



For Sale

3915 Lemmon Avenue

Property Summary

SUBJECT:	3915 Lemmon Dallas, TX 75219
SIZE:	23,145 SF of Building 18,500 SF of Land
STORIES:	Three
ZONING:	PD 193 GR
YEAR BUILT:	Built 1975 / Renovated 2003.
PARKING SPACES:	27 covered parking spaces, 12 uncovered parking spaces fronting Lemmon. Controlled access gates secure parking areas with controlled access to the office suites.



CONTACTS

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CEO Office



Break Room



Executive Office

Conveniently located in Dallas near the intersection of Lemmon and Oak Lawn. The property offers excellent access through Preston Road, US 75 Central Expressway, Interstate Highway 35 and the Dallas North Tollway to Uptown/Oak Lawn, Highland Park, Preston Center and North Dallas Suburbs. Levels two and three of the three-story building, offer efficient, tastefully designed office space that allow easy divisibility for one or multiple users. The first floor offers secure, covered parking with direct elevator access to the office space. The building has been maintained by the current ownership since 2003. The elevator has been replaced once during ownership's control of the building and is serviced every year. The HVAC consists of 18 units on the roof. Ownership has replaced 11 units over time of ownership. The roof is TPO and was replaced in 2017.

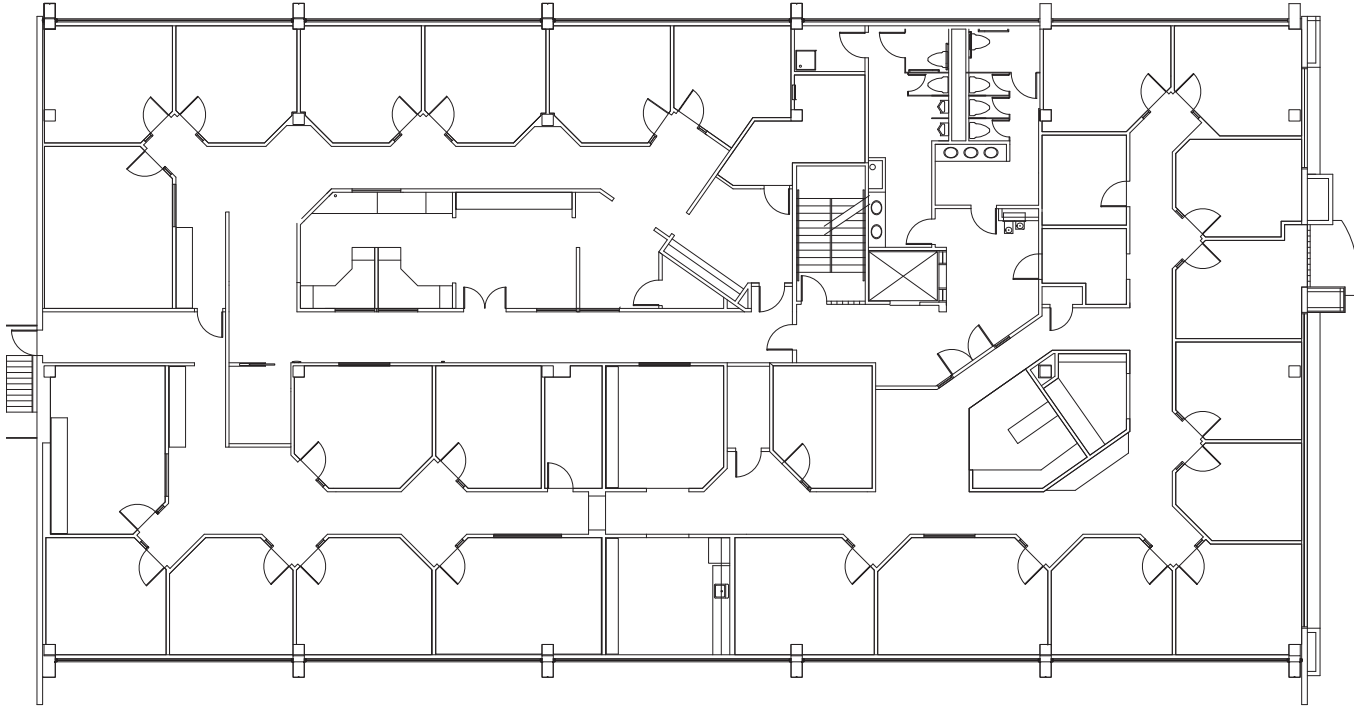


Executive Training Room



Space Plans

2nd Floor



3rd Floor

