



# ELEMENT TOWERS

3010 & 3030 LBJ Freeway | Dallas, Texas 75234





# NEWLY RENOVATED COMMON AREAS





## ELEMENT TOWERS

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Element Towers is a two building, multi-tenant office complex totaling 678,739 square feet. Located along Interstate 635 in North Dallas, Element Towers offers a high-profile location, first-class amenities, and abundant structured parking.

Recent renovations include newly designed lobbies creating a welcoming atmosphere for tenants and visitors. Each building features state-of-the-art fitness centers with private showers and lockers, a fully furnished conference/training facility, and convenient on-site food services, fostering a dynamic and collaborative work environment.

Element Towers West offers a popular deli, while Element Towers East is set to debut the new High Tower Deli in Spring 2025, elevating the dining experience for tenants and guests.





# ELEMENT WEST

**297,888 RSF**  
size

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**21,000 RSF**  
typical floor

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**3.5 / 1,000**  
parking ratio

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**On-Site Security**  
24/7 monitoring

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**Class A**  
built in 1983

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**Lobby**  
renovated





# ELEMENT EAST

**380,851 RSF**  
size

**22,000 RSF**  
typical floor

**3.5 / 1,000**  
parking ratio

**On-Site Security**  
24/7 monitoring

**Class A**  
built in 1984

**Lobby**  
renovated



# ON-SITE AMENITIES



Renovated Fitness Center  
*in both buildings*



Conference Center  
*in both buildings*



On-Site Management  
& Engineering



On-Site Security  
with 24/7 Monitoring



Thirty10 Cafe  
*Hightower Cafe (Coming Soon)*



Outdoor Communal  
& Recreation Space



Seating Area



Putting Green



On-Site Thirty10 Cafe



Element East Fitness Center



Element East Conference Center

# CENTRALLY LOCATED

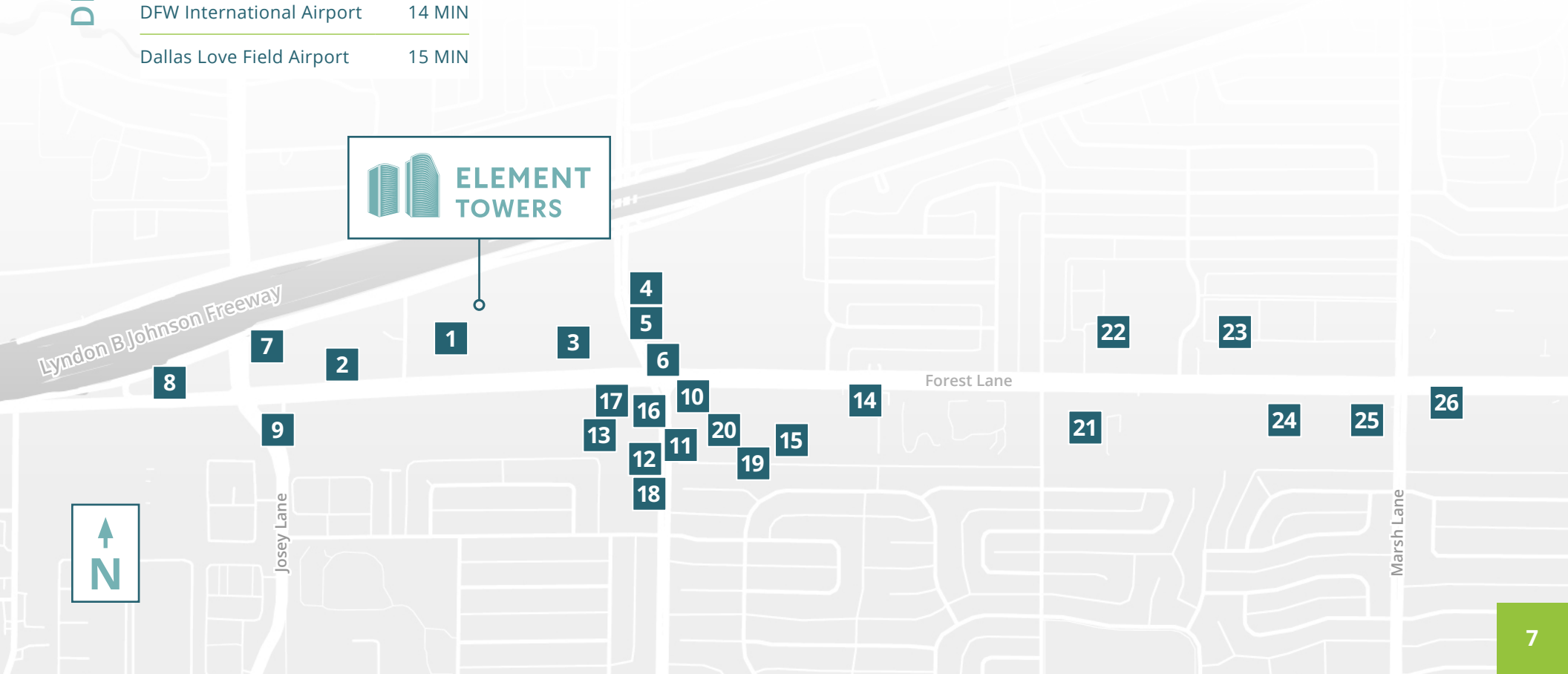
In the DFW Metroplex

## DRIVE TIMES

Dallas CBD	17 MIN
Uptown	16 MIN
Addison	10 MIN
Las Colinas	9 MIN
DFW International Airport	14 MIN
Dallas Love Field Airport	15 MIN

## LOCAL AMENITIES

1. Esporta Fitness
2. Dickey's Barbecue Pit
3. Cinemark 17
4. Taco Cabana
5. Raising Cane's Chicken Fingers
6. Whataburger
7. Starbucks
8. IHop
9. Taqueria la Casita
10. Starbucks
11. Cici's Pizza
12. Two Guys From Italy
13. Mariscos 2000
14. El Tiz Tizoncito Forest
15. Wingstop
16. El Pollito
17. La Campina Salvadorena
18. Seafood Shack
19. Jimmy Johns
20. El Fenix
21. Home Goods
22. Braum's
23. Sonic
24. Pizza Hut
25. Taco Bell
26. Sprouts Farmer's Market



# SPEC SUITES



## SUITES AVAILABLE

### WEST TOWER

Suite 510 | 1,943 SF

Suite 520 | 1,921 SF

### EAST TOWER

Suite 880 | 2,848 SF

Suite 1300 | 5,112 SF

Suite 1385 | 2,040 SF





# FACT SHEET

## Building Address

3010 Lyndon B Johnson Freeway (West)  
3030 Lyndon B Johnson Freeway (East)  
Dallas, Texas 75234

## Landlord

Stanton Road Capital

## Leasing Team

Holt Lunsford Commercial

**John Dickenson**

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**Paul Hernandez**

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**Hayden Parker**

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## Property Management

Holt Lunsford Commercial

## Building Size

3010: 380,851 RSF

3030: 297,888 RSF

## Standard Floorplate

3010: 20,676 RSF

3030: 21,708 RSF

## Floors

3010: 15

3030: 17

## Year Built / Renovated

3010: 1983 / 2024

3030: 1984 / 2024

## Parking Ratio (Garage)

In addition to more than 115 surface visitor parking spaces, each building has a dedicated and secured parking deck with covered access to the building.

3.5 per 1,000 RSF – free and unreserved

Up to 1.0 per 1,000 RSF – reserved  
\$50.00 per month plus tax

## Building Hours

Monday to Friday: 7:00 AM – 6:00 PM

Saturday: 8:00 AM – 1:00 PM

## HVAC

After hours HVAC is available at \$75.00 per hour with a 2-hour minimum

## Amenities

- Conferencing facilities including training centers and board rooms
- On-site deli
- Newly renovated fitness center with lockers and showers
- 24/7 staffed building security
- Outdoor communal and recreation space

## Elevators

- West – (5) passenger, (1) freight in same bay in tower, (2) garage
- East – (8) passenger, (1) freight in separate bay, (3) garage

## Telecom / Fiber

AT&T – Internet (fiber), phone

Spectrum – Internet, phone

## Back-Up Generator Specs

250KW diesel powered emergency generator



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This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



## FOR LEASING INFORMATION

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# Information About Brokerage Services

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

**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.

**A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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 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.

Holt Lunsford Commercial, Inc.

359505

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Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name

License No.

Email

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Mario Zandstra

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Designated Broker of Firm

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Licensed Supervisor of Sales Agent/Associate

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Sales Agent/Associate's Name

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