



MIDTOWN OFFICE CENTER

5720 LYNDON B JOHNSON FWY



Building **FEATURES**

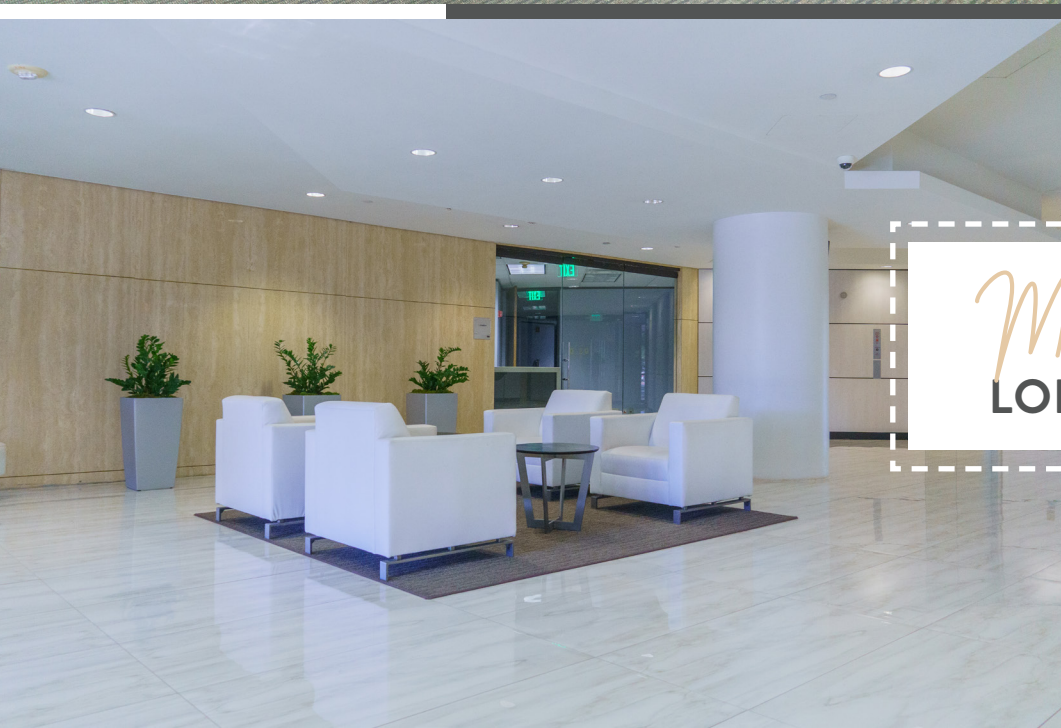
Conference Facilities
Tenant Lounge
Covered Parking
Signage Opportunities
Monitored Security
Building Engineer
24 Hour Access



Tenant
LOUNGE



Conference
ROOM



Main
LOBBY

Local FAVORITES



RESTAURANTS

Grande Lux Cafe
The Oceanaire Seafood Room
Mi Cocina
Crockett's Restaurant and Bar
Maple Leaf Diner
Original ChopShop
The Mercury
Liberty Burger



COFFEE

Starbucks
Dunkin'
The Market Local Comfort Cafe
The Nest Cafe



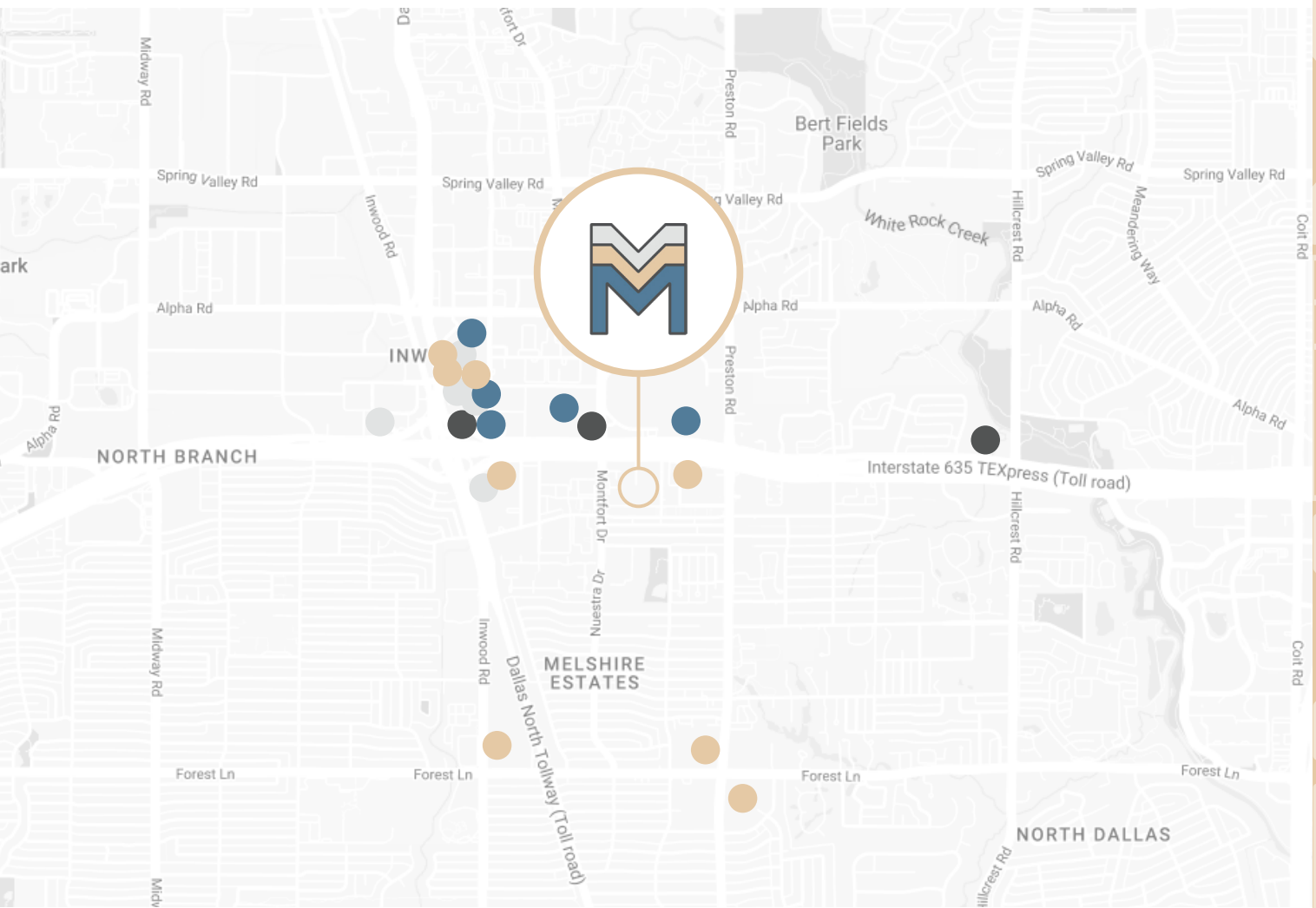
HOTELS

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



RETAIL | ENTERTAINMENT

Galleria Mall
Northwood Club
Target





DESTINATIONS



1 MILE



16 MILES



9 MILES



11 MILES

Available SUITES



SUITE 605 | 2,373 SF

SUITE 550 | 2,953 SF

SUITE 490 | 2,748 SF

SUITE 350 | 9,757 SF
SUITE 300 | 12,874 SF

SUITE 200 | 22,708 SF

SUITE 125 | 515 SF

6

STORIES

4

ELEVATORS

3/1000

PARKING

128,790

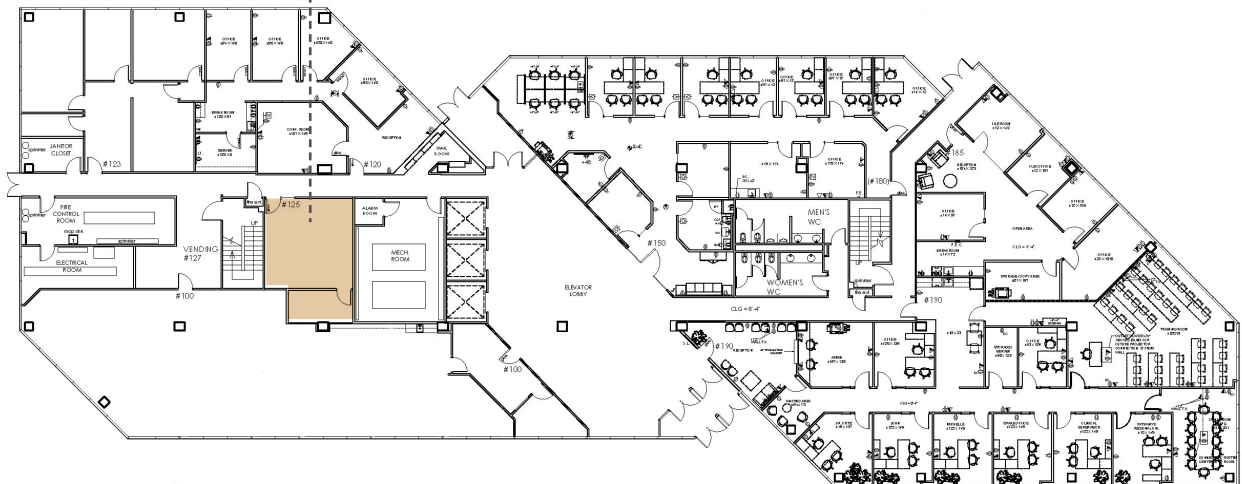
TOTAL BUILDING SIZE

23,000

TYPICAL FLOOR SIZE

22,708

LARGEST CONTIGUOUS SF

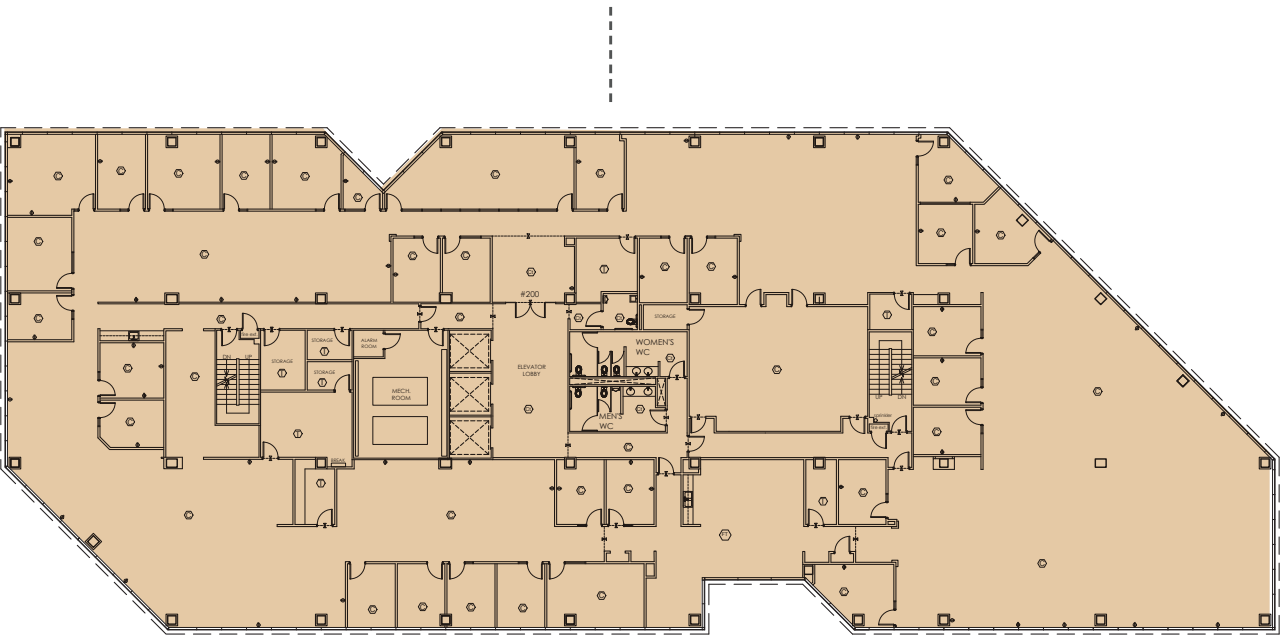


SUITE 200

SECOND FLOOR | 22,708 SF



SUITE 200



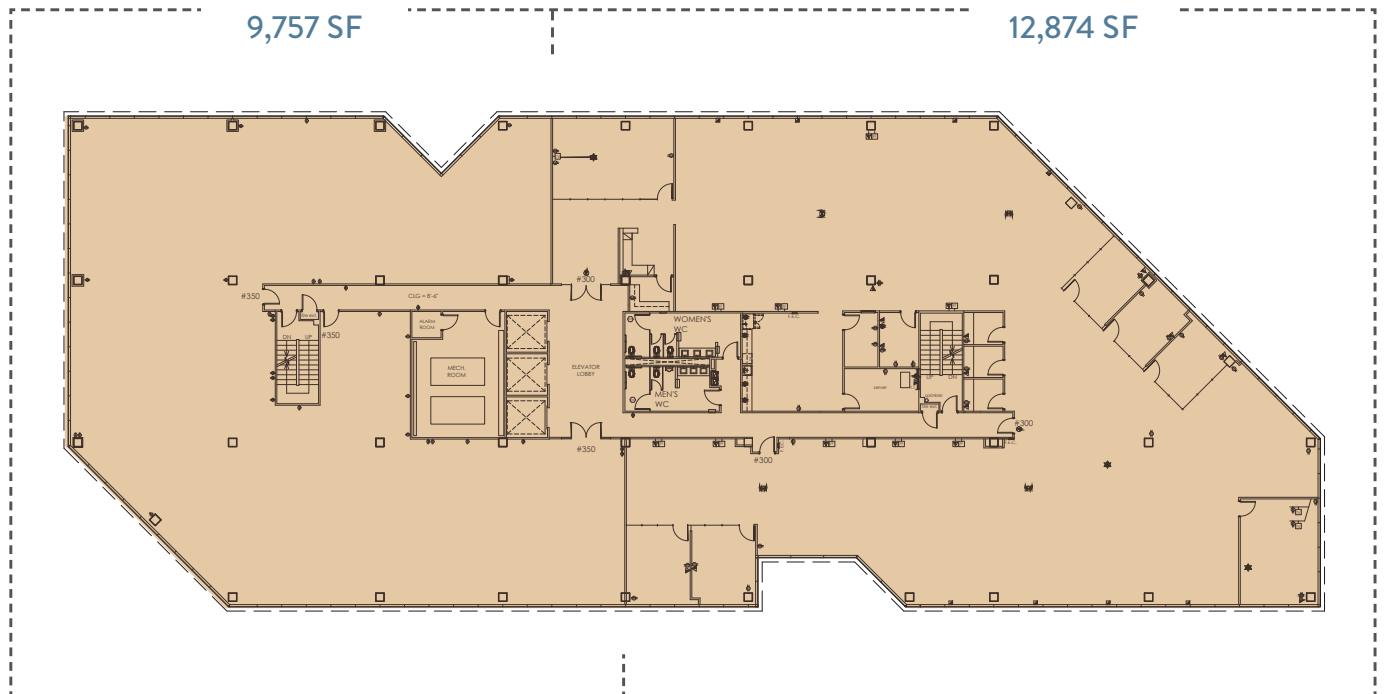
THIRD FLOOR

22,630 SF



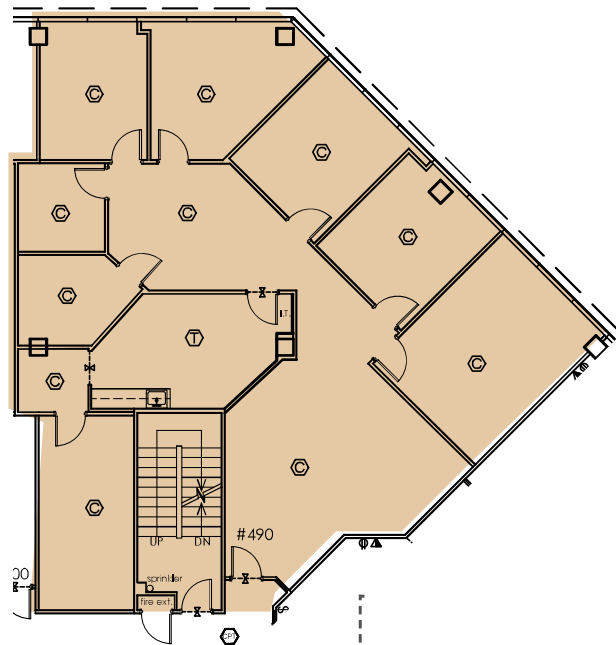
SUITE 350
9,757 SF

SUITE 300
12,874 SF

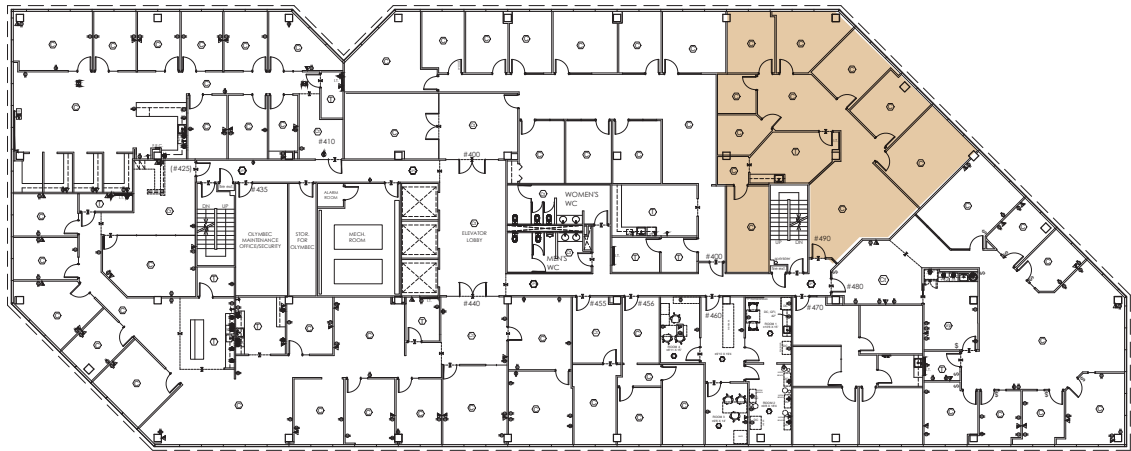


SUITE 490

FOURTH FLOOR | 2,748 SF



SUITE 490

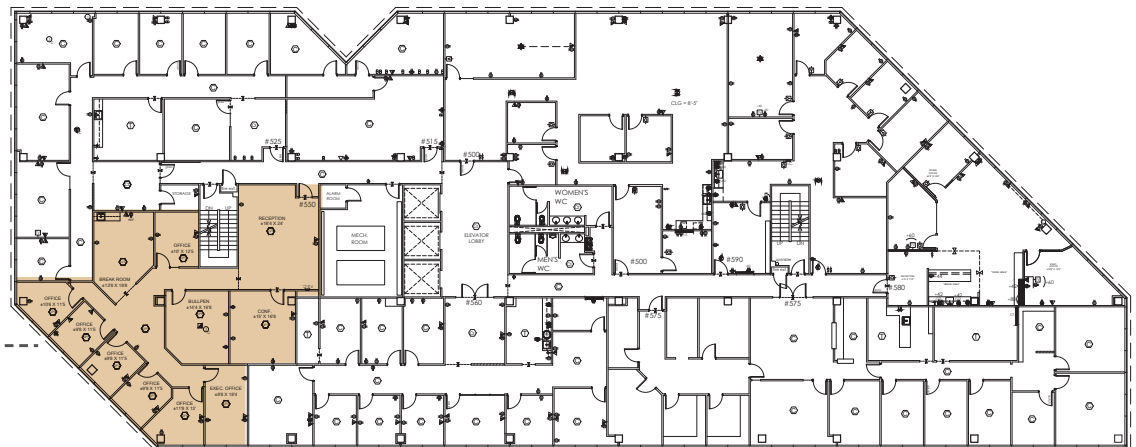


SUITE 550

FIFTH FLOOR | 2,953 SF

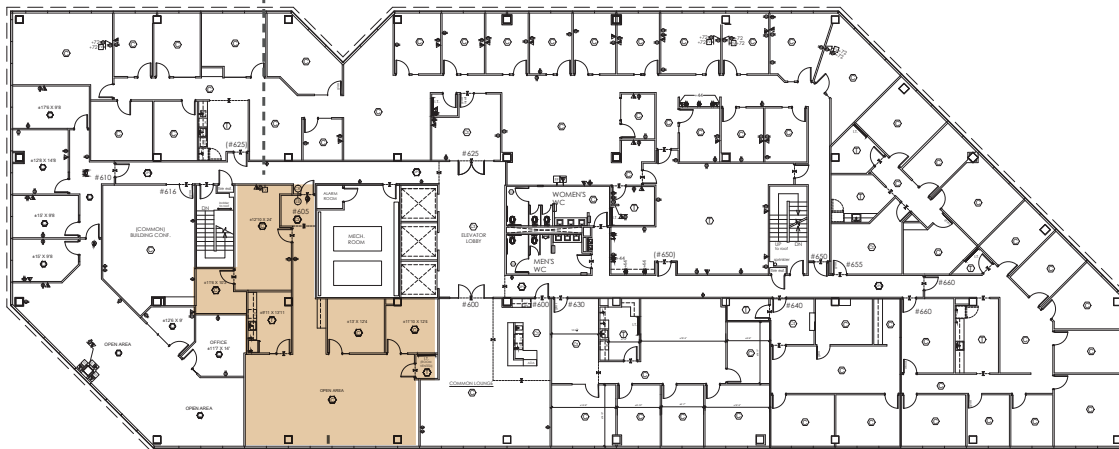
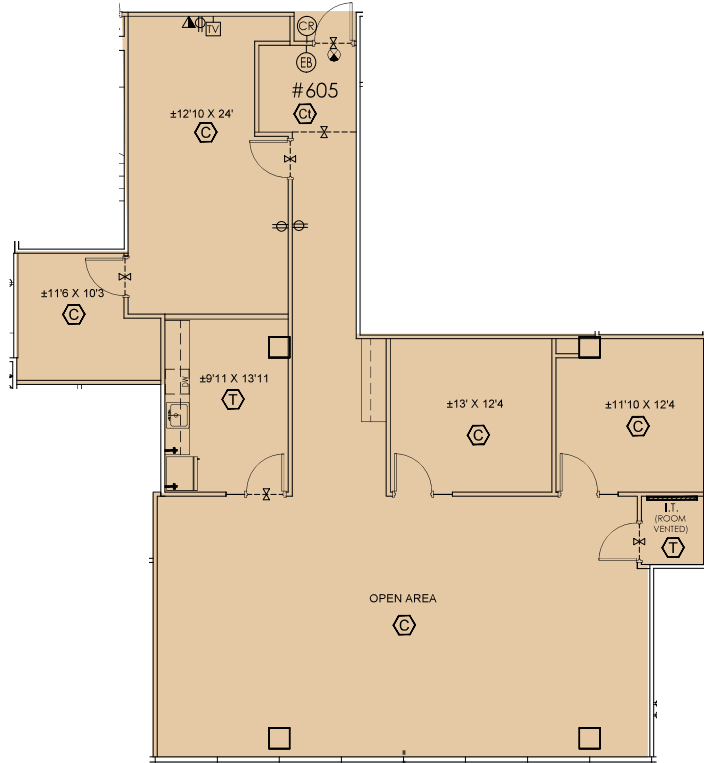


SUITE 550

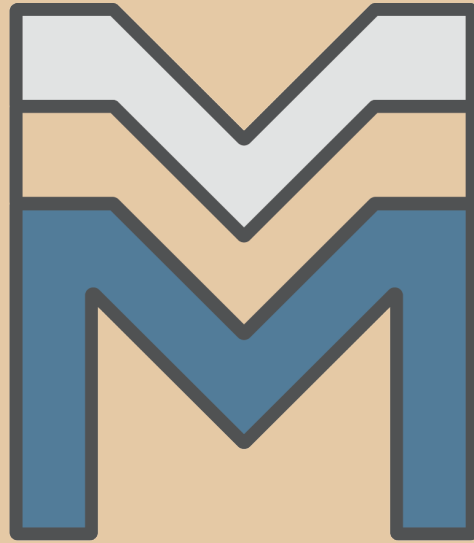


SUITE 605

SIXTH FLOOR | 2,373 SF



SUITE 605



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5720 LYNDON B JOHNSON FWY



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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.

2-10-2025



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:
 - 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James Davis	588347	jdavis@nairl.com	214-256-7100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date