

# GRAND RE-OPENING: THE HIGHTOWER MEDICAL PLAZA

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**Ownership Equity Opportunity with 5000 SF or larger**  
**Class B+ | 10 Stories | Medical Office Tower**



8390 Lyndon B Johnson Fwy, Dallas, TX 75423



# EXCLUSIVE LISTING & DISCLAIMER

The property described herein is exclusively listed for lease by Worldwide Commercial, PLLC, a licensed Texas Real Estate Broker. All inquiries, property tours, on-site visits, and lease negotiations must be conducted through the listing agents and Worldwide Commercial, PLLC.

The information provided has been supplied by the property owners or obtained from sources believed to be reliable and is based on assumptions considered reasonable and accurate. While the Broker has exercised reasonable care in gathering data and making projections based on this information, the Broker makes no representations or warranties, express or implied, regarding the property or any related matters.

Neither the property owners nor any of their officers, employees, or representatives make any representation, warranty, or guarantee as to the physical or environmental condition of the property or the accuracy of any information provided. All prospective tenants are advised to conduct their own due diligence and verify any information that may influence their leasing decision.







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# LEASING OVERVIEW



**LEASE RATE**

**\$20/SF/NNN**  
(NNN at \$8.90/SF including electric)



**MAX CONTINUOUS** Up to 66,381 SF



**YEAR BUILT** 1982/2019



**BUILDING** 204,461 SF



**PARKING RATIO** 4.0/1000 SF

**66,381 SF**

**22,210 SF**



# GRAND RE-OPENING

## THE HIGHTOWER MEDICAL PLAZA

Now open with \$4 million in recent renovations, The Hightower Medical Plaza premieres as a Top-of-line Class B+ medical office destination in Dallas. This 10-story medical office tower combines functionality with modern, first-class amenities to meet the evolving needs of today's healthcare professionals.

Recent upgrades include a brand-new lobby and tenant lounge, a state-of-the-art 2,600 SF fitness center outfitted with Matrix equipment, fully renovated restrooms, new ceiling grids with LED lighting, and all-new elevator systems. These improvements create a welcoming, professional environment for both patients and providers.

Located at the high-visibility intersection of LBJ Freeway (I-635) and US-75, the property offers excellent accessibility for medical users across the Metroplex and employee recruitment. The Hightower is well-positioned for medical groups seeking high-quality space with room for customization.

## OVER \$4MM IN RECENT IMPROVEMENTS

- New Lobby and Exclusive Tenant Lounge
- New 2,600 SF Top-of-line gym with high quality Matrix fitness equipment
- Fully Refurbished Elevators
- New Ceiling Grids and LED Lighting
- Class A+ Restroom Renovations



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# LEASING HIGHLIGHTS

- Ownership Equity Opportunity with 5000 SF or larger
- TI Allowances Available
- \$4MM in recent improvements
- New 2,600 SF Top-of-line gym with high quality Matrix fitness equipment
- A professional community with existing medical office tenants, ideal for healthcare providers seeking a complementary environment



**RENTABLE SPACE** Up to 126,686 SF



**YEAR BUILT** 1982/2019

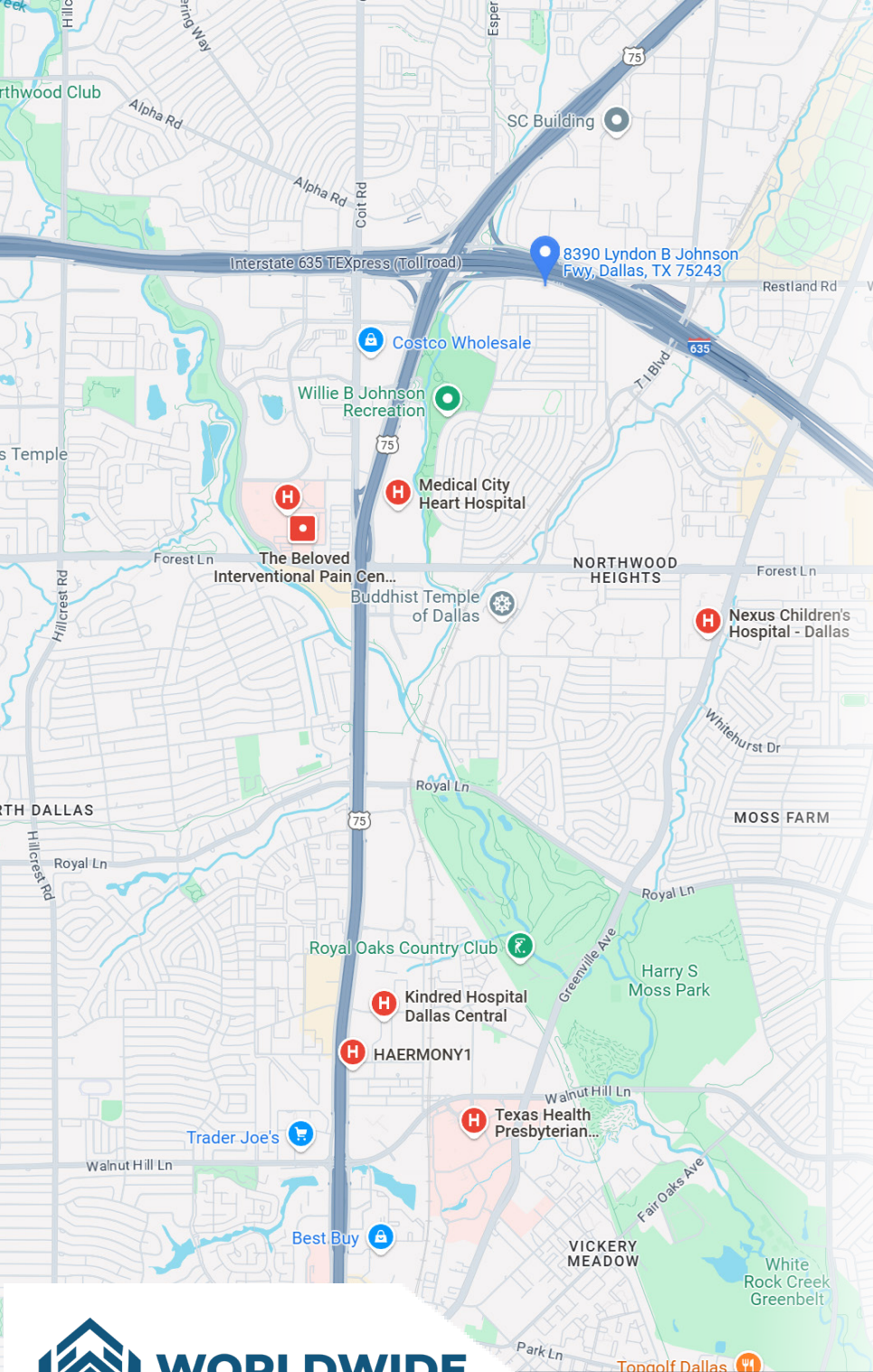


**PARKING RATIO** 4.0/1000 SF



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## Nearby Hospitals and Medical Centers

Medical City Dallas Hospital - 1.9 miles

Medical City Heart Hospital - 1.5 miles

The Beloved Interventional Pain Center - 1.8 miles

Nexus Children's Hospital Dallas - 2.1 miles

Kindred Hospital Dallas Central - 2.9 miles

Texas Health Presbyterian Hospital Dallas - 3.1 miles



# TENANT TESTIMONIAL

“My practice moved into The LBJ Medical Center in 2019. Our experience has exceeded our expectations. The building ownership is onsite and offers prompt resolution to any concerns. The customized finish out was effortless and spot on. Move in was easy and convenient. Rental rates are fair market value. The property offers onsite security as well and we have never had any issues with safety or security. Having multiple medical providers under one roof has been synergistic and has offered many opportunities for new business. The location is centrally located for residents and patients of DFW and beyond. When touring perspective doctors and staff, they are impressed with the amenities like the tenant lounge and fitness center. The options for surface parking and covered parking is a plus. The convenience to our patients and their caregivers for parking and covered drop off that the property offers is second to none. I would recommend this property to any physician, dental practice, medical group, or healthcare provider without hesitation.”

- Phil B.



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# DALLAS, TX

## DFW METROPLEX

The Dallas-Fort Worth (DFW) market is one of the fastest-growing and most dynamic commercial real estate hubs in the United States. Its strategic location, diverse economy, and robust population growth make it a prime destination for businesses and investors alike. DFW benefits from a thriving job market, driven by industries such as technology, healthcare, logistics, and finance, attracting a steady influx of residents and companies.

The area's connectivity, with major highways and two international airports, enhances its appeal for corporate relocations and expansions. DFW's multifamily sector remains strong due to consistent demand, while the office and industrial markets continue to see significant activity, supported by the region's business-friendly environment. With a balance of urban opportunities and suburban growth, the DFW market offers long-term stability and high potential for real estate investment.

## EAST LBJ FREEWAY

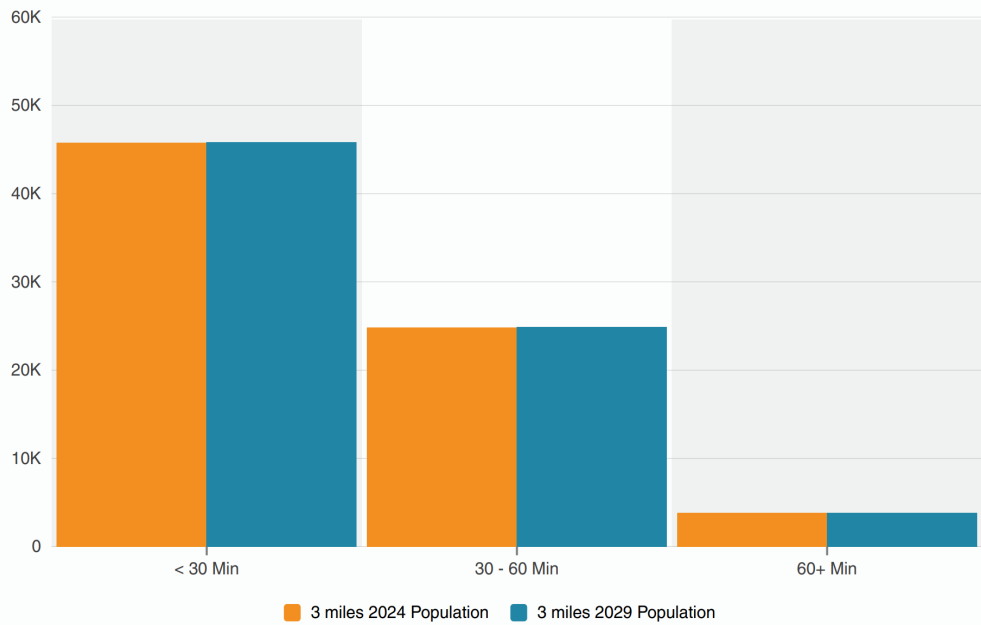
The East LBJ Freeway Submarket in Dallas serves as a vital commercial corridor, offering a strategic location for businesses seeking accessibility and affordability. Situated between the Dallas North Tollway and Central Expressway, this area provides convenient connectivity to major highways and the broader Dallas-Fort Worth metroplex.

The submarket predominantly features 3-star office properties constructed during the 1980s, catering to a diverse range of tenants. Notably, the eastern portion of LBJ Freeway has undergone significant infrastructure improvements, including a \$2.7 billion highway enhancement completed in 2015, aimed at alleviating traffic congestion and enhancing commuter experience.



# DEMOGRAPHICS

Population Travel To Work



Daytime Employment

Radius	3 miles	
	Employees	Businesses
<b>Service-Producing Industries</b>	<b>99,205</b>	<b>13,410</b>
Trade Transportation & Utilit...	11,267	1,062
Information	2,380	211
Financial Activities	12,828	1,584
Professional & Business Se...	16,204	2,194
Education & Health Services	35,344	6,489
Leisure & Hospitality	11,095	748
Other Services	7,848	1,046
Public Administration	2,239	76
<b>Goods-Producing Industries</b>	<b>8,113</b>	<b>632</b>
Natural Resources & Mining	79	25
Construction	2,505	428
Manufacturing	5,529	179
<b>Total</b>	<b>107,318</b>	<b>14,042</b>

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year
I- 635	N Central Expy W	184,465	2022
LBJ TEXpress	N Central Expy W	188,119	2020
W Svc Rd	I-635 Svc Rd NW	4,927	2022
I-635 Svc Rd	N Central Expy W	20,163	2022
Schroeder Rd	Hercules Dr S	2,564	2022
N Central Expy	Central Exwy Svc Rd NE	251,000	2017
Valley View Ln	Dr O E	4,643	2022
Central Exwy Svc Rd	Maham Rd W	12,559	2022
N Central Expy	I-635 Svc Rd N	5,959	2022
I-635 Svc Rd	Lyndon B Johnson Fwy W	18,640	2022

Information gathered from Costar.com with permission from the Costar Group.





# ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office, and retail transactions.



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## Information About Brokerage Services

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

11-2-2015



### 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.

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

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

\_\_\_\_\_  
Date