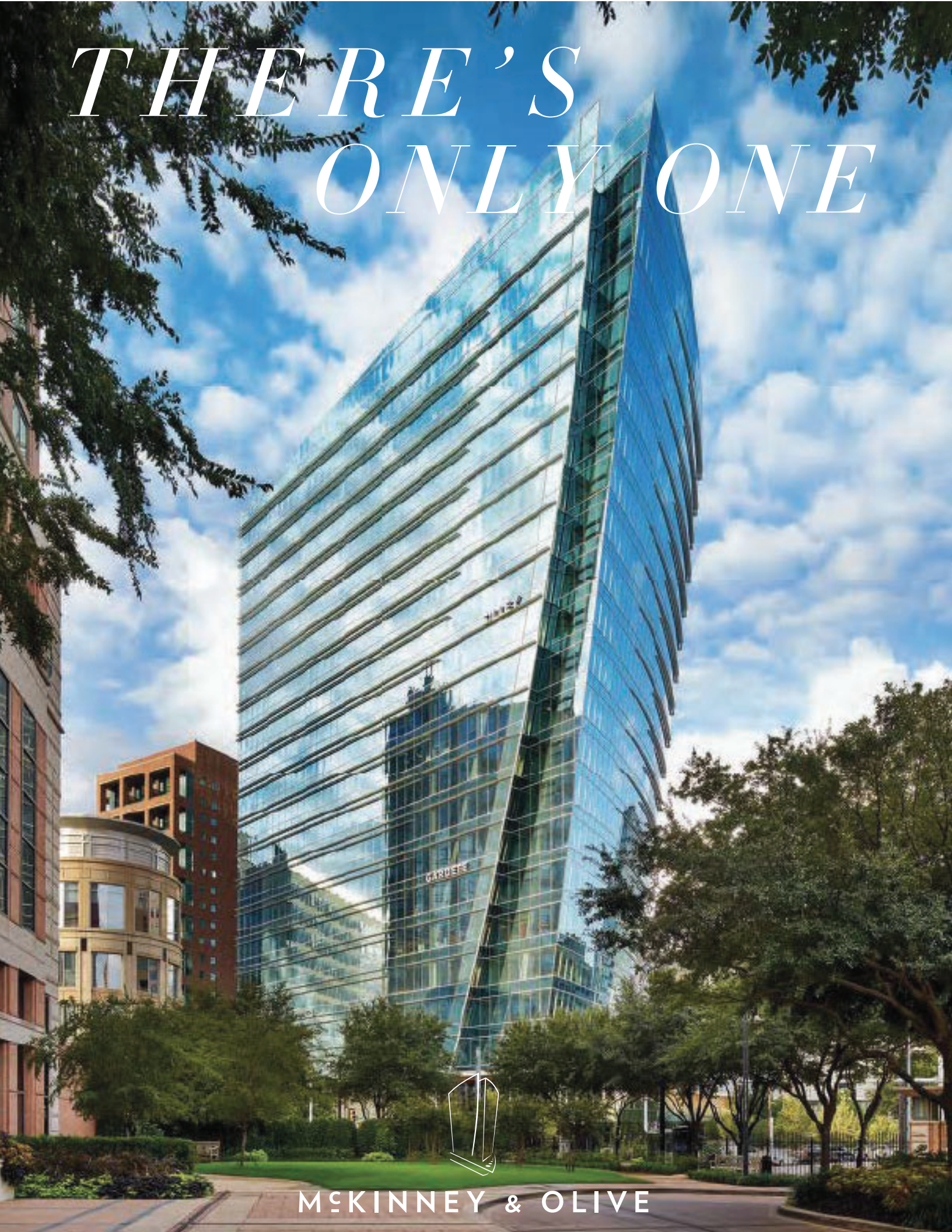


*THERE'S
ONLY ONE*



MCKINNEY & OLIVE

T H E R E ' S O N L Y O N E

S I T E D E T A I L S

The culmination of Uptown's transformation into one of the most preeminent neighborhoods of Dallas

3.1-Acre Site
507,525 sf of Class A+ Office
50,514 sf of Upscale Dining and Retail
2.75/1,000 - Office Parking Ratio
Designed by Pelli Clarke Pelli

O N - S I T E A M E N I T I E S

Exclusive amenities enhance the experience of this distinguished office building

Del Frisco's Double Eagle Steak House
Doc B's Restaurant + Bar
Mexican Sugar
Leela's Wine Bar
Starbucks
MIXT
Feng Shui Coming Soon
CycleBar
Drybar
The Market Place Sundry
Foodsby
Vibrant Outdoor Piazza
Outdoor Terrace
Fitness Studio
Conference Center
Office and Retail Valet Parking
Currie's Auto Detail
Ray Scott's Shoe Shine

L O C A T I O N

A walkable neighborhood offering Uptown amenities and proximity to Dallas Arts District and Downtown

Unrivalled Visibility and Views
Time-Saving Ingress/Egress
Uptown Neighborhood Amenities

The Ritz-Carlton, Dallas
Hotel Crescent Court
Hotel Zaza
The Crescent
12,000 Units of Quality Residential
80 Restaurants
Klyde Warren Park
Whole Foods and Tom Thumb
McKinney Avenue Trolley

D E S I G N F E A T U R E S

A bold architectural statement creating a distinctive address for business and retail

Highly Efficient Floor Plates
10' Ceiling Heights
State-of-the-Art Security
Destination Elevators
Full Wi-Fi Connectivity
LEED Gold Certification

M A N A G E M E N T

Successful property management built on decades of experience

On-Site Team
Human-Centered Workplace
Unique Customer Experiences

Granite

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