



ELEMENT

TOWERS

3010 & 3030 LBJ Freeway
Dallas, Texas 75234

NEWMARK



STANTON ROAD
CAPITAL

CLUBCORP





ELEMENT WEST

3010 LBJ Freeway | Dallas, Texas 75234

**CLASS A BUILDING
BUILT IN 1983
RENOVATED 2024**

SIZE

297,888 RSF

TYPICAL FLOOR

21,000 RSF

PARKING RATIO

3.5 / 1,000

24/7 ON-SITE SECURITY

AMENITIES

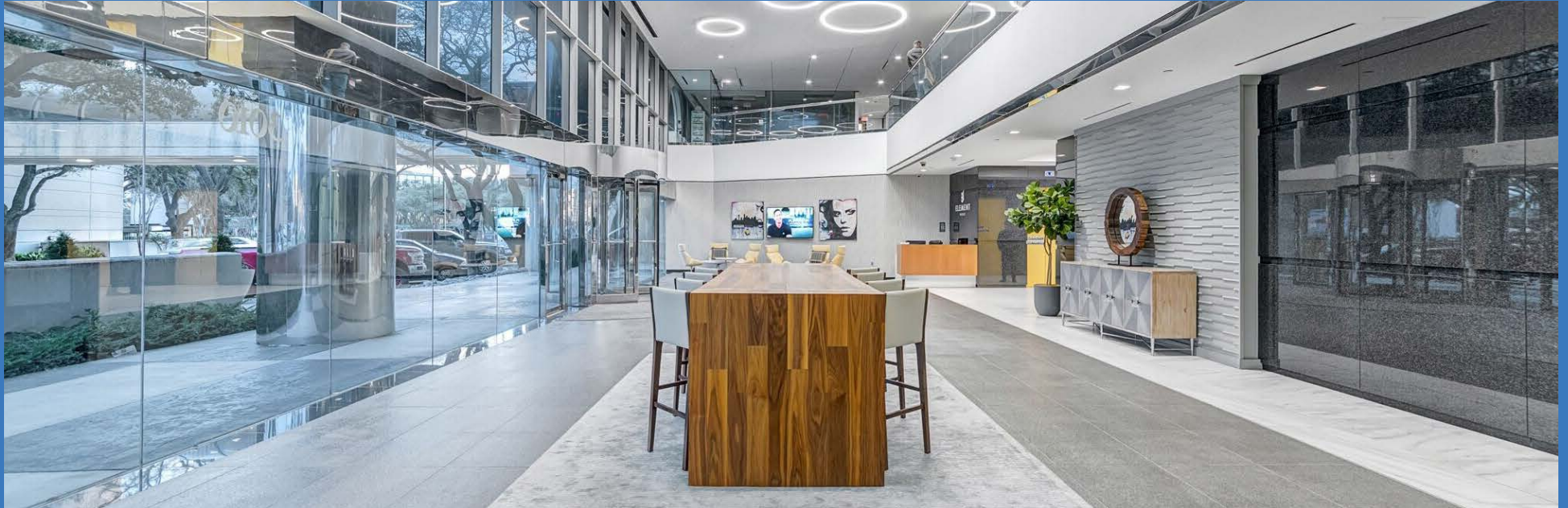
**TENANT LOUNGE, FITNESS CENTER,
CONFERENCE CENTER, CAFE**

3010 & 3030 LBJ Freeway | Dallas, Texas 75234

NEWMARK



ELEMENT WEST | RENOVATIONS





ELEMENT EAST

3010 LBJ Freeway | Dallas, Texas 75234

**CLASS A BUILDING
BUILT IN 1984
RENOVATED 2024**

SIZE

380,851 RSF

TYPICAL FLOOR

22,000 RSF

PARKING RATIO

3.5 / 1,000

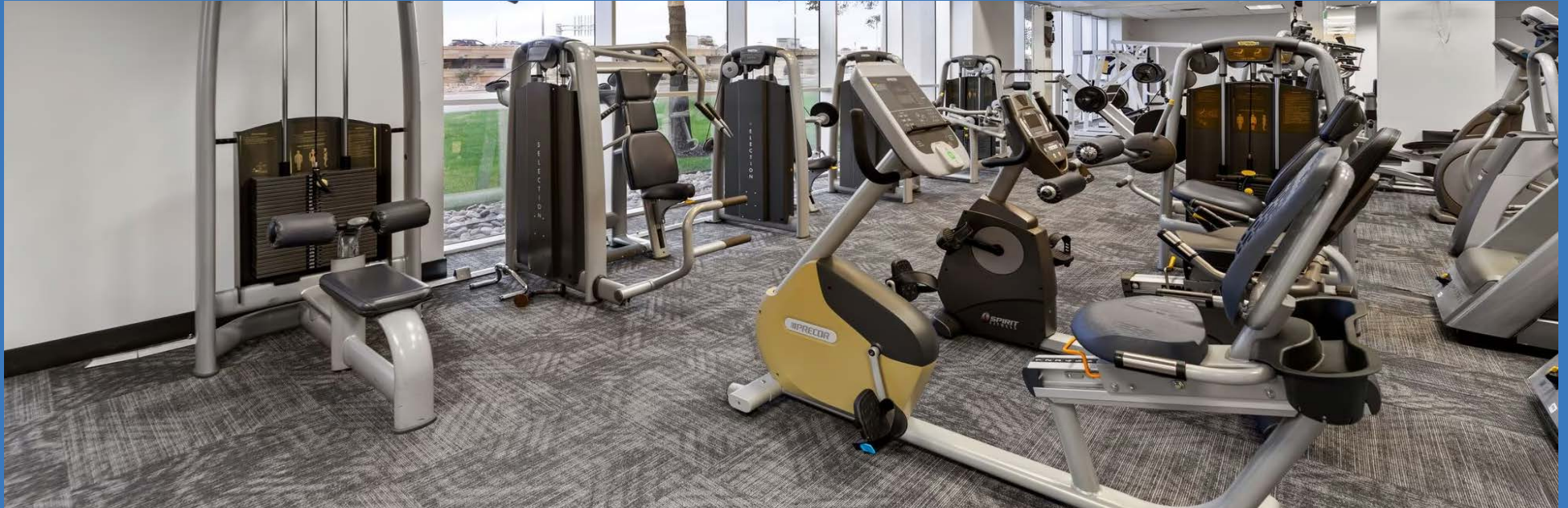
24/7 ON-SITE SECURITY

AMENITIES

**TENANT LOUNGE, FITNESS CENTER,
CONFERENCE CENTER, CAFE**



ELEMENT EAST | RENOVATIONS






MOVE IN READY SUITES AVAILABLE

RANGING FROM 1,000 - 6,000 SF



ON-SITE AMENITIES

 Renovated Fitness
Centers in both buildings

 Conference Centers in
both buildings

 On-Site Management &
Engineering

 On-Site Security with
24/7 Monitoring

 Thirty10 Café
Hightower Café

 Outdoor Lounge and
Recreation Space





SIGNAGE OPPORTUNITIES

THE RIGHT ELEMENTS FOR SUCCESS



MAJOR CONNECTING THOROUGHFARES



LBJ FREEWAY
250,000+ VPD



STEMMONS FREEWAY
300,000+ VPD



DALLAS NORTH TOLLWAY
170,000+ VPD



PRES. GEORGE BUSH TURNPIKE
127,000+ VPD
I-635: US-75 TO I-35E

LAS COLINAS | URBAN CENTER

YOUR NAME HERE



Eastbound
LBJ Freeway



Westbound
LBJ Freeway

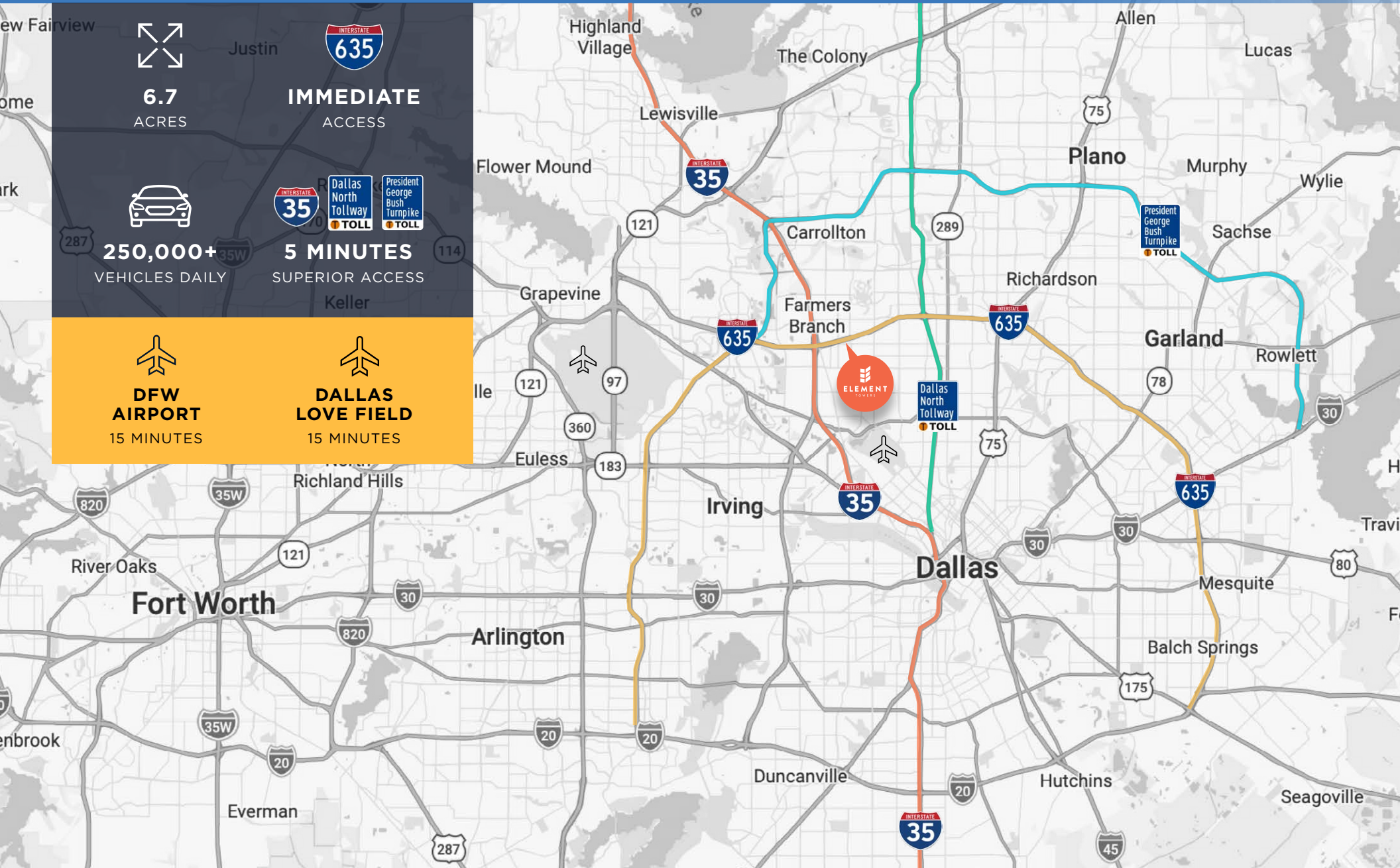
NEWMARK


HIGH-PROFILE NORTH DALLAS LOCATIONS

SUPERIOR ACCESSIBILITY & VISIBILITY



INGRESS / EGRESS






6.7

 ACRES




IMMEDIATE

 ACCESS




250,000+

 VEHICLES DAILY


5 MINUTES

 SUPERIOR ACCESS



DFW AIRPORT

 15 MINUTES



DALLAS LOVE FIELD

 15 MINUTES



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