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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



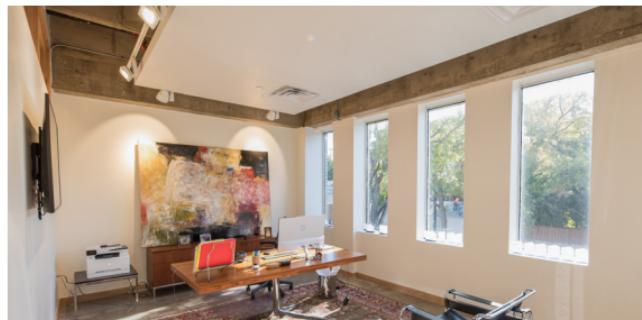


4525 LEMMON AVENUE WILL FEATURE

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

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

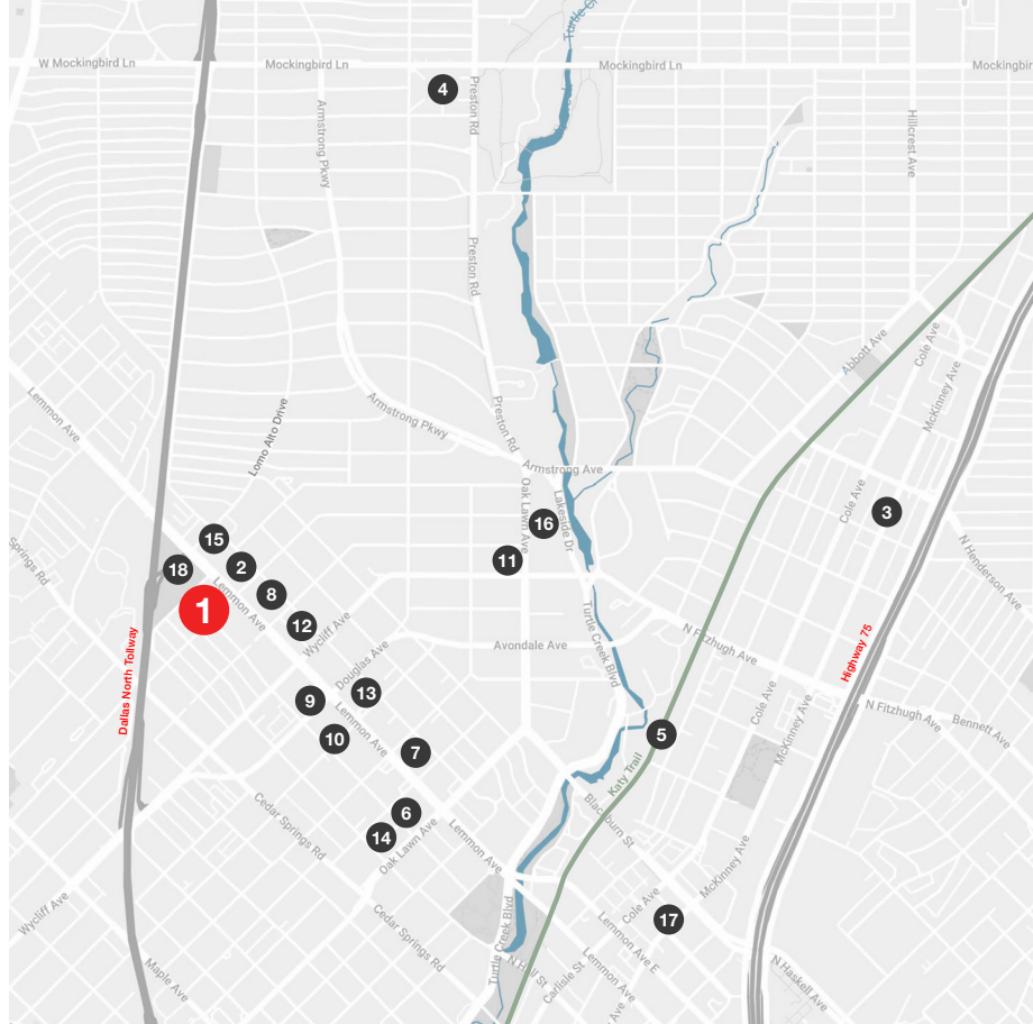
2019 renovation will reinvigorate this architectural gem.

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)





For More Information Please Contact

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