

4851  
LBJ



MOHR

NAI ROBERT LYNN

4851  
LBJ

MOHR  
CAPITAL

brinson  
BENEFITS

CBIZ

SUNWEST  
COMMUNICATIONS

Caldwell, Bennett, Thomas,  
Torreson & Mead, PLLC  
Attorneys, Tax & Accounting Advisors

NAI ROBERT LYNN  
LEASING | 214-256-7100

← ENTRANCE & PARKING



# UPSCALE BOUTIQUE ENVIRONMENT

## AMENITIES



**CHEF FEATURED  
CAFE & LOUNGE**



**FITNESS  
CENTER**



**STARBUCKS**



**CONFERENCE  
CENTER**

## PROVIDERS



**Spectrum**



**AT&T**



**Logix**

## FEATURES

**24/7 Manned Security**

**On-Site Property Management**

**Full Time Engineer & Day Porter**

**Visitor Parking Available**

**Private Garage Parking**

**Spec Suites Available**

**New HVAC System**

**Janitorial services**

**On-Site Ownership**



# WITHIN 5 MINUTES

## RESTAURANTS

Mi Cocina  
Grand Lux Café  
Corner Bakery  
The Oceanaire Seafood Room  
Fusion Mediterranean Grill & Bar  
The Blue Fish Galleria  
Five Guys  
Häagen-Dazs  
McDonald's  
Subway  
Cattleack Barbeque  
Chick-fil-A  
In-N-Out Burger  
Chipotle  
Wendy's  
Saltgrass Steak House  
Taco Bell  
Kenny's Wood Fired Grill  
Fogo De Chão  
Hudson House  
Gloria's Latin Cuisine  
STIRR Addison  
Snooze Eatery

## COFFEE SHOPS

Native Coffee Co  
PJ's Coffee of New Orleans  
Starbucks (3)  
Paradise Cafe  
Ascension Coffee

## HOTELS

Sheraton Dallas  
The Westin Galleria Dallas  
AC Hotel by Marriott Dallas  
Le Meridien Dallas  
Hilton Dallas Lincoln Centre

## SHOPPING

Galleria Mall  
Target  
Nordstrom Rack  
DICK'S Sporting Goods  
Best Buy  
Guitar Center  
At Home  
Walmart/Sam's Club  
Trader Joe's

## HEALTH

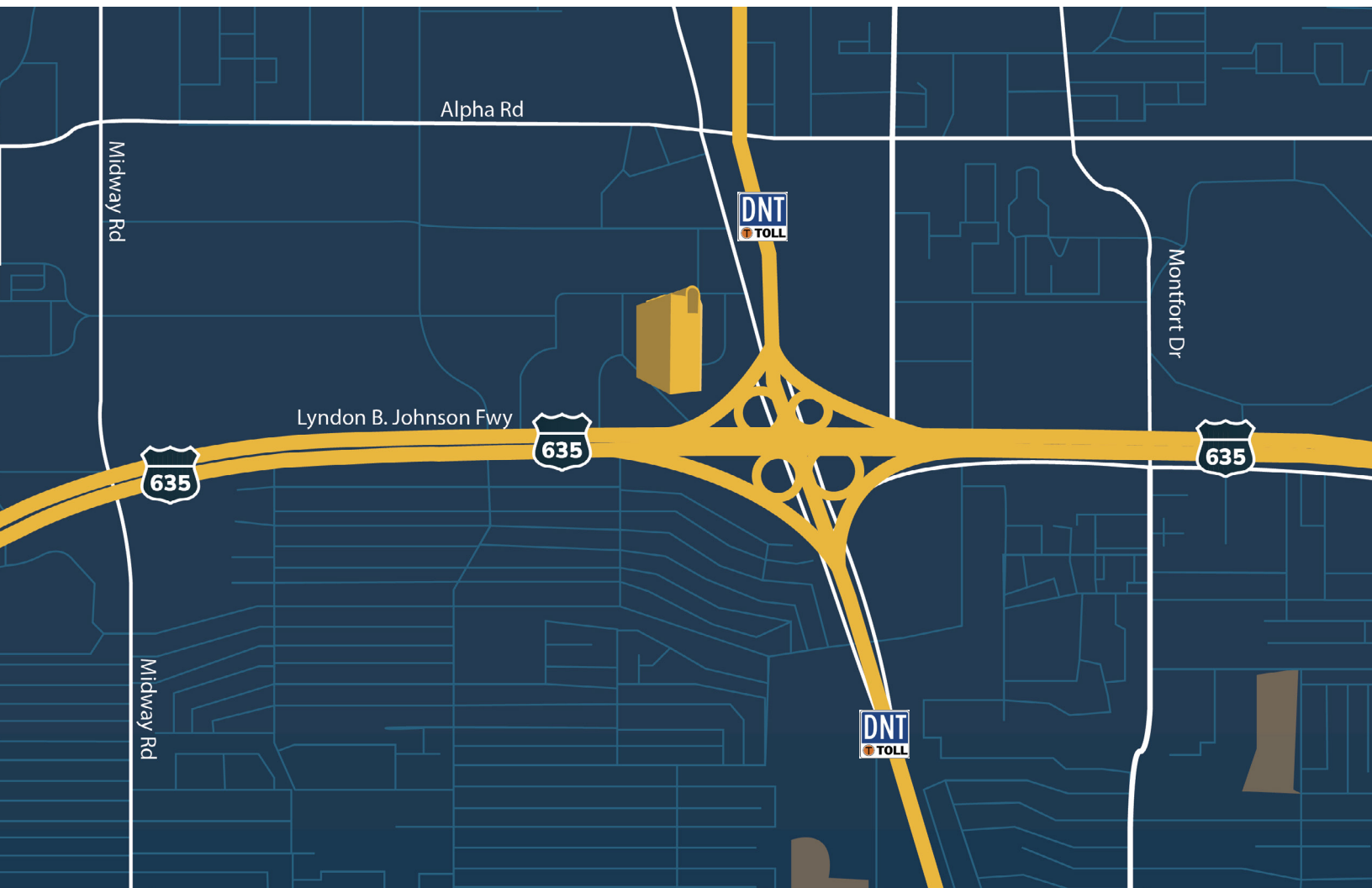
Gauntlet Fitness  
Rogue Athletics  
Jam Box Fitness  
9Round Fitness  
Elevate Fitness  
Gauntlet Fitness  
Extreme Studio Performace

## HAPPY HOUR

Republic Texas Tavern  
Hilton H Bar  
Yard House











**12**  
STORIES



**6**  
ELEVATORS



**6**  
FLOOR  
GARAGE

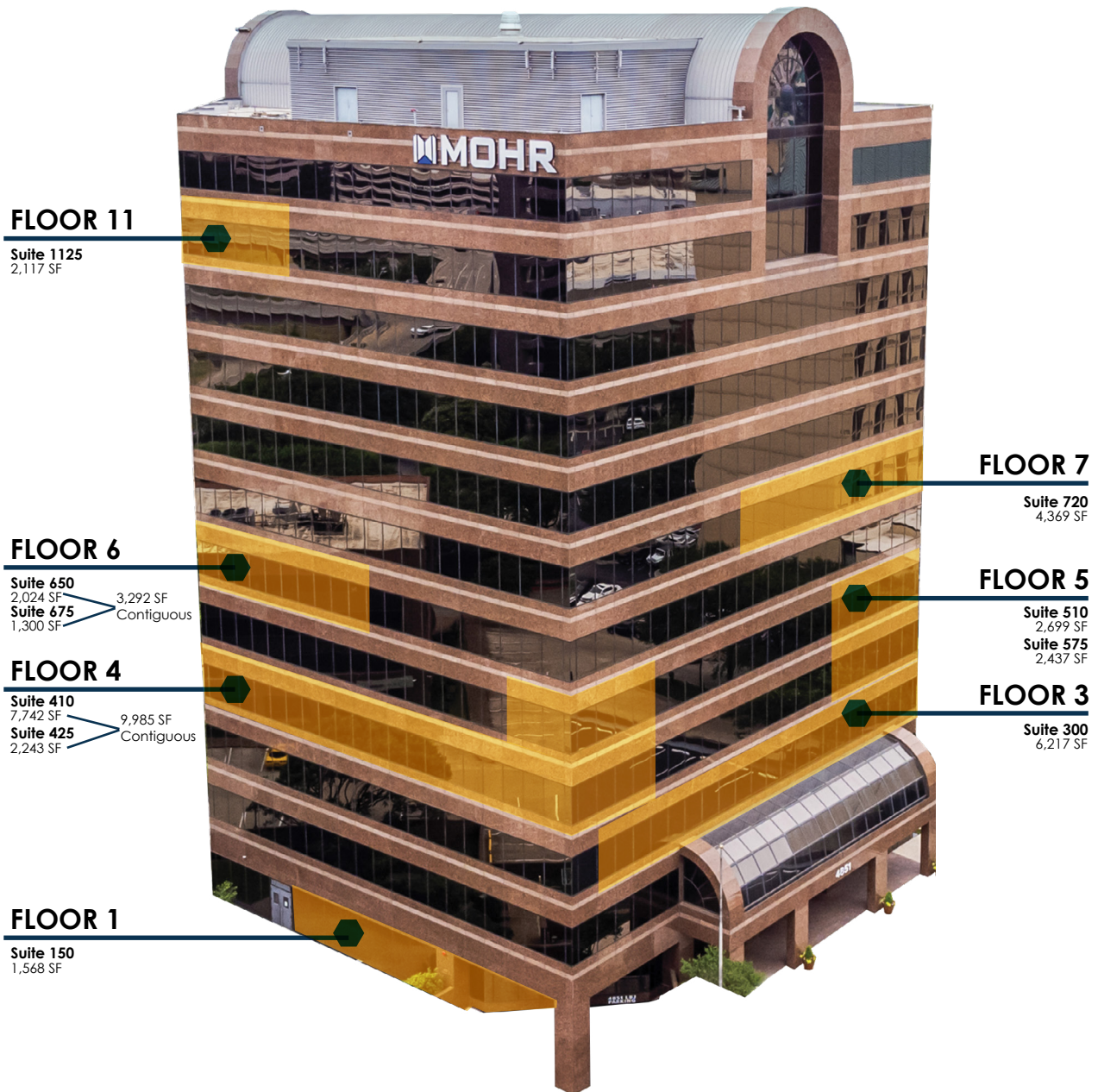


**3.1**  
PARKING

**192,00 SF**  
*Total Building Size*

**16,000 SF**  
*Typical Floor Size*

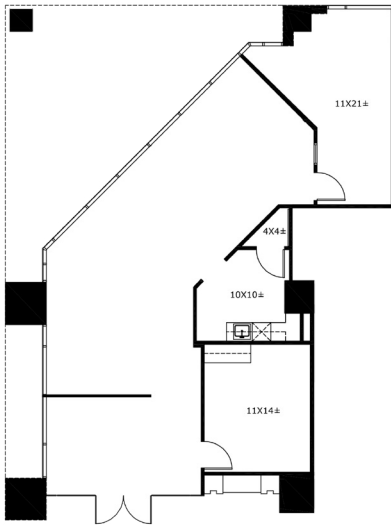
**CLASS A**  
*Office Building*



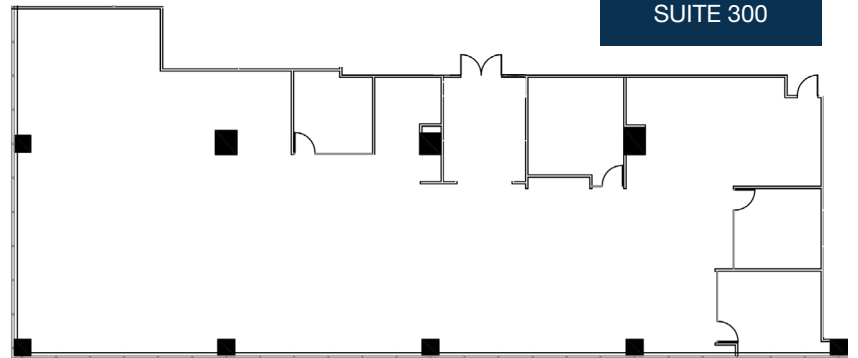


# AVAILABLE SUITES

**SUITE 150 | 1,568 SF**



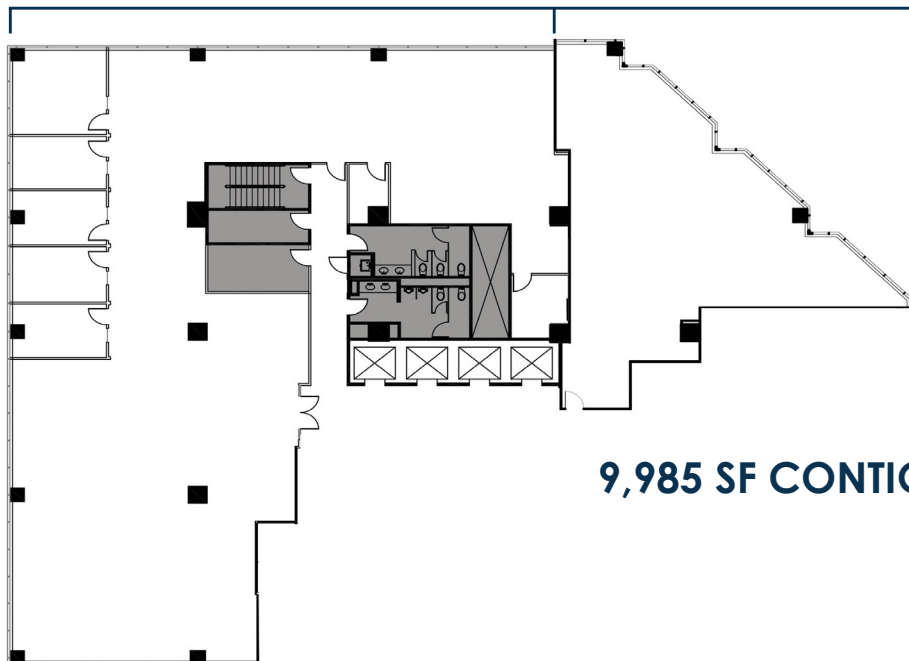
**SUITE 300 | 6,217 SF**



[CLICK FOR  
VIRTUAL TOUR  
SUITE 300](#)

**SUITE 410 | 7,742 SF**

**SUITE 425 | 2,243 SF**



[CLICK FOR  
VIRTUAL TOUR  
SUITE 410](#)

**9,985 SF CONTIGUOUS**



The floor plan of the N.I.C. building is a complex, irregular shape with several rooms and corridors. The rooms are labeled as follows:

- OFFICE 13X12#**: Located at the top left.
- BOOKCASE**: Located on the left wall of the top left area.
- OPEN/FILE/COPY 15X12#**: Located below the top left office.
- COPYER**: Located below the open/file/copy room.
- CONF 12X16#**: A large conference room with a long table and chairs.
- NEW GLASS ENTRY WINDOWS**: Located on the left wall of the conference room.
- NEW FRAMLESS GLASS DOOR AND PANELS**: Located on the left wall of the conference room.
- BRKF 11X16#**: A break room with a table and chairs.
- NEW FRAMLESS GLASS DOOR AND PANELS**: Located on the right wall of the break room.
- 3' C.O.**: A small room or corridor.
- PENDANT**: A small room or corridor.
- 3' C.O.**: A small room or corridor.
- OFFICE 9X11#**: Located in the upper middle section.
- OFFICE 10X12#**: Located in the upper middle section.
- OFFICE 10X12#**: Located in the middle right section.
- OFFICE 10X12#**: Located in the middle right section.
- EXEC. OFFICE 17X16#**: A large executive office with a desk and chair.
- OPEN 17X13#**: A large open area.
- BOOKCASE**: Located on the right wall of the open area.
- SVR 8X11#**: A small room or corridor.
- RECEP 10X15#**: A reception area.
- TOILET**: Located near the reception area.
- N.I.C.**: The main entrance area with a staircase.
- GLASS ENTRY**: Located near the main entrance.
- TIP 6X6**: A small room or corridor.

The plan also shows various corridors, doors, and furniture like desks, chairs, and bookcases.

[illegible]

Floor plan of Suite 720, showing a large open area with a staircase and two designated demisable spaces. The plan includes a north arrow in the top left corner.

- DEMISABLE SPACE**  
2,671 RSF
- DEMISABLE SPACE**  
1,698 RSF
- SUITE 720**  
4,369 RSF



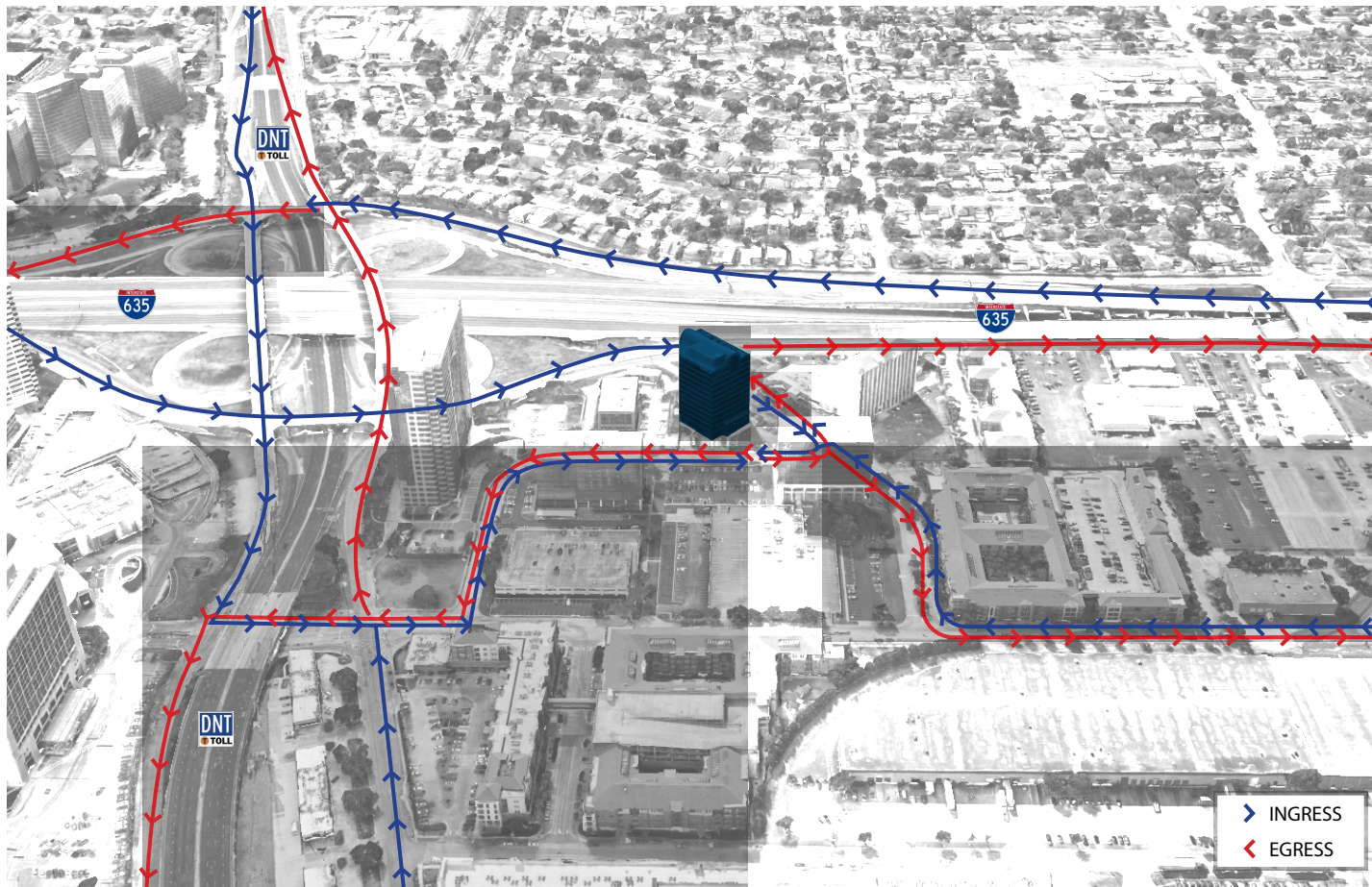








# INGRESS / EGRESS



**16 MILES**   
TO DFW AIRPORT

**9 MILES**   
TO LOVE FIELD

**11 MILES**   
TO DOWNTOWN

**3 MILES**   
TO RESTAURANT ROW

 Easy access to DNT & I-635

 Walking Distance to the Mall





**4851**  
**LBJ**

**NAI Robert Lynn**

**JAMES DAVIS**

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