



4525 LEMMON AVE | DALLAS, TX 75219

# 4525 LEMMON



*Located at the edge of Highland Park, where Lemmon Avenue meets the Dallas North Tollway, 4525 Lemmon offers an exceptional Class A office location with unmatched access to all that Dallas has to offer.*

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**29,246 Total RSF**

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**3 Stories with 12' Ceilings**

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**Updated Lobby, Common Areas, Restrooms & Move-in Ready Spec Suites**

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**Completely Remodeled Building with New HVAC, Electrical & Elevator Systems**

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**75 Covered & Gated Tenant Parking Spaces (3.1/1,000 Parking Ratio)**

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**Ample Covered Visitor Parking (31 Parking Spaces)**

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**2 Minute Walk from the Parking Garage to Your Office**

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**On-site Security**

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**Active & Dedicated Ownership**

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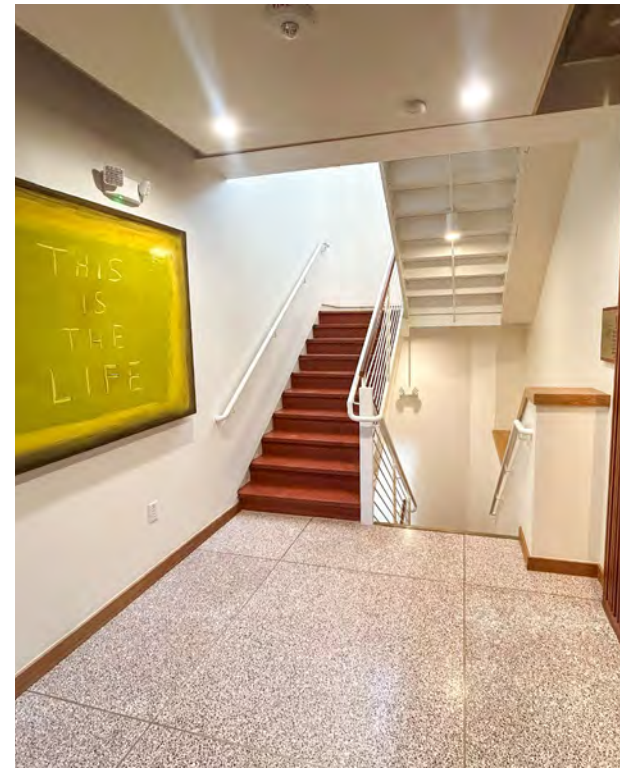
**Immediate Access to the Dallas North Tollway**

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**Adjacent to Craddock Park**

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## *NEWLY RENOVATED* LOBBY, COMMON AREAS & PATIO



# THE FRONT DOOR TO HIGHLAND PARK

4525 Lemmon is located at the edge of Highland Park, providing tenants with seamless access to the Dallas North Tollway. This prime office location ensures effortless connectivity to neighborhood amenities, major airports, and popular destinations throughout the DFW metroplex.



**HIGHLAND PARK VILLAGE**  
5 Minute Drive



**KNOX STREET**  
7 Minute Drive



**REVERCHON PARK**  
5 Minute Drive



**THE KATY TRAIL**  
5 Minute Drive



**WHOLE FOODS MARKET**  
1 Minute Drive



**AL BIERNAT'S**  
4 Minute Drive

# Unmatched *Accessibility.* Unlimited *Amenities.*

## EAT ●

Al Biernat's  
Anchor Sushi Bar  
Barsotti's  
Berkley's Market  
Beverley's Bistro & Bar  
Bird Bakery  
Bistro 31  
Bob's Steak & Chop House  
East Hampton Sandwich Co.  
Cafe Pacific  
Cafe Madrid  
Catch Steak  
CAVA  
Chelsea Corner  
Chipotle Mexican Grill  
Chocolate Secrets  
Clifton Club Bar & Lounge  
Coupes  
Doce Mesas  
Dolce Riviera  
Drip Coffee  
Eatzi's Market & Bakery  
Einstein Bros. Bagels  
Enoteca Italia  
Fachini  
Georgie  
Gloria's Latin Cuisine  
Grange Hall  
Green Point Seafood & Oyster Bar  
Jalisco Norte  
Javier's Gourmet Mexicano  
Knox Bistro  
La La Land Kind Cafe  
Las Palmas Tex-Mex  
Le Bilboquet

Lucky Dog Saloon  
Maison Chinoise  
Malibu Poke  
Mamaka  
Mar y Sol Cocina Latina  
Merit Coffee  
Mi Cocina  
Mia's Tex-Mex  
Mister Charles  
Mister Ol' Extraordinary Pizza  
Neighborhood Services  
Nick & Sam's  
Origin Kitchen + Bar  
Pappadeaux Seafood Kitchen  
Pearl Sushi  
Pizzana  
RH Rooftop Restaurant  
Sachet  
Sadelle's  
Shug's Bagels  
Snooze  
Starbucks  
Stoneleigh P  
Taverna  
Toulouse  
The Butcher Shop  
The Honor Bar  
The Juice Real  
The Katy Trail Ice House  
Uchi  
Uncle Julio's  
Village Baking Co.  
Zalat Pizza  
Ziziki's  
Zio Al's Pizza & Pasta

## SHOP ●

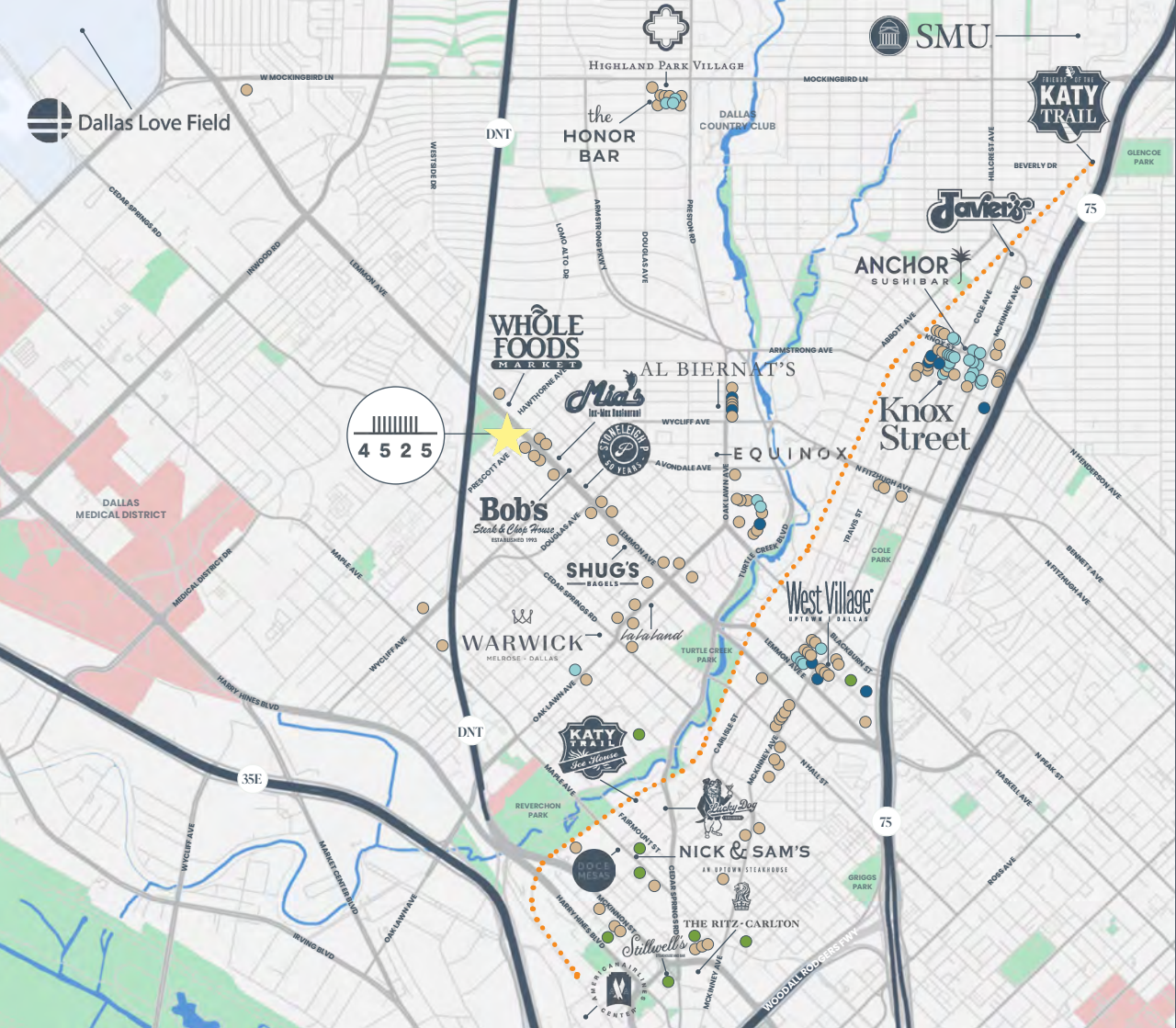
Aesop  
Anthropologie  
Apple  
Athleta  
Away  
Black Optical  
Boll & Branch  
Cartier  
CB2  
CELINE  
Crate & Barrel  
Le Labo  
Lovesac  
LoveShackFancy  
Lululemon  
Marine Layer  
Miron Crosby  
NorthPark Center  
Paper Source  
Peter Millar  
Pottery Barn  
rag & bone  
Restoration Hardware  
Sephora  
Stag  
Sunglass Hut  
Sur La Table  
The RealReal  
Tom Thumb  
Total Wine & More  
Trader Joe's  
Vince  
Whole Foods Market  
World Market  
Yeti

## DO ●

Barry's  
BODYBAR Pilates  
Class Studios  
Cole Park  
CorePower Yoga  
Craddock Park  
Dallas Country Club  
Drybar  
Equinox Highland Park  
Griggs Park  
Highland Park Village  
HOTWORK  
Hush Hush Tan  
Knox Street  
One Lagree  
Orangetheory Fitness  
O2 Dallas  
Park House  
Pure Barre  
Restore Hyper Wellness  
Reverchon Park  
Ritual One Yoga  
Riviera Spa  
SOULCYCLE  
SUGARED + BRONZED  
SweatHouz  
The Katy Trail  
The Shops of Highland Park  
TITLE Boxing Club  
Training Mate  
Trophy Fitness  
Turtle Creek Park  
Turtle Creek Village  
Violet Crown Cinema  
West Village

## STAY ●

Canopy by Hilton  
Hotel Crescent Court  
Hôtel Swexan  
Hotel ZaZa Dallas Uptown  
Hyatt House Dallas/Uptown  
Le Méridien Dallas, The Stoneleigh  
Marriott Dallas Uptown  
Rosewood Mansion on Turtle Creek  
The Ritz Carlton  
Warwick Melrose



SO MUCH TO SEE.  
SO MUCH TO DO.

# DALLAS—IN ARMS REACH OF WHEREVER YOU WANT TO GO



← - - - INGRESS  
→ - - - EGRESS



10 Min to Dallas Love Field Airport  
20 Min to DFW International Airport



2 Min to Dallas North Tollway  
3 Min to I-35E  
5 Min to North Central Expressway  
5 Min to Woodall Rodgers Freeway



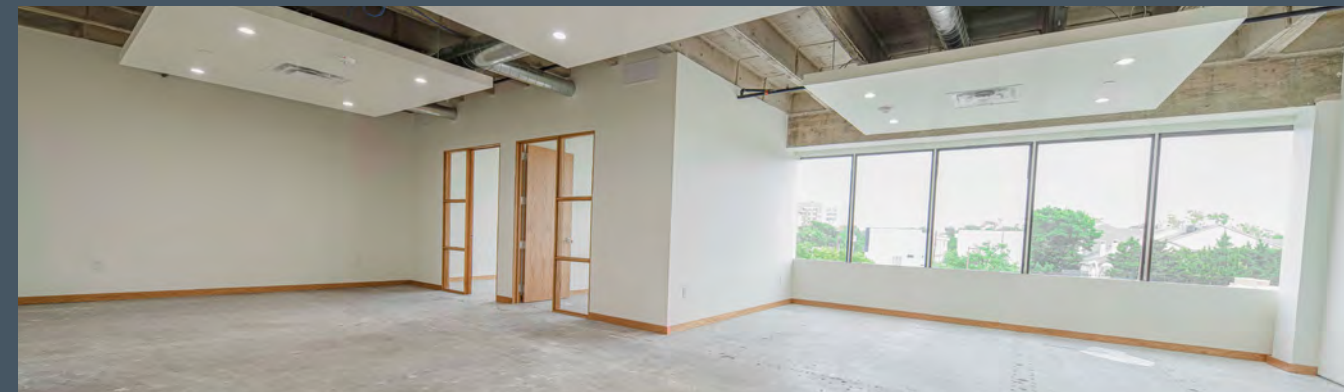
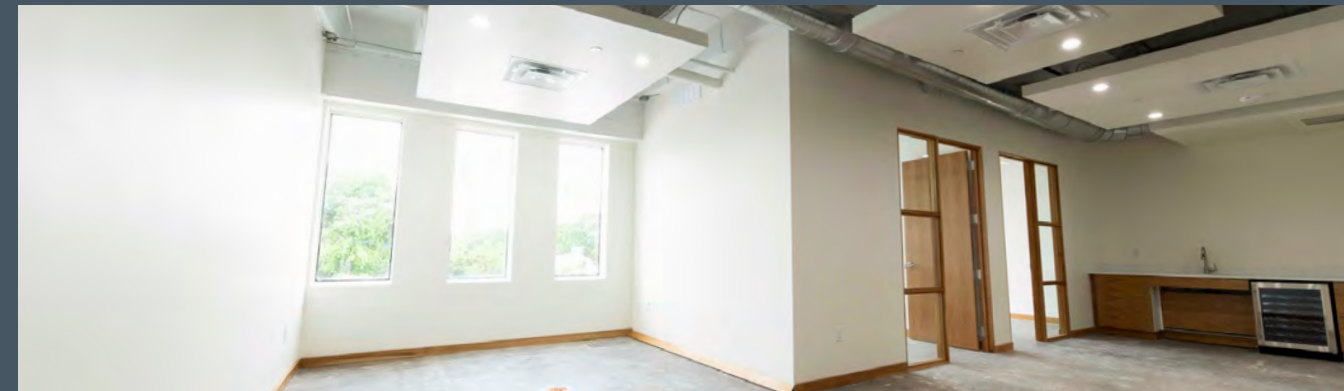
4 Min to Uptown  
5 Min to Highland Park  
5 Min to Victory Park  
6 Min to Knox/Henderson  
7 Min to Downtown  
20 Min to Legacy



3 Min to Turtle Creek Village  
5 Min to Highland Park Village  
5 Min to West Village  
12 Min to NorthPark Center

# SPEC SUITES

*Crafting Meaningful Spaces*



**MODERN. MID-CENTURY. MOVE-IN READY.**

# 3RD FLOOR

SPEC SUITES RANGING FROM 1,037 RSF TO 10,067 RSF





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## For More Information

Chuck Sellers  
214.697.4430

[csellers@forgecommercial.com](mailto:csellers@forgecommercial.com)

Daniel DeWeese  
214.870.5834

[ddeweese@forgecommercial.com](mailto:ddeweese@forgecommercial.com)

Grant Sumner  
214.244.6972

[gsumner@forgecommercial.com](mailto:gsumner@forgecommercial.com)

