



## PREMIER PARK CITIES LOCATION

5757 W. Lovers Lane is a three-story, mixed use building located on the Park Cities' "Miracle Mile" retail and restaurant corridor. The property's eye-catching, glass enclosed elevator system serves as a cornerstone for the property and allows UV light rays to penetrate the elevator car. Exterior corridors and stairwells provide for open air access to offices and movement throughout the property. Each suite is separately ventilated. An underground parking garage serves the property and protects vehicles from the elements. Join tenants such as City Cafe TO GO, The Dental Method, Farmers Insurance and The Barre Code in this recently renovated (Fall 2019) property.

## PROPERTY OVERVIEW

Rental Rates:	Negotiable		
Available Space:	2,200 SF - High-end finish out with multiple offices breakroom/kitchenette, reception/waiting room		
NNN's:	\$8.70 PSF		
<b>TRAFFIC COUNTS</b>			
Dallas North Tollway:	69,469 CPD		
Lovers Lane:	19,659 CPD		
<b>DEMOGRAPHICS</b>			
	1Mile	3Mile	5Mile
Median Age:	37.4	33.7	32.2
Population:	14,428	141,947	376,435
Median HH Income:	\$158,119	\$115,014	\$89,582

## TENANT ROSTER

### FIRST FLOOR

SUITE	TENANT	SF
101	City Cafe	4,529
108	City Cafe TO GO	2,450
109	The Dental Method	2,170
111	Crown Salon	1,305
113	Josh Koder Fitness	717

### SECOND FLOOR

SUITE	TENANT	SF
213	Joshua Koder Fitness	2,513
215	Strauss Marketing	1,820
217	Boon Martial Arts	4,275
221	Farmers Insurance	505

### THIRD FLOOR

SUITE	TENANT	SF
<b>301</b>	<b>AVAILABLE</b>	<b>2,200</b>
305	Park Cities Studios	1,195
307	John Derryberry Photography	752
310	WoodHouse	2,100
350	The Barre Code	1,508
360	Hearthside Development	1,827

## SITE PLAN

