



5005 Lyndon B Johnson Fwy, Dallas, TX 75244



PINNACLE TOWER

BUILDING
ACHIEVEMENTS:



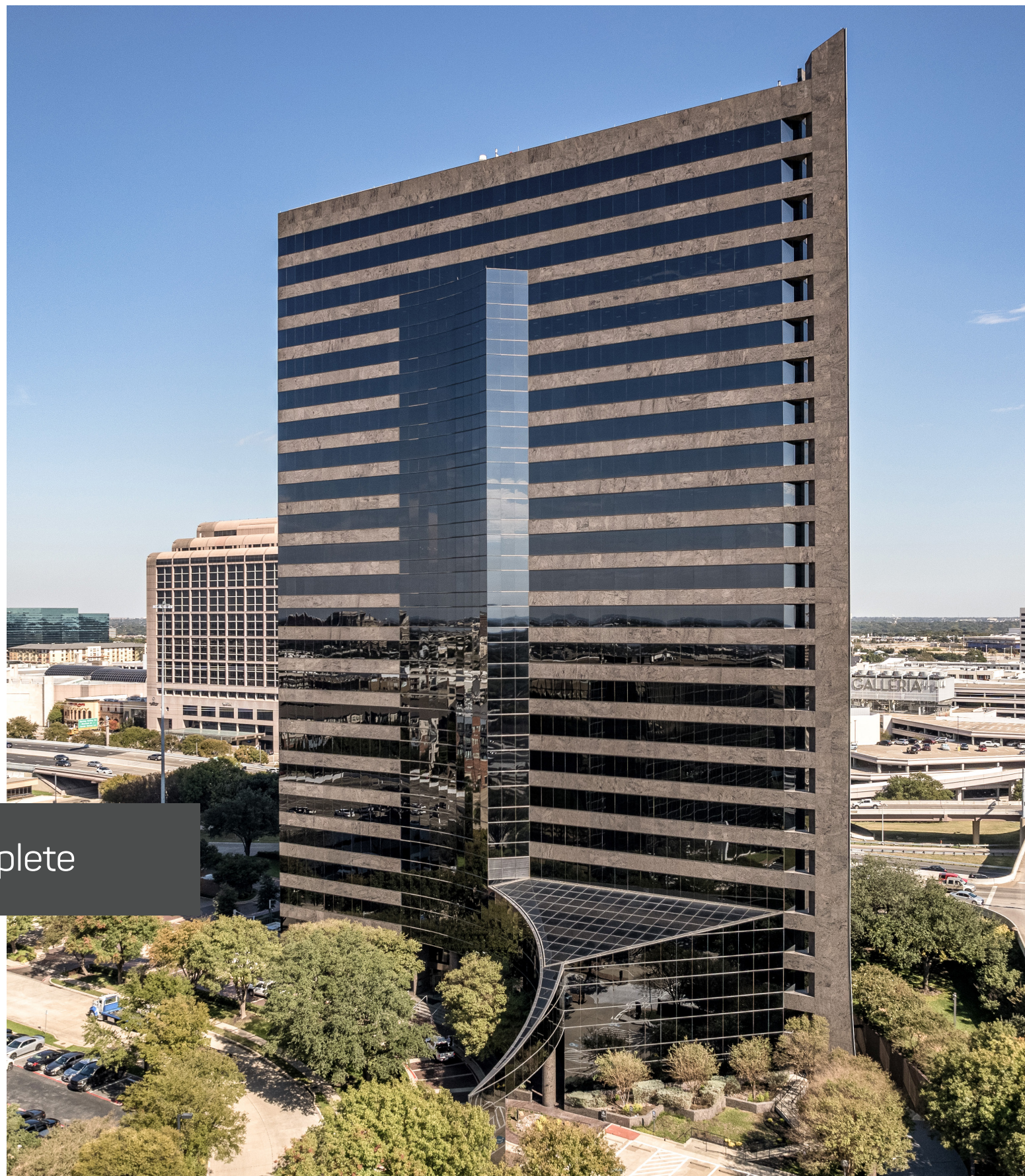
UNRIVALED CONVENIENCE.

INCOMPARABLE EXPOSURE.

Pinnacle Tower's direct access to the Dallas North Tollway and the Lyndon B Johnson Freeway ensures quick ingress and egress, while pedestrian access to the many restaurants and shops at the Galleria and surrounding neighborhood provides a superior experience for office tenants.

Combine these advantages with unparalleled amenities, completely covered, secured parking, friendly concierge style security, and it is easy to see why Pinnacle Tower redefines the work experience.

\$10M Capital Enhancement Complete



24

STORIES

549,170 SF

BUILDING SIZE

24,500

TYPICAL
FLOOR SIZE

4/1000

PARKING RATIO

13,552 SF

MAX CONTIGUOUS
AVAILABLE



Lobby

ON-SITE AMENITIES



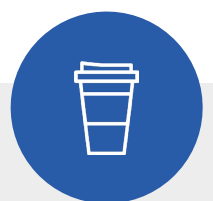
MODERN LOBBY



SHUTTLE SERVICE



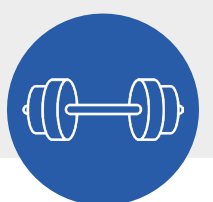
TENANT CAFE



COFFEE BAR



TENANT LOUNGE



FITNESS CENTER



CONFERENCE CENTER



OUTDOOR PATIO



Conference Center



Tenant Lounge

ON-SITE AMENITIES



Cafe



Coffee Bar



Shuttle Service

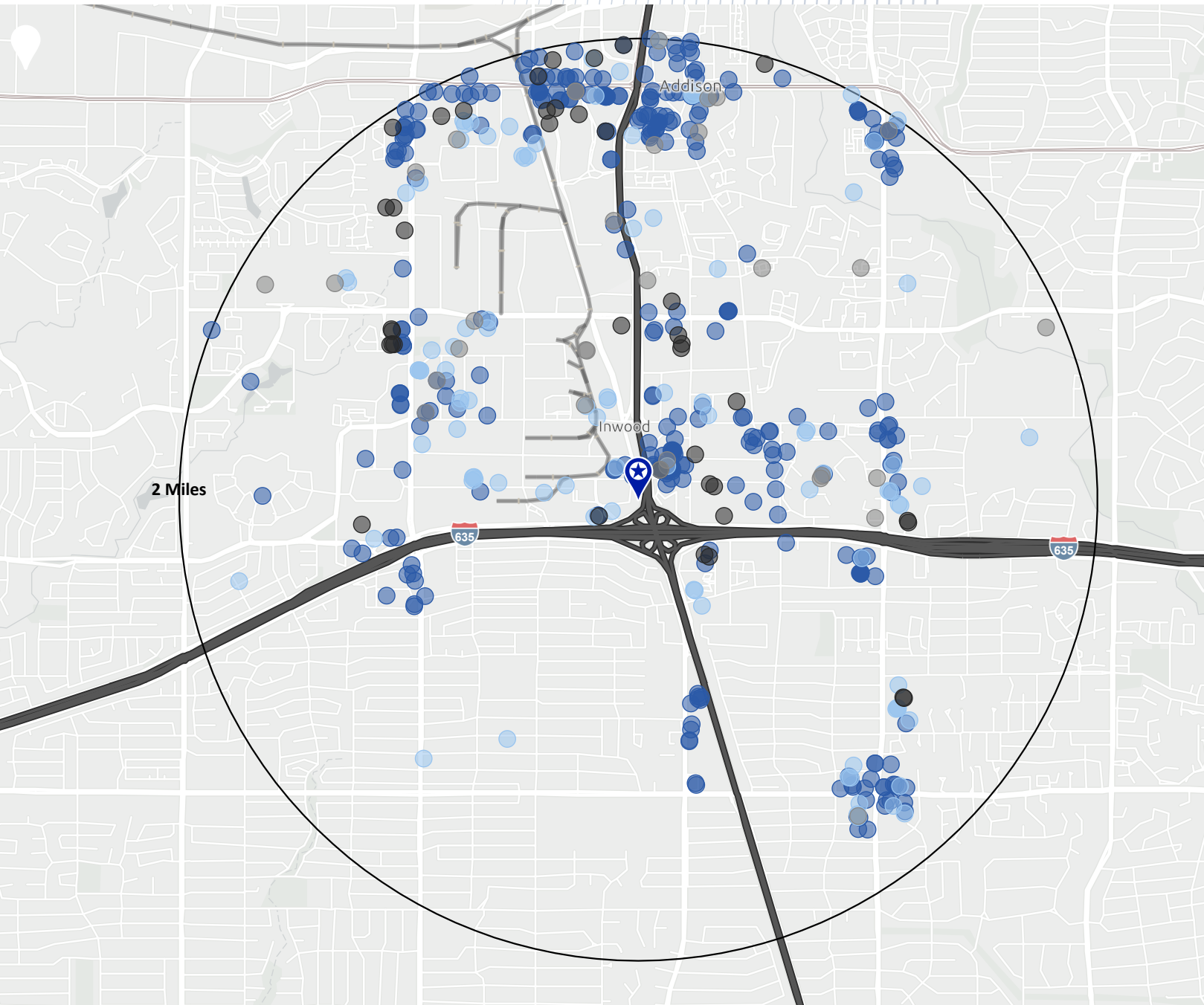


Fitness Center



Outdoor Patio

LOCAL AMENITIES



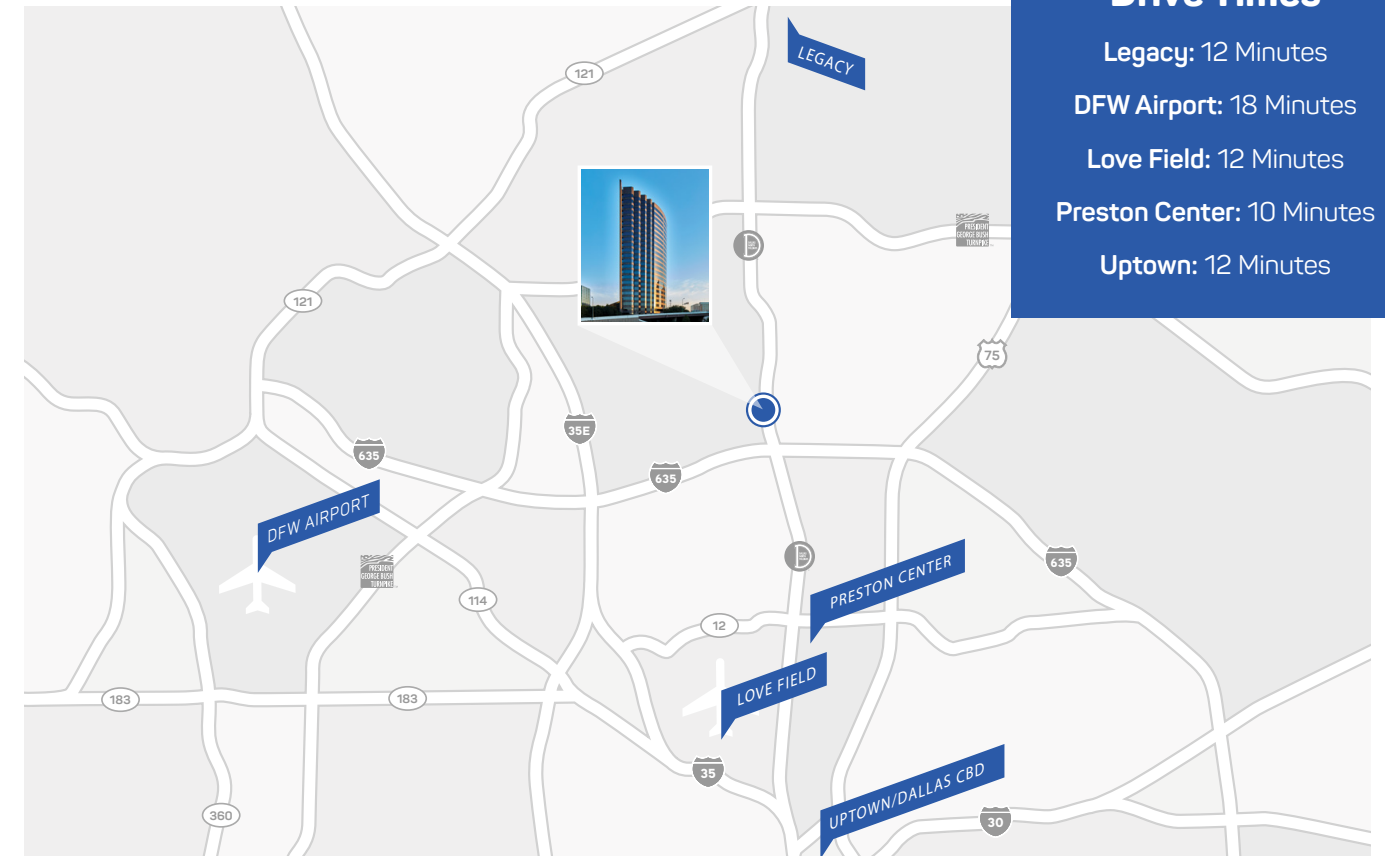
40
HOTELS

333
RESTUARANTS

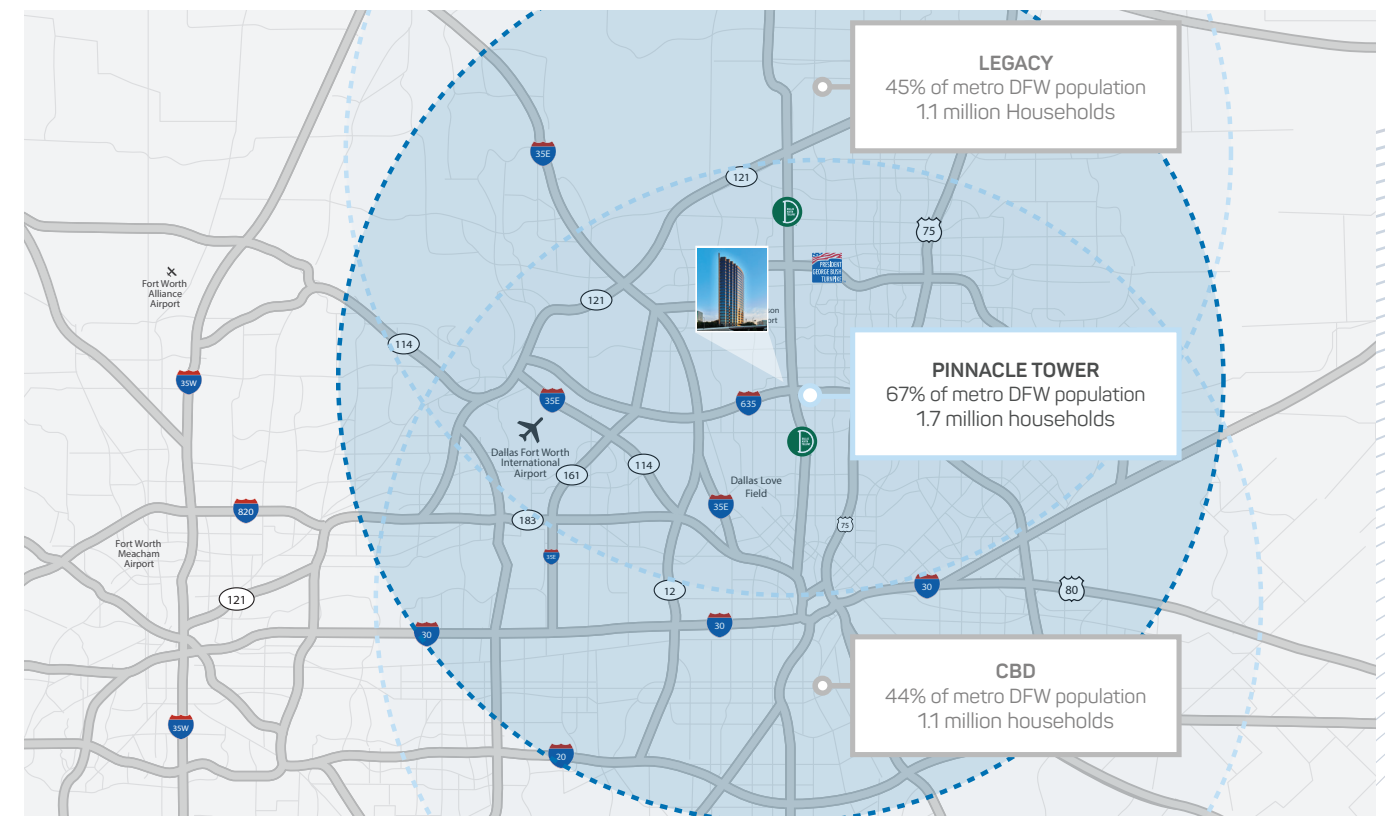
103
FITNESS
STUDIOS

31
ENTERTAINMENT
VENUES

PREMIER LOCATION



Drive Times
 Legacy: 12 Minutes
 DFW Airport: 18 Minutes
 Love Field: 12 Minutes
 Preston Center: 10 Minutes
 Uptown: 12 Minutes



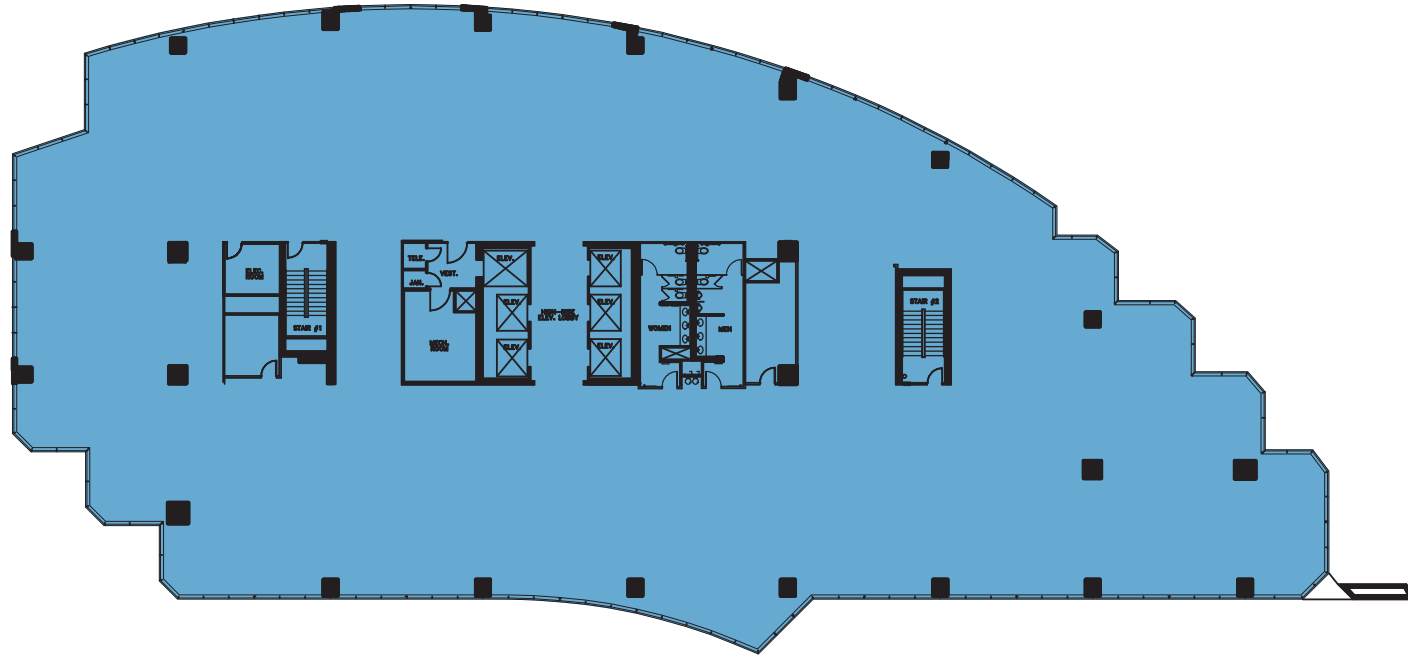
LEGACY
 45% of metro DFW population
 1.1 million Households

PINNACLE TOWER
 67% of metro DFW population
 1.7 million households

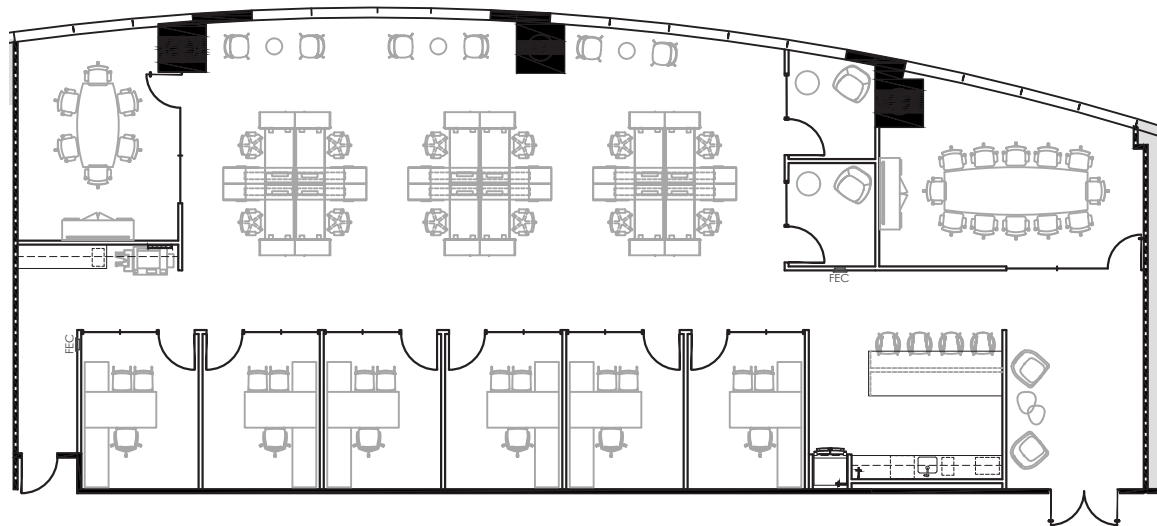
CBD
 44% of metro DFW population
 1.1 million households

FLOOR PLANS

TYPICAL FLOOR PLATE



SPEC SUITE | 5th Floor | 4,331 SF



FACT SHEET

BUILDING

5005 LBJ Freeway
Located at the northwest corner of LBJ
and the Dallas Tollway

OWNER/ LANDLORD

5005 LBJ Tower LLC*

LEASING COMPANY

Stream Realty

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Marissa Parkin

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MANAGEMENT COMPANY

Stream Realty

Brittany Kittrell
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BUILDING AREA

549,170 RSF

YEAR BUILT/RENOVATED

1986/2018

ARCHITECT

HKS

FLOOR SIZES

24,500 RSF typical floor
12'10" Slab to slab

PARKING

4.0:1000 secure, covered parking
Reserved: \$100.00/month

ELECTRICAL

7 Watts per square foot
Serves dual power feed from two substations
for complete power redundancy

CERTIFICATIONS

Energy Star
Wired Score
BOMA 360
Fitwell
LEED Gold
UL Verified

BUILDING HOURS

Monday - Friday: 7:00 AM to 6:00 PM
Saturday: 8:00 AM to 1:00 PM

SECURITY

24 hour manned security desk located in the building lobby
Security escort to parking available upon request

HVAC

Monday - Friday: 7:00 AM to 6:00 PM
Saturday: 8:00 AM to 1:00 PM

ELEVATORS

5 low rise passenger elevators
6 high rise passenger elevators
2 penthouse shuttle elevators
1 freight elevator
3 parking garage elevators

BUILDING ACCESS

Access card controlled elevator access to most floors
Access card controlled entrances and elevators for after
hours access

OPERATING ESTIMATES

\$11.55 per rentable square foot (2024)

ELECTRICITY ESTIMATES

\$1.53 per rentable square foot (2024)

TELECOM

AT&T, Birch Communications,
Consolidated Communications,
LOGIX, Spectrum, Zayo Group,
and Verizon Enterprise

*Owner/Landlord is indirectly owned by New York Life Insurance Company



FOR MORE INFORMATION:

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A PROPERTY OF



PINNACLE TOWER