



GATEWAY TOWER

GATEWAY TOWER

*Discover premium office spaces
in the heart of North Dallas*

GATEWAY TOWER

8111 LBJ Freeway,
Dallas, Texas 75251

Contact Us



214.449.6339



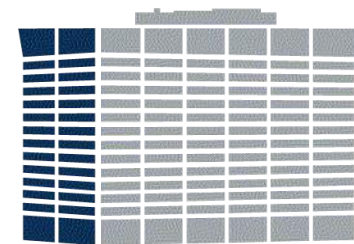
allie@hamiltoncommercialtx.com



8111 LBJ Freeway Dallas, Texas 75251



www.gatewaylbj.com



GATEWAY TOWER

WHO WE ARE

Welcome to Gateway Tower, where elegance meets functionality. Nestled in the heart of the LBJ submarket, our 15-story, top-tier Class B property offers unparalleled access to key transportation routes, including the LBJ Freeway and Highway 75. With proximity to DFW and Love Field airports, a variety of restaurants, banks, hotels, and shopping centers, Gateway Tower is the ideal location for businesses seeking convenience and prestige.



Modern Office Solutions

TOP TIER OFFICE PROPERTY

UPSCALE TENANT AMENITIES

AMENITIES



**On-Site Fitness Center w/
Showers and Saunas**



**Two Full Tenant Lounges w/
Refreshments**



**Fully Equipped on-Site
Conference and Huddle Rooms
with Video Capabilities**



**24-Hour Monitored Surveillance
and After-Hours Controlled
Access**



**Secured Parking Garage w/
Controlled access from Building
to Garage**

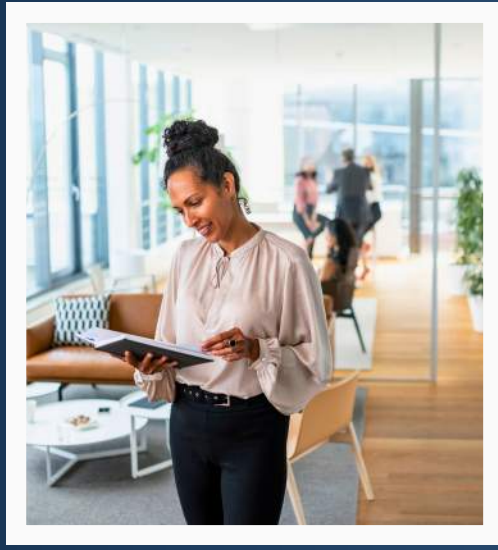
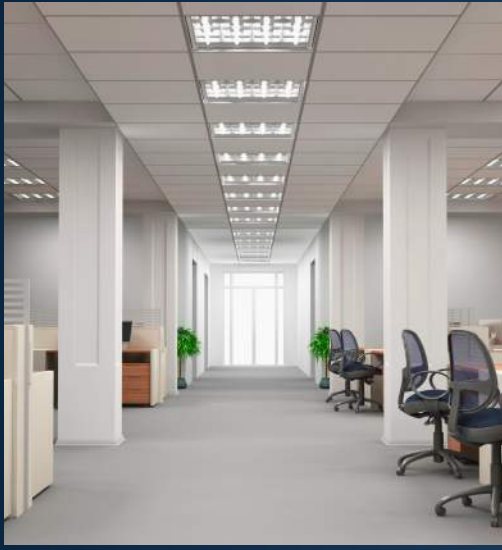
PROPERTY FEATURES

- Move-in Ready Suites with Flexible Layouts
- Class A Interior Finish-Outs
- On-Site Ownership Team
- On-Site Technicians
- Shared 1-gig Fiber Internet free to every Tenant

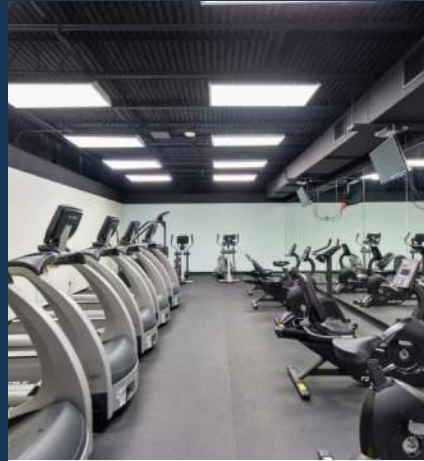
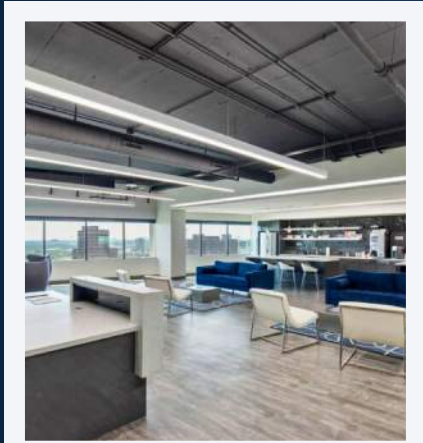


- On-Site Pickleball Courts
- On-Site Golf Simulator
- Grab N' Go Eatery

From sleek architecture to high-end facilities, our amenities offer ultimate comfort and convenience.



ELEGANT AND INVITING ENVIRONMENT



RESTAURANTS

Mi Cocina
Grand Lux Café
Corner Bakery
The Oceanaire Seafood Room
Fusion Mediterranean Grill & Bar
Saltgrass Steak House
The Blue Fish Galleria
Five Guys
Häagen-Dazs
McDonald's
Subway
Cattleack Barbeque
Kenny's Wood Fired Grill



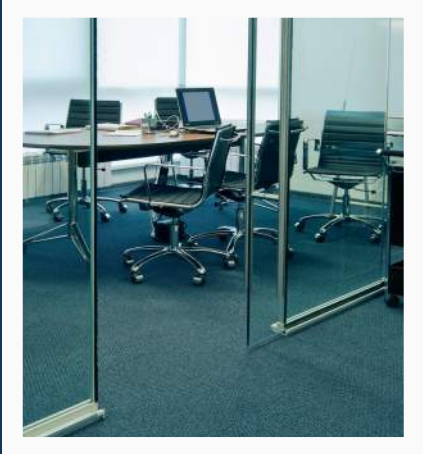
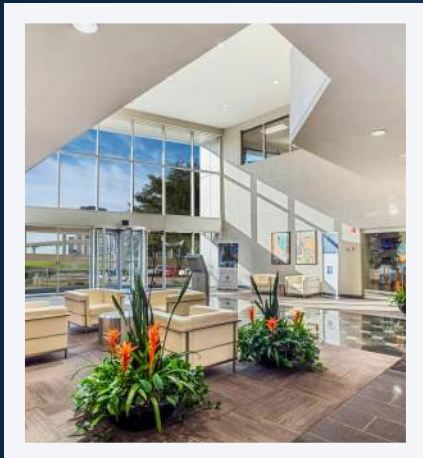
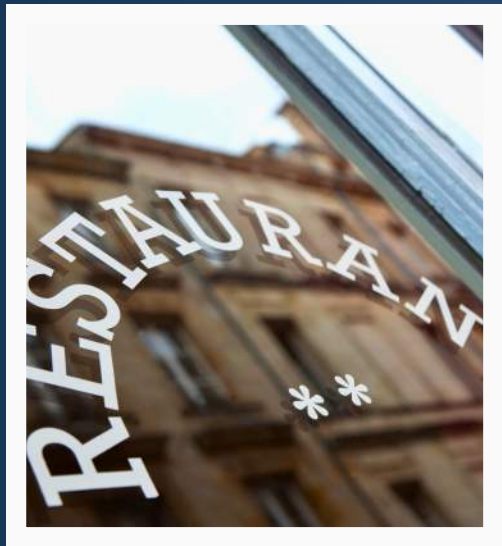
Chick-fil-A
In-N-Out Burger
Chipotle
Wendy's
Taco Bell
Fogo De Chão
Hudson House
Gloria's Latin Cuisine
STIRR Addison
Snooze Eatery

NEARBY PREMIUM SPOTS

COFFEE SHOPS

Native Coffee Co
PJ's Coffee of New
Orleans
Starbucks (3)
Paradise Cafe
Ascension Coffee

LOCAL DINING OPTIONS





MINUTES AWAY

HOTELS

Sheraton Dallas
The Westin Galleria Dallas
AC Hotel by Marriott Dallas
Le Meridien Dallas
Hilton Dallas Lincoln Centre

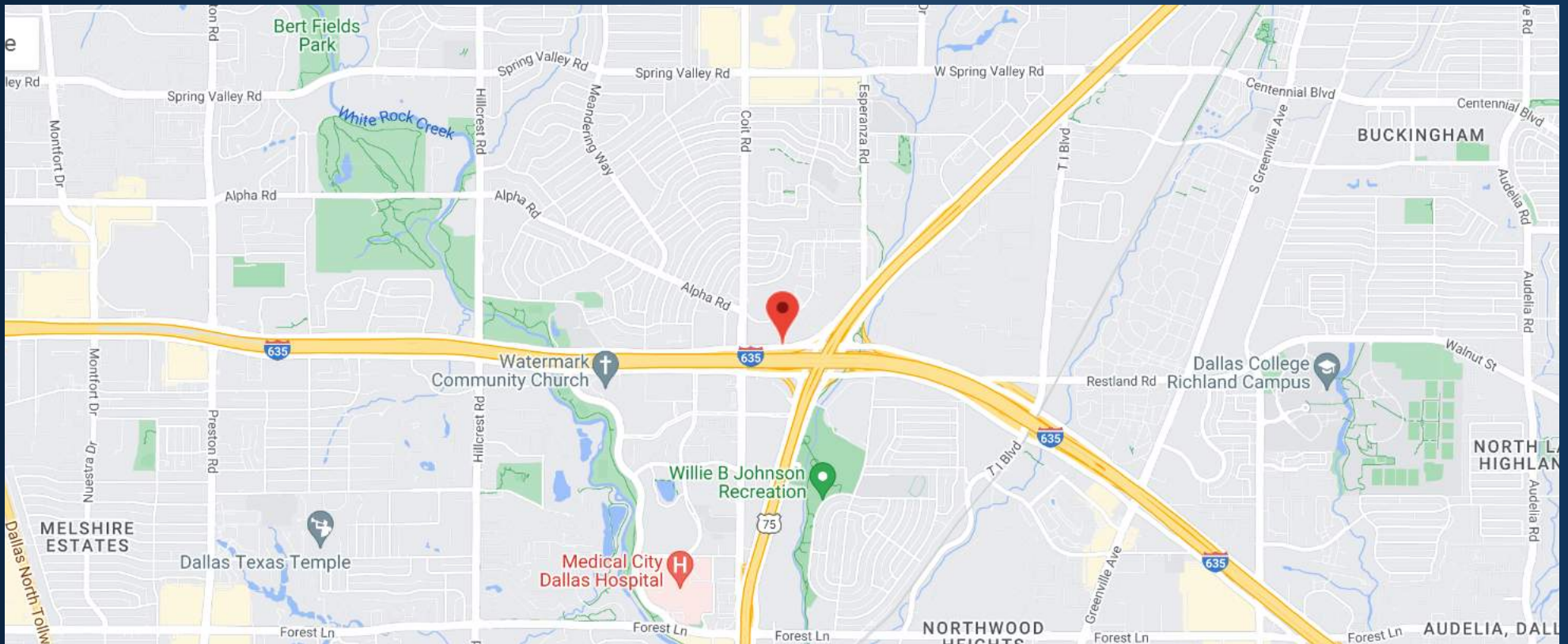
SHOPPING

Galleria Mall
Target
Nordstrom Rack
DICK'S Sporting Goods
Best Buy
Guitar Center
At Home
Walmart/Sam's Club
Trader Joe's



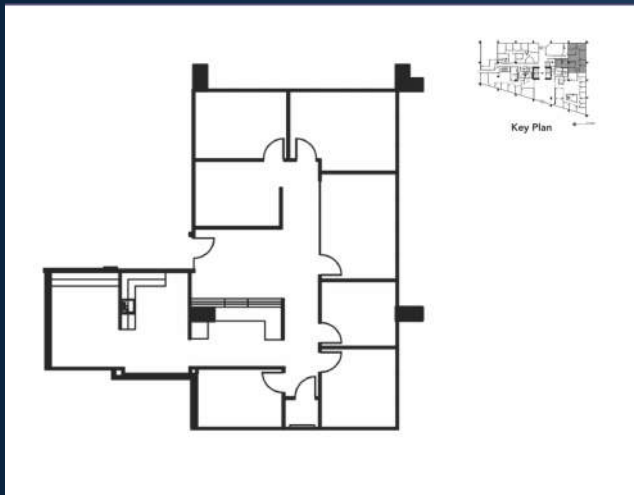
HEALTH

Gauntlet Fitness
Rogue Athletics
Jam Box Fitness
9Round Fitness
Elevate Fitness
Gauntlet Fitness
Extreme Studio Performance

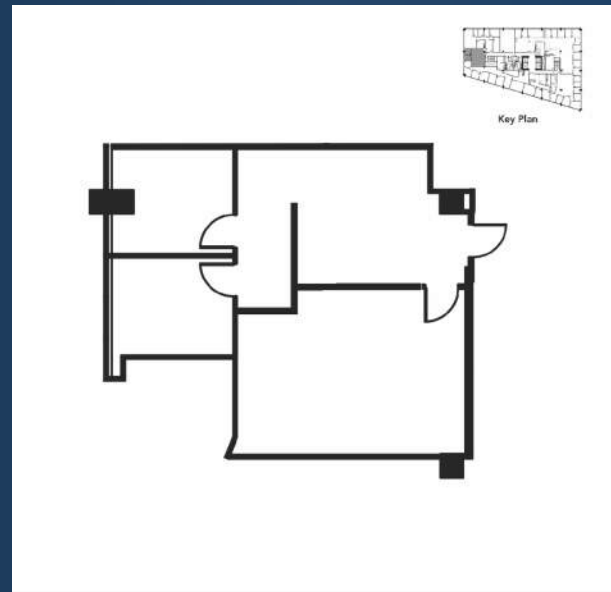


AVAILABLE SUITES

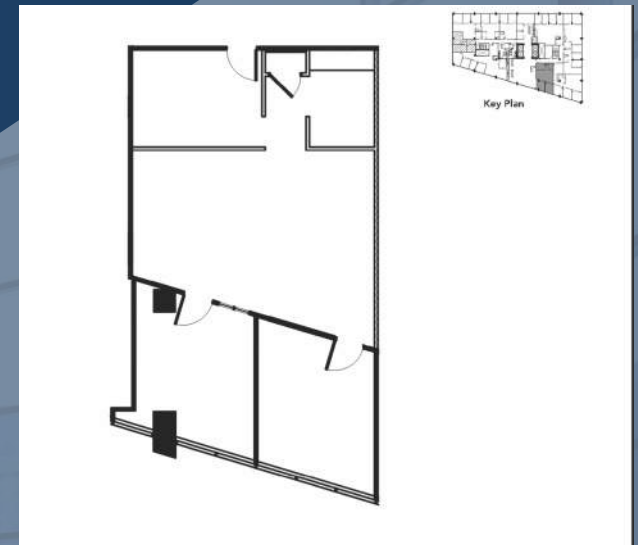
SUITE 105 | 2,236 RSF



SUITE 475 | 943 RSF



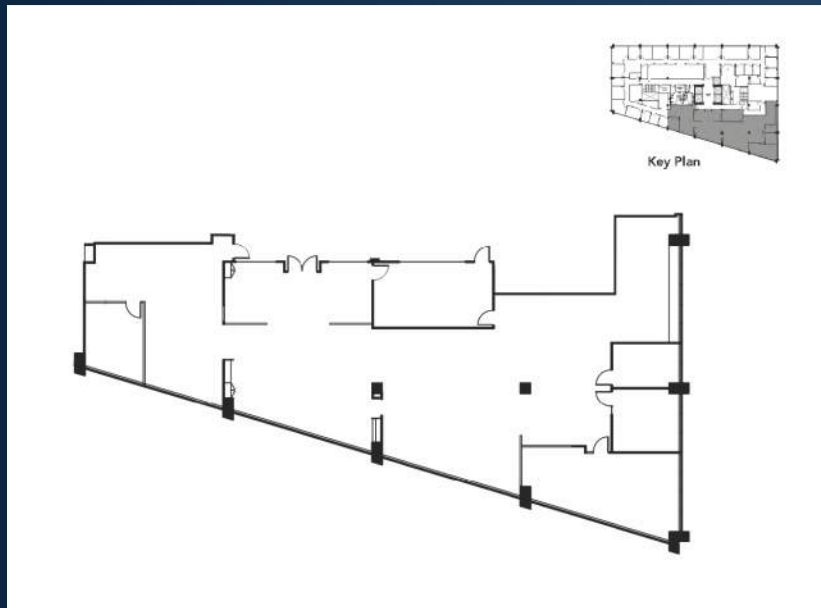
SUITE 1385 | 1,384 RSF



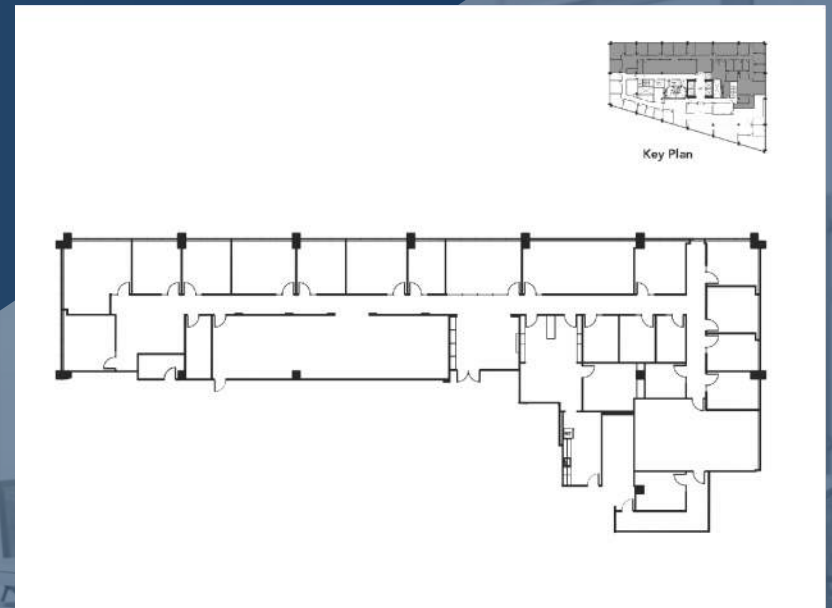
EXECUTIVE SUITES - Move-in Ready

AVAILABLE SUITES

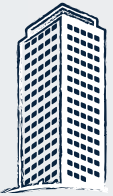
SUITE 1500 | 5,803 RSF



SUITE 1550 | 9,261 RSF



Exemplary Office Suites for Your Business



**15
FLOORS**



**3.1 COVERED &
RESERVED PARKING**



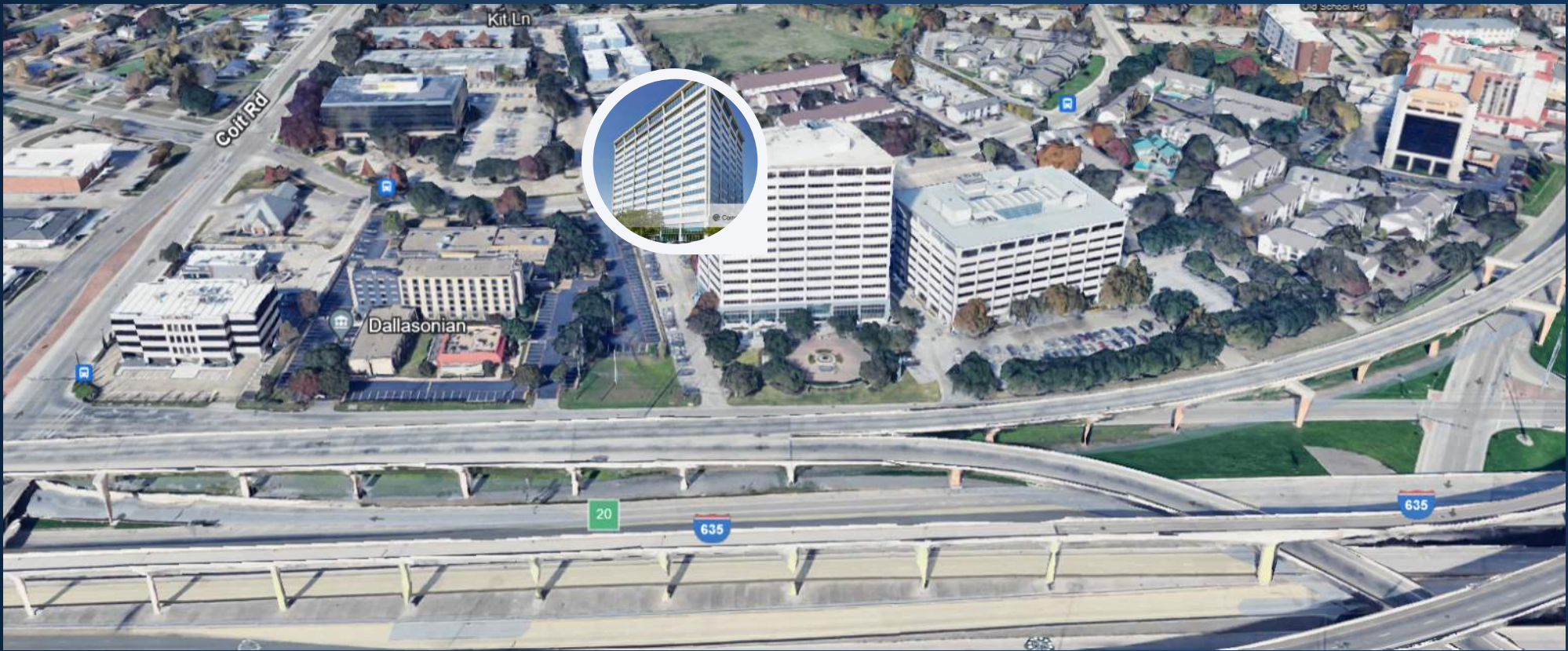
**5
ELEVATORS**

**266,412 SF
BUILDING AREA**

**17,500 SF
FLOOR PLATE**

**CLASS B
OFFICE BUILDING**





16 MILES 
TO DFW AIRPORT

9 MILES 
TO LOVE FIELD

11 MILES 
TO DOWNTOWN

 **Easy access to DNT & I-635**





ALLIE PECK

Leasing Manager

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