



4 5 2 5

4525 LEMMON AVE



A Project By



For Information

**INFO@OXCAPITAL.COM**  
(214) 579-9990

Elevated Commercial Real Estate Acquisition & Development



The revitalization of HKS' 1967 mid-century building into a Class A office opportunity represents one of the most highly anticipated updates to Lemmon Avenue



After its dramatic redevelopment, 4525 Lemmon Avenue will serve as an upscale wellness and office hub for the Park Cities





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#### 4525 LEMMON AVENUE WILL FEATURE

NEW ELEVATOR  
CEILING HEIGHT: 12'  
FLOOR-TO-CEILING GLASS  
NEW, EFFICIENT MECHANICAL SYSTEMS  
UPDATED LOBBY, COMMON CORRIDORS, & RESTROOMS  
PRIVATE, COVERED, SECURED GATED SURFACE-LEVEL TENANT PARKING  
31 CONVENIENT SURFACE-LEVEL VISITOR PARKING SPACES  
MONUMENT TENANT SIGNAGE ON LEMMON AVENUE  
ON-SITE SECURITY GUARD



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#### BUILDING FACTS

BUILDING HEIGHT: 3 STORIES  
PARKING RATIO: 3.6/1000  
TOTAL RSF: 28,118 RSF







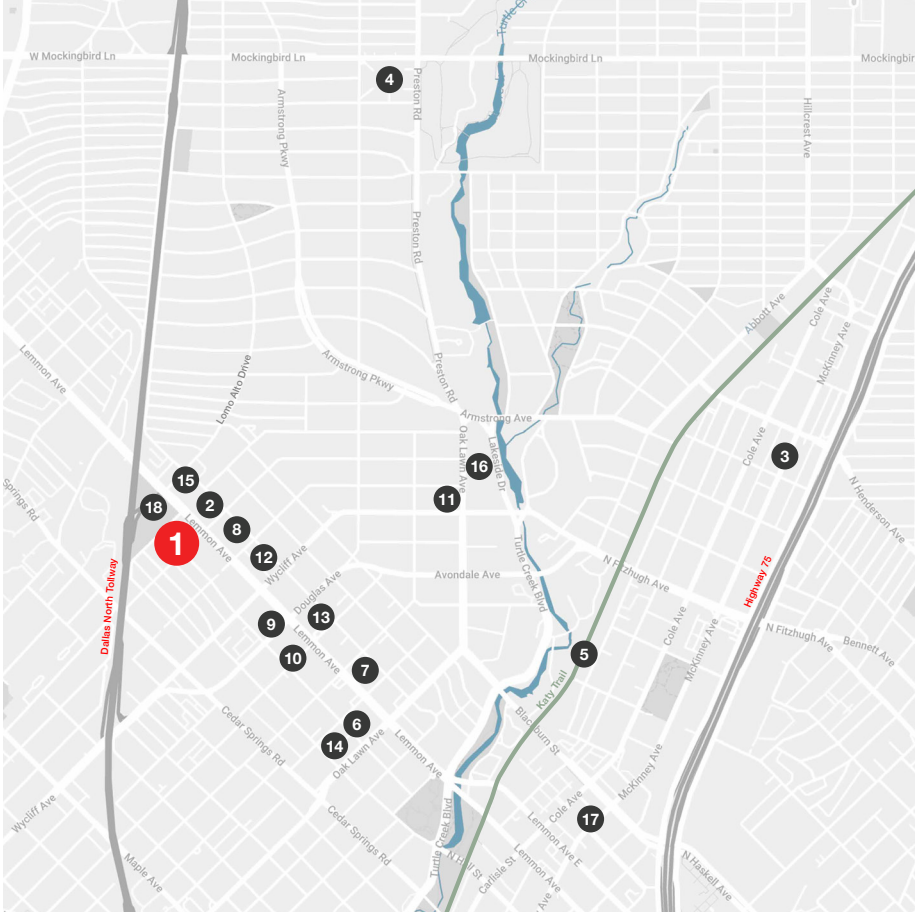
With a sleek and inspiring mid-century design, the building's 2019 renovation will reinvigorate this architectural gem.

NEARBY AMENITIES

- 1. 4525 LEMMON AVE
- 2. WHOLE FOODS
- 3. KNOX / HENDERSON DISTRICT
- 4. HIGHLAND PARK VILLAGE
- 5. KATY TRAIL
- 6. EATZI'S
- 7. LA MADELEINE
- 8. CHIPOTLE
- 9. UNCLE JULIO'S
- 10. STARBUCKS
- 11. AL BIERNAT'S
- 12. MIA'S
- 13. GLORIA'S
- 14. PARIGI
- 15. NONNA
- 16. SHOPS OF HIGHLAND PARK
  - SACHET
  - CARBONE'S
  - TJ'S FISH MARKET
  - ASIAN MINT
  - MERIT COFFEE
- 17. WEST VILLAGE
- 18. CRADDOCK PARK

CONVENIENT ACCESS TO

- NORTH CENTRAL EXPRESSWAY (8 MIN)
- DALLAS NORTH TOLLWAY - NORTH (5 MIN)
- DALLAS NORTH TOLLWAY - SOUTH (1 MIN)
- INTERSTATE 35 EAST (12 MIN)
- DALLAS LOVE FIELD (11 MIN)
- DFW INTL. AIRPORT (24 MIN)
- UPTOWN (8 MIN)





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For More Information Please Contact

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