

# 9101 LBJ FWY - FOR LEASE

Dallas, TX 75243 - Office Space Available



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**TRIVESTMENTS**  
COMMERCIAL REAL ESTATE





## Flexible Office Space on LBJ & Central Expressway

This dynamic office building seamlessly blends functionality, visibility, and convenience in one of Dallas' most connected business corridors. With a variety of suites ranging from 150 SF to over 10,000 SF, this property offers customizable layouts designed to support businesses of every size - from solo professionals to growing teams and company's.

## Highlights Include

**Customizable Suites:** From small executive offices ranging from 150 SF to full floors at 16,000 SF, layouts can be tailored to fit staffing firms, architects, designers, IT companies, legal practices, financial advisors, and more.

**Modern Features:** Floor-to-ceiling glass windows, parking garage, 1<sup>st</sup> floor tenant lounge, cooperative executive suites, conference room and event space with discounted rate for tenants. create a professional environment ready for today's workforce.

**Outstanding Location:** Centrally positioned at LBJ Freeway (I-635) and Greenville Avenue, just one mile from Central Expressway (US-75). Convenient for commuters from North Dallas, Lake Highlands, Preston Hollow, and Richardson. Less than 3 miles from Medical City Hospital. Just minutes to North Park Center one of Dallas' most prestigious shopping malls.

**Secure & Accessible:** 24-hour key card access, on-site evening security guard, on site property management, on-site maintenance personnel, day porter services, and garage parking with a covered walkway provide safety and convenience for tenants and guests.

**Nearby Amenities:** Surrounded by restaurants, retail, and hotels, with easy access to major business and residential hubs.

**Ample Parking:** 532 total spaces with a strong parking ratio, including 460 covered spots.



Lease Price

\$18.50 / SF

Lease Price

\$1.50 / SF

Electricity

150+ SF

SPACE AVAILABLE

Event Space

Parking Garage



# Executive Suites



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Starting Price

\$550.00

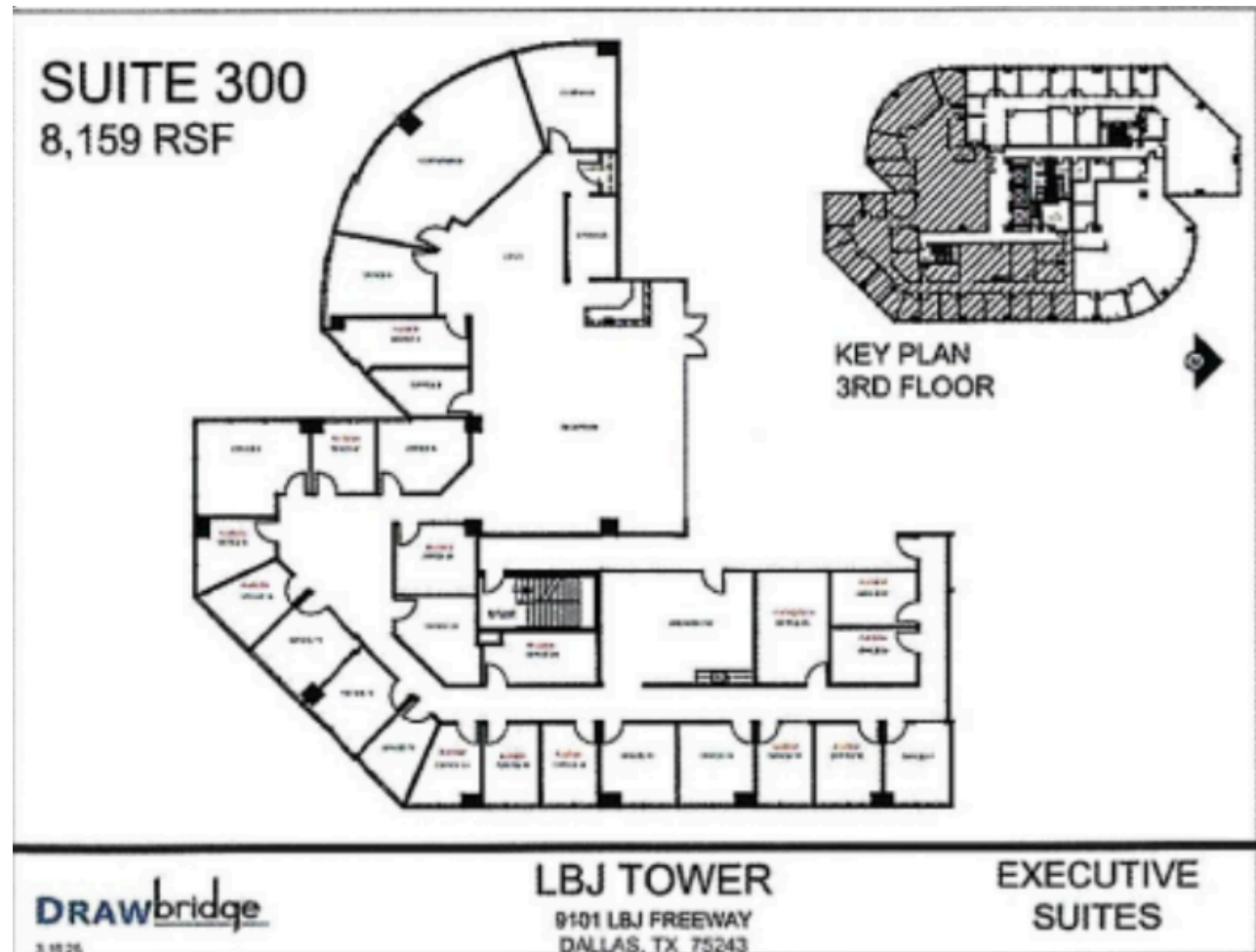
Per Month

Lounge

Conference Room

Event Space

Parking Garage





















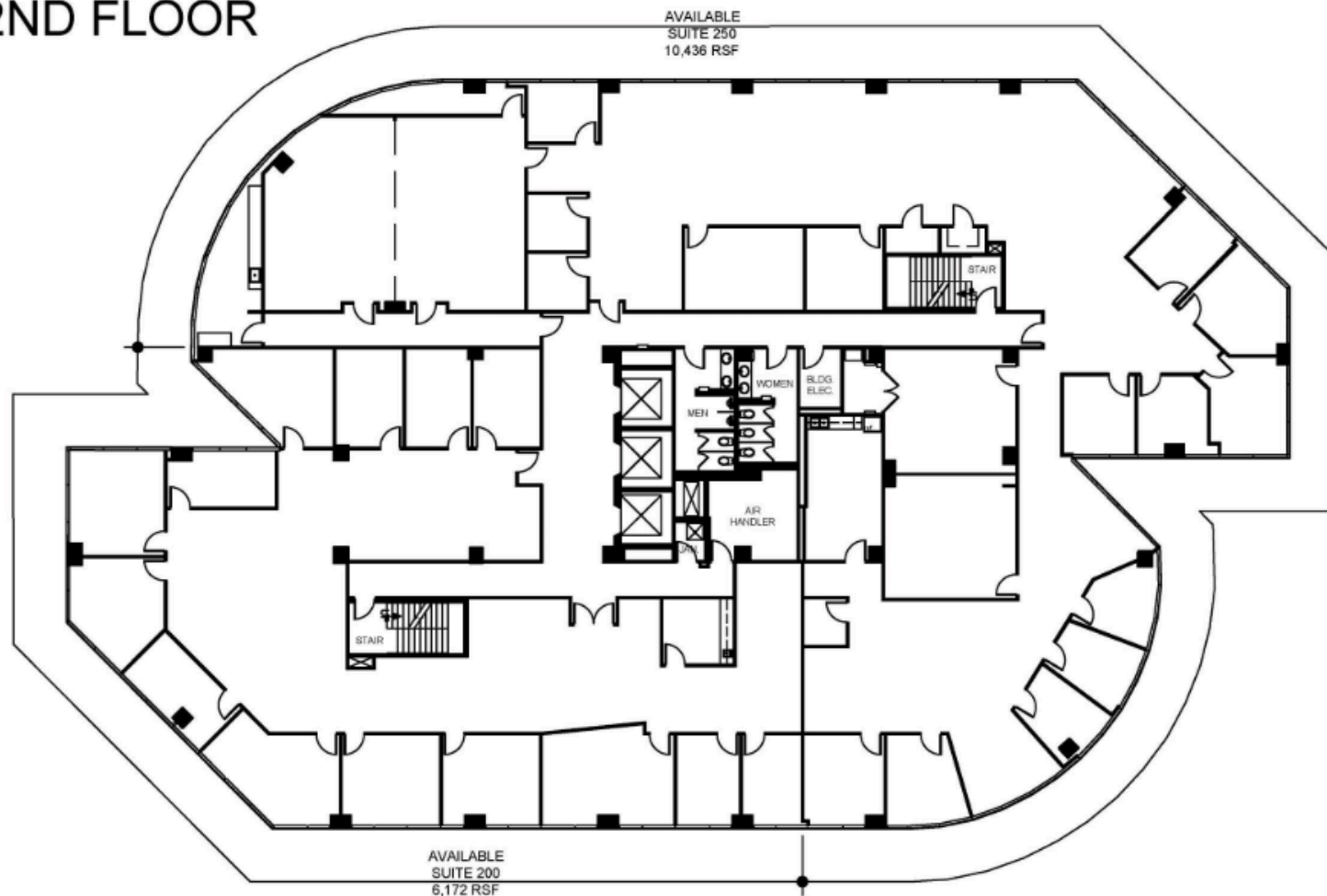
# FLOOR PLAN



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## 2ND FLOOR



**DRAW**bridge

11.19.24

**THE INTERCHANGE**  
9101 LBJ FREEWAY  
DALLAS, TX 75243

FOR LEASING INFORMATION:  
JOHN MARTINI  
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# DEMOGRAPHICS



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2024 Summary	2 Mile	5 Miles	10 Miles
Population	88,708	411,251	1,488,007
Households	37,249	170,829	616,872
Businesses	6,290	28,570	101,705
Median Household Income	\$50,514	\$63,488	\$71,752
Average Household Income	\$72,899	\$96,391	\$103,101



28,570

TOTAL  
BUSINESSES (5Mi)



\$4,991,450,492

TOTAL CONSUMER  
SPENDING (5mi)



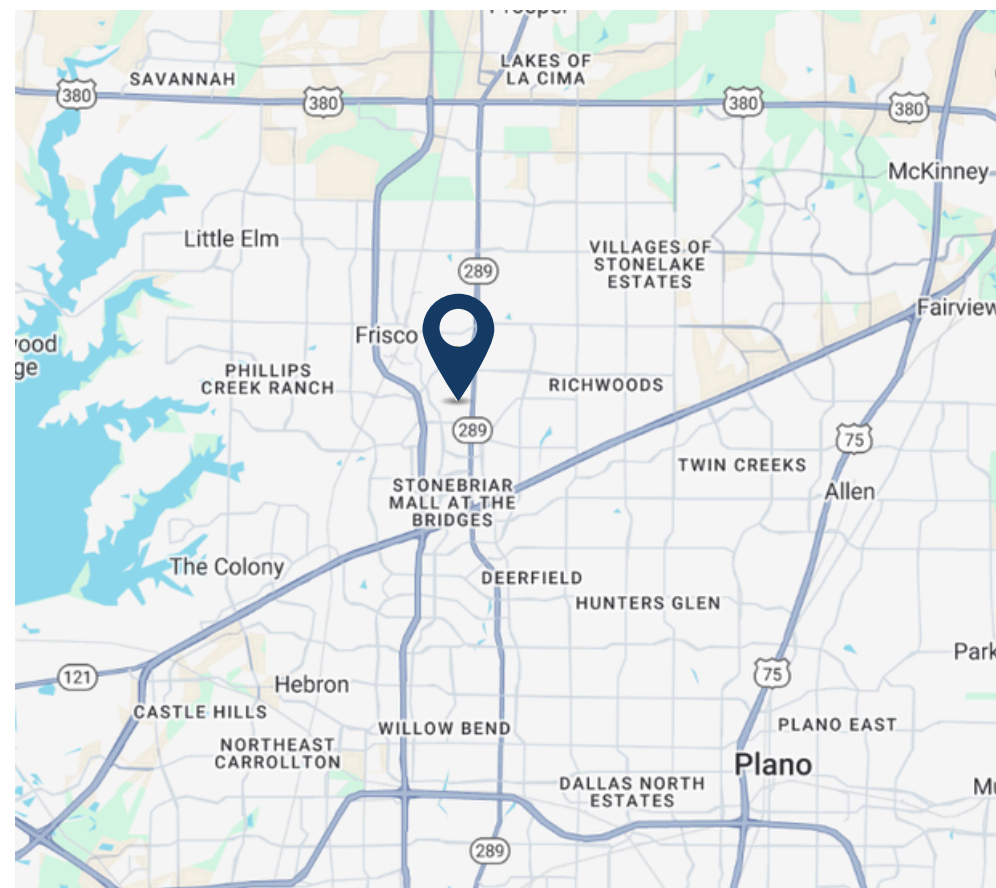
20,590

I- 635 &  
S GREENVILLE  
AVE SE (VPD)



23 Miles

DISTANCE TO DFW INT'L  
AIRPORT





# INFORMATION ABOUT BROKERAGE SERVICES



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COMMERCIAL REAL ESTATE

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Trivestments, Inc	9013855	ljjm@trivestments.com	469-855-9309
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John J. Martini	0414282	ljjm@trivestments.com	469-855-9309
Designated Broker of FirmBusiness Name	License No.	Email	Phone
John J. Martini	0414282	ljjm@trivestments.com	469-855-9309
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date