



4525 LEMMON AVE | DALLAS, TX 75219

4525 LEMMON



Located at the edge of Highland Park, where Lemmon Avenue meets the Dallas North Tollway, 4525 Lemmon offers an exceptional Class A office location with unmatched access to all that Dallas has to offer.

29,246 Total RSF

3 Stories with 12' Ceilings

Updated Lobby, Common Areas, Restrooms & Move-in Ready Spec Suites

Completely Remodeled Building with New HVAC, Electrical & Elevator Systems

75 Covered & Gated Tenant Parking Spaces (3.1/1,000 Parking Ratio)

Ample Covered Visitor Parking (31 Parking Spaces)

2 Minute Walk from the Parking Garage to Your Office

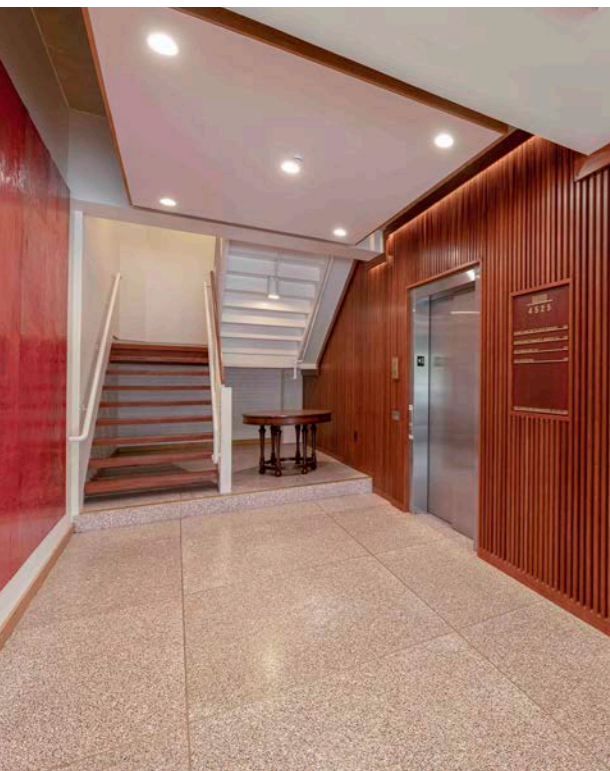
On-site Security

Active & Dedicated Ownership

Immediate Access to the Dallas North Tollway

Adjacent to Craddock Park

NEWLY RENOVATED LOBBY, COMMON AREAS & PATIO



THE FRONT DOOR TO HIGHLAND PARK

4525 Lemmon is located at the edge of Highland Park, providing tenants with seamless access to the Dallas North Tollway. This prime office location ensures effortless connectivity to neighborhood amenities, major airports, and popular destinations throughout the DFW metroplex.



HIGHLAND PARK VILLAGE
5 Minute Drive



KNOX STREET
7 Minute Drive



REVERCHON PARK
5 Minute Drive



THE KATY TRAIL
5 Minute Drive



WHOLE FOODS MARKET
1 Minute Drive



AL BIERNAT'S
4 Minute Drive

Unmatched *Accessibility.* Unlimited *Amenities.*

EAT ●

Al Biernat's
Anchor Sushi Bar
Barsotti's
Berkley's Market
Beverly's Bistro & Bar
Bird Bakery
Bistro 31
Bob's Steak & Chop House
East Hampton Sandwich Co.
Cafe Pacific
Cafe Madrid
Catch Steak
CAVA
Chelsea Corner
Chipotle Mexican Grill
Chocolate Secrets
Clifton Club Bar & Lounge
Coupes
Dolce Mesas
Dolce Riviera
Drip Coffee
Eatz's Market & Bakery
Einstein Bros. Bagels
Enoteca Italia
Fachini
Georgie
Gloria's Latin Cuisine
Grange Hall
Green Point Seafood & Oyster Bar
Jalisco Norte
Javier's Gourmet Mexicano
Knox Bistro
La La Land Kind Cafe
Las Palmas Tex-Mex
Le Bilboquet

Lucky Dog Saloon
Maison Chinoise
Malibu Poke
Mamaka
Mar y Sol Cocina Latina
Merit Coffee
Mi Cocina
Mia's Tex-Mex
Mister Charles
Mister O! Extraordinary Pizza
Neighborhood Services
Nick & Sam's
Origin Kitchen + Bar
Pappadeaux Seafood Kitchen
Pearl Sushi
Pizzana
RH Rooftop Restaurant
Sachet
Sadelle's
Shug's Bagels
Snooze
Starbucks
Einstein Bros. Bagels
Taverna
Toulouse
The Butcher Shop
The Honor Bar
The Juice Bar
The Katy Trail Ice House
Uchi
Uncle Julio's
Village Baking Co.
Zalat Pizza
Ziziki's
Zio Al's Pizza & Pasta

SHOP ●

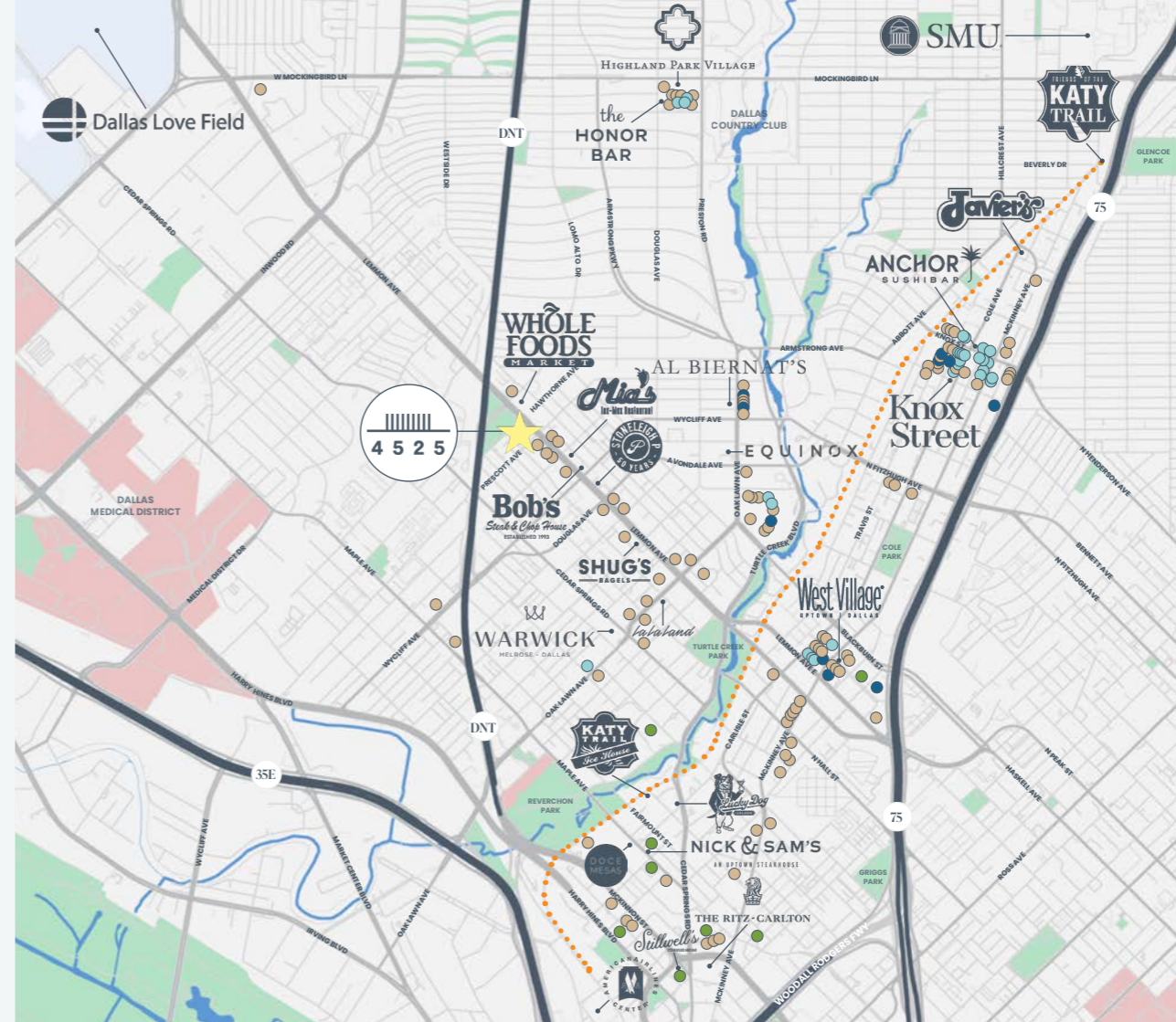
Aesop
Anthropologie
Apple
Athleta
Away
Black Optical
Boll & Branch
Cartier
CB2
CELINE
Crate & Barrel
Le Labo
Lovesac
LoveShackFancy
Lululemon
Marine Layer
Miron Crosby
NorthPark Center
Paper Source
Peter Millar
Pottery Barn
rag & bone
Restoration Hardware
Sephora
Stag
Sunglass Hut
Sur La Table
The RealReal
Tom Thumb
Total Wine & More
Trader Joe's
Vince
Whole Foods Market
World Market
Yeti

DO ●

Barry's
BODYBAR Pilates
Class Studios
Cole Park
CorePower Yoga
Craddock Park
Dallas Country Club
Drybar
Equinox Highland Park
Griggs Park
Highland Park Village
HOTWORK
Hush Hush Tan
Knox Street
One Lagree
Orangetheory Fitness
O2 Dallas
Park House
Pure Barre
Restore Hyper Wellness
Reverchon Park
Ritual One Yoga
Riviera Spa
SOULCYCLE
SUGARED + BRONZED
SweatHouz
The Katy Trail
The Shops of Highland Park
TITLE Boxing Club
Training Mate
Trophy Fitness
Turtle Creek Park
Turtle Creek Village
Violet Crown Cinema
West Village

STAY ●

Canopy by Hilton
Hotel Crescent Court
Hôtel Swexan
Hotel ZaZa Dallas Uptown
Hyatt House Dallas/Uptown
Le Méridien Dallas, The Stoneleigh
Marriott Dallas Uptown
Rosewood Mansion on Turtle Creek
The Ritz Carlton
Warwick Melrose



SO MUCH TO SEE.
SO MUCH TO DO.

DALLAS—IN ARMS REACH OF WHEREVER YOU WANT TO GO



10 Min to Dallas Love Field Airport
20 Min to DFW International Airport



2 Min to Dallas North Tollway
3 Min to I-35E
5 Min to North Central Expressway
5 Min to Woodall Rodgers Freeway



4 Min to Uptown
5 Min to Highland Park
5 Min to Victory Park
6 Min to Knox/Henderson
7 Min to Downtown
20 Min to Legacy

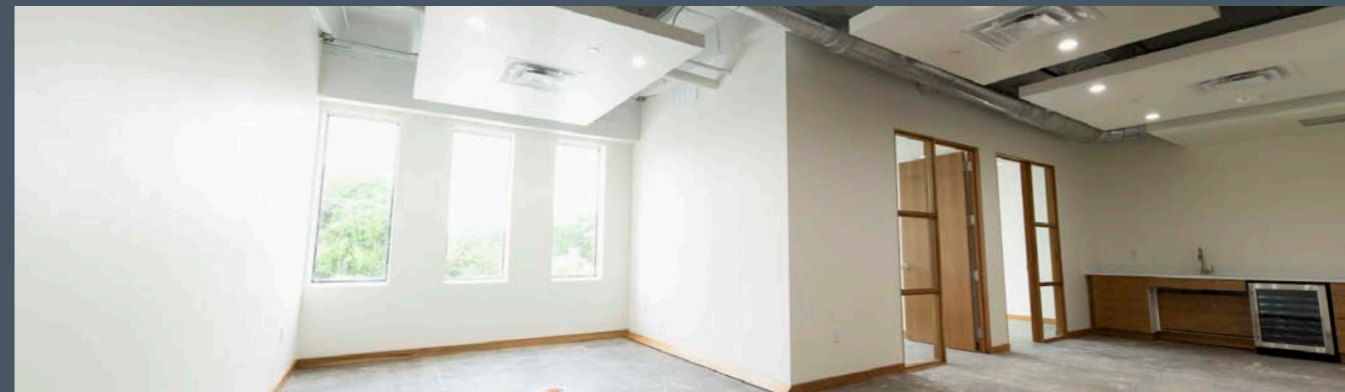


3 Min to Turtle Creek Village
5 Min to Highland Park Village
5 Min to West Village
12 Min to NorthPark Center

← - - - INGRESS
← - - - EGRESS

SPEC SUITES

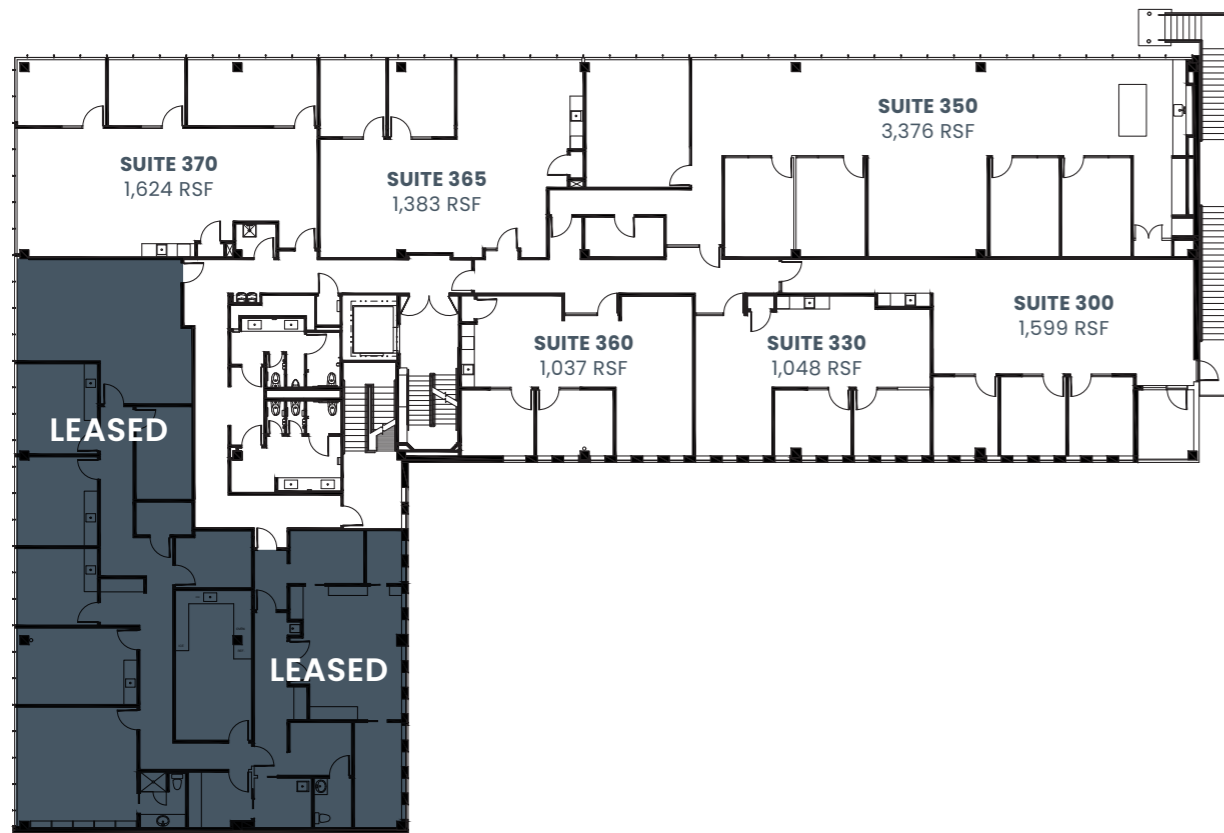
Crafting Meaningful Spaces



MODERN. MID-CENTURY. MOVE-IN READY.

3RD FLOOR

SPEC SUITES RANGING FROM 1,037 RSF TO 10,067 RSF





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For More Information

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