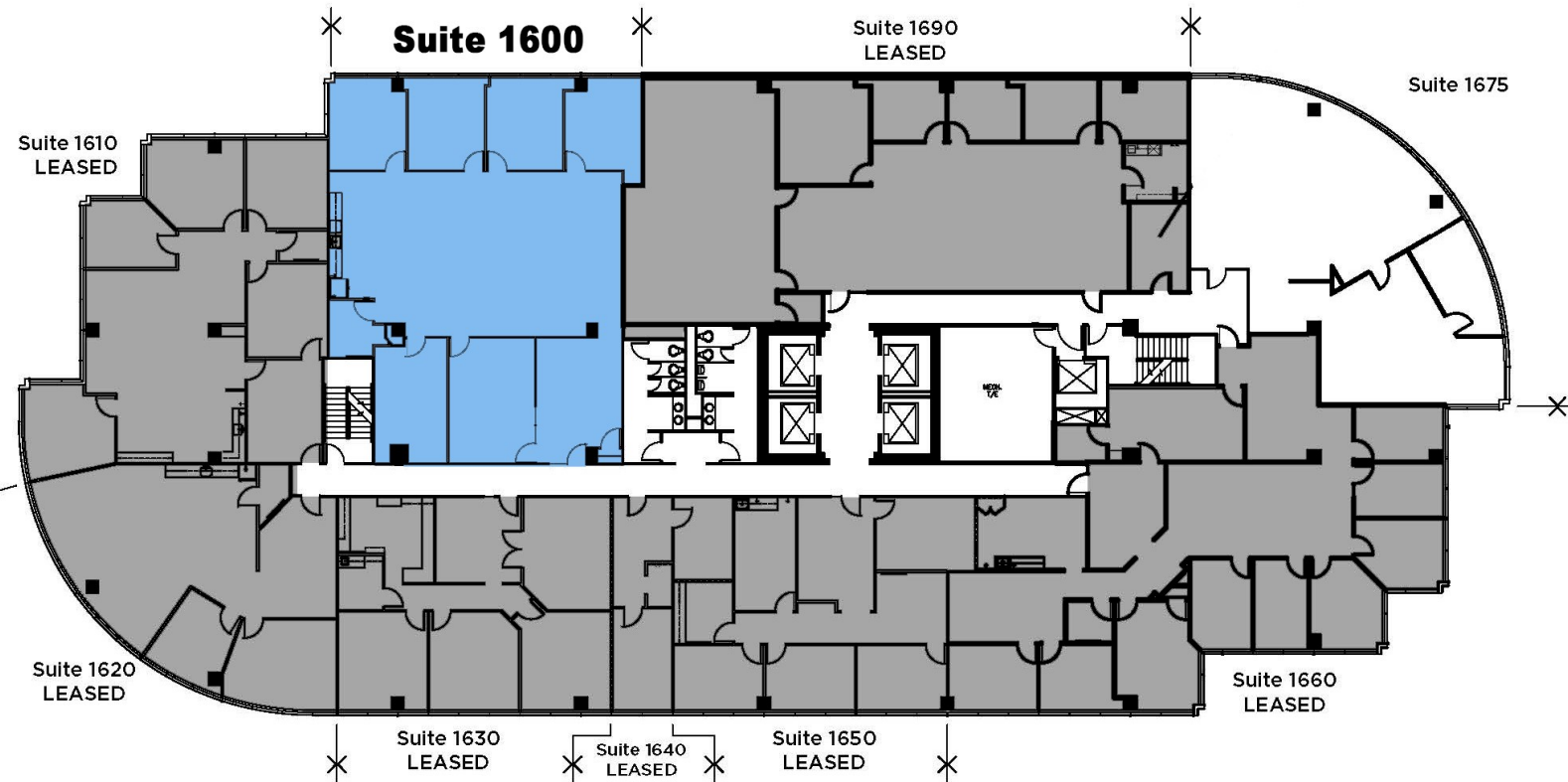
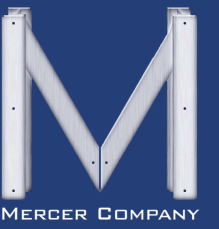
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DETAILS

AVAILABLE FOR SUBLEASE:

- ◆ TOTAL SF: 3,414
- ◆ FULL SERVICE
- ◆ PARKING GARAGE
- ◆ TENANT ONLY BENEFITS
 - SIX-LEVEL PARKING GARAGE
 - 45-PERSON FITNESS CENTER WITH AEROBICS CLASSROOM, SHOWERS, & LOCKERS
 - TWO BOARD ROOMS FOR RENT
- ◆ ONSITE DELI
- ◆ AVAILABLE WITHIN 60 DAYS
- ◆ LEASE EXPIRATION: 10/31/2021
- ◆ BELOW MARKET SUBLEASE

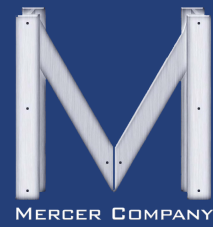
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified before purchase or lease.

KEENAN COOK
CELL 214.814.5876
KCOOK@MERCER-COMPANY.COM

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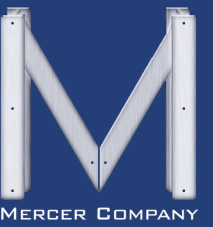
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Full Service and Beautiful

Element Towers provide a full-service lease with on-site property management and boasts a multimillion dollar renovation and incredible view.



Onsite Deli

Murphy's Deli is an on-site food service providing daily specials and added convenience.



Secure Parking and Meeting Rooms

3:1,000 parking including a six-level parking garage with restricted access via key card. The garage is monitored by building security.

Also located within this building are two meeting rooms available for hourly rental. The conference room has a max seating of 35, and the board room seats 12.



Fitness Center

Also located within the parking garage is Element Tower's fitness center. The fitness center is free for tenants and includes a 45-person training room, showers and lockers, and an aerobics room for group workouts.



WINDOW OFFICE



OFFICE



LOBBY



CONFERENCE



CUBICLES



BREAK AREA