

DALLAS // TX

HERITAGE One&Two

4835 & 5001 Lyndon B Johnson Freeway



CUSHMAN &
WAKEFIELD



MENASHE
PROPERTIES

WHERE

Great Companies



*LOCATED AT THE NORTHWEST CORNER OF LBJ
FREEWAY & THE DALLAS NORTH TOLLWAY*

Adjacent to the Hilton, Sheraton, and Westin hotels and within walking distance of the Galleria, Heritage One & Two sit in one of the most convenient locales in DFW.

The two-building complex offers approximately 367,000 RSF across 12 acres, featuring newly renovated lobbies, common areas, and expanded amenities — including a café with outdoor patio, a new 40+ person conference center, and a state-of-the-art fitness center.



01 New conference facility, seats 40+, plus new boardroom



02 State-of-the-art fitness center & locker rooms



03 Onsite café with outdoor patio (Foodsby)



04 Common area Wi-Fi; AT&T Fiber-ready, speeds up to 1Gbps



05 Building / monument signage available



06 Steps from The Shops at Galleria, Westin, Sheraton & Hilton hotels

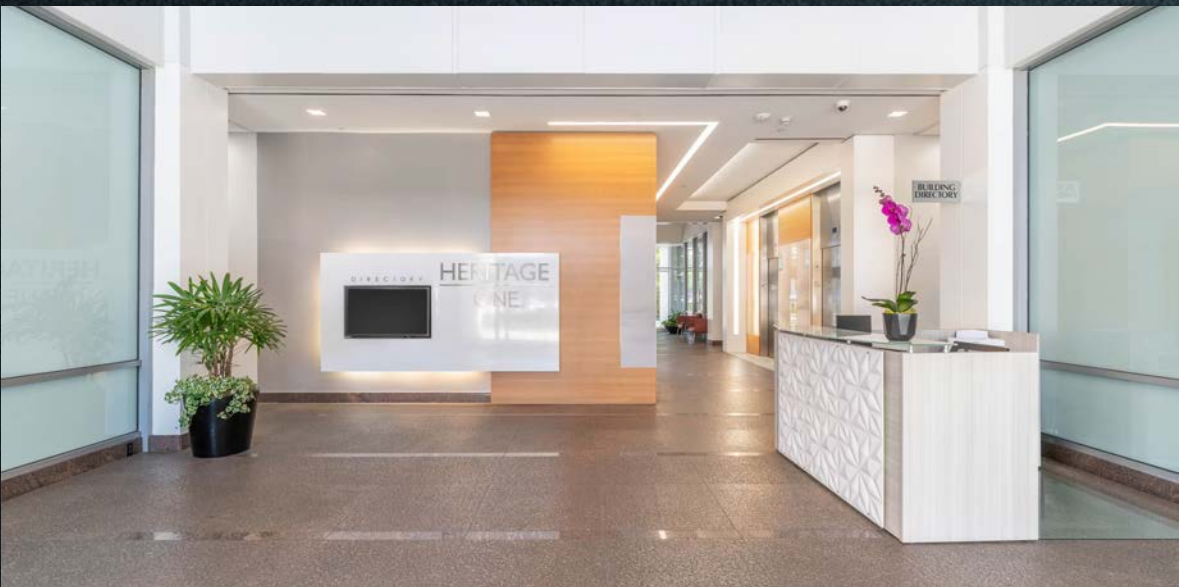


CONVERGE

*FULLY RENOVATED LOBBIES,
COMMON AREAS & RESTROOMS*

*367,000 SF ACROSS TWO
BUILDINGS ON 12 ACRES*

HERITAGE ONE





PHOTOS

HERITAGE TWO

THE Ultimate Dallas

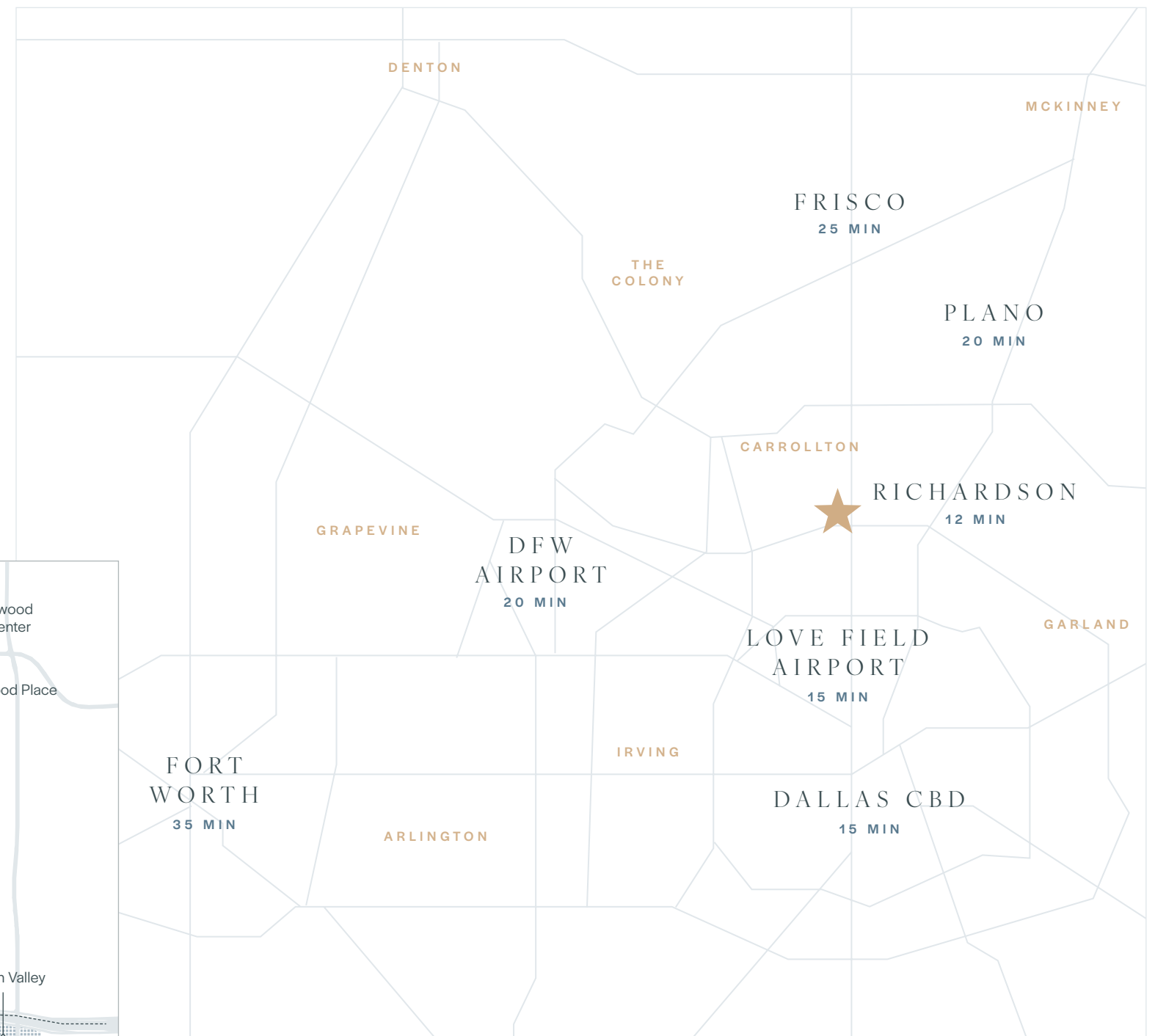
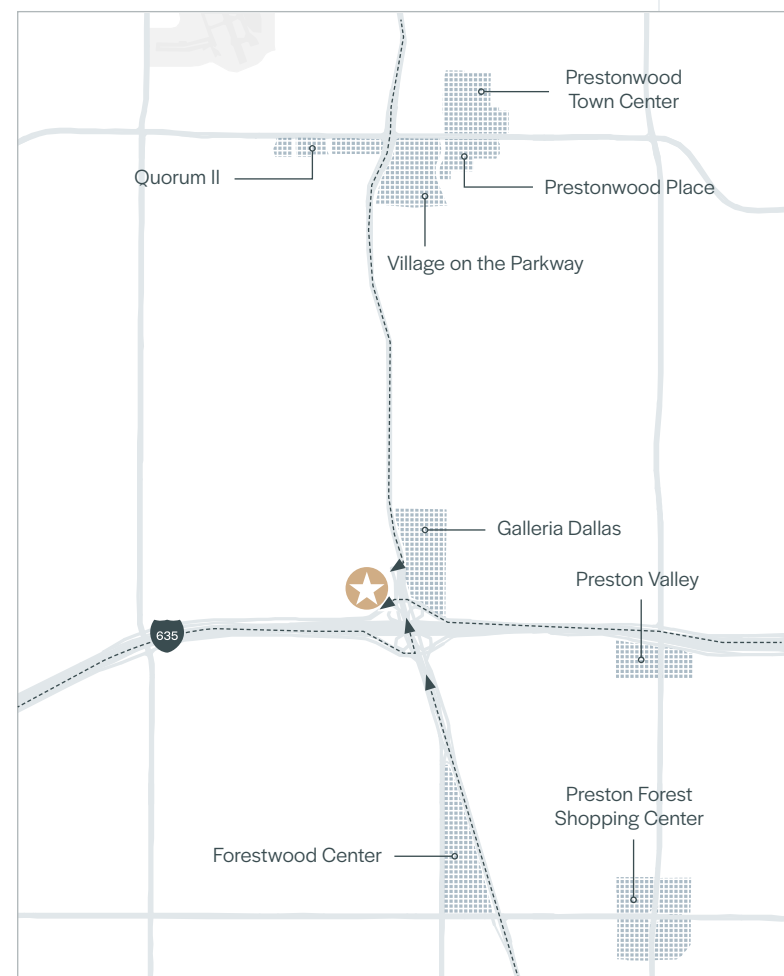
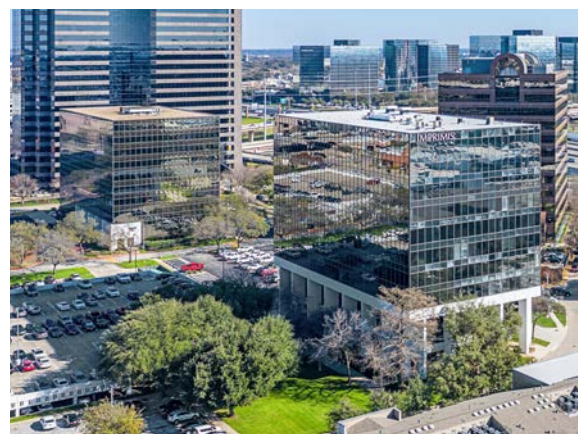
CENTRALLY LOCATED AT THE INTERSECTION OF LBJ FREEWAY AND THE DALLAS NORTH TOLLWAY

Heritage One & Two deliver remarkable access to one of North Dallas' most affluent and educated workforces, just steps from the Galleria and Addison's dense corridor of dining and hospitality.

From Addison to Uptown and everywhere in between, tenants enjoy seamless connectivity to the neighborhoods, hotels, and amenities that define North Dallas.

2025 Demographics (within 5 miles)

	Population:	354,011
	Workforce:	310,977
	Average HH Income:	\$120,987
	Bachelor's or Higher:	46%
	Median Age:	38.1



CONNECTION



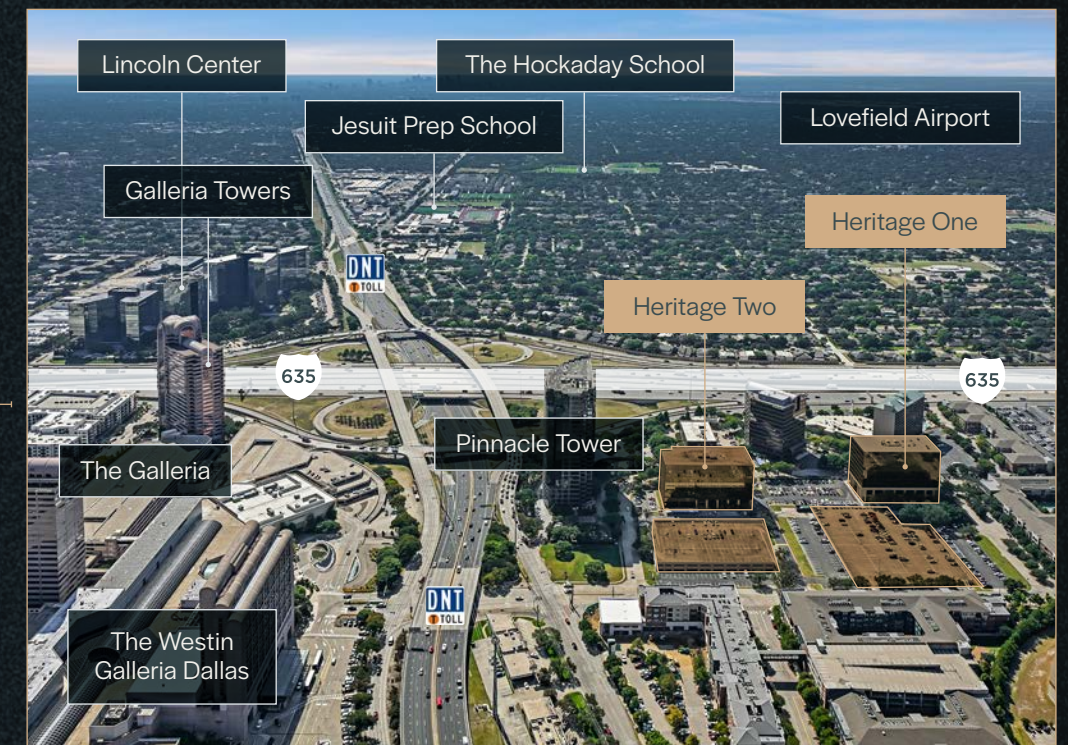
Elevate the Way You Work & Live

130 DINING OPTIONS

33 HOTELS

32 RETAIL LOCATIONS

4 ENTERTAINMENT



● DINING
 ● HOTELS
 ● RETAIL
 ● ENTERTAINMENT

HERITAGE One&Two

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