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Changes are on the way at Dallas' Galleria office towers

The towers' new owner plans millions in upgrades to the high-rises north of LBJ Freeway.



The Galleria office towers are at LBJ Freeway and Noel Road. (Johnson, Kate @ Dallas | DMN files)



By [Steve Brown](#)

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An investor that spent \$400 million to buy office towers at the Galleria complex in Far North Dallas is eyeing some big changes.

Atlanta-based Piedmont Office Realty Trust Inc. [bought the three high-rises](#) just north of LBJ Freeway in 2020. The office buildings are connected to the Galleria Dallas shopping mall.

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The 1.4-million-square-foot building sale was one of the largest in recent years in North Texas.

Piedmont is now planning to spend more than \$9 million on upgrades to the buildings along Noel Road.

The project includes “construction of new steel and glass entry canopies at existing Galleria Towers,” according to planning documents filed with the state. “Project also includes new paving, landscape, hardscape, site lighting and some replacement of existing storefronts.”

Dallas’ Omniplan Architects is designing the changes, which are set to start in April and be completed at the end of the year, according to details from the Texas Department of Licensing & Regulation.

The three high-rises — built in the 1980s and 1990s — were given almost \$27 million in [upgrades by previous owner](#) CBRE Global Investors. When Piedmont bought the towers, they were about 90% leased to major tenants, including Amazon.

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Piedmont is a major investor in North Texas offices, with other properties in Dallas and buildings in Las Colinas.

The renovations at Galleria Towers come as big changes are being considered for the adjoining mall.

[In December](#), a unit of Metropolitan Life Insurance, which held mortgages on the mall, took ownership of the 40-year-old shopping center. MetLife is looking at [major redevelopment plans](#) for the 1.9-million-square-foot, three-level shopping mall, which fronts the Dallas North Tollway.

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