

*THERE'S  
ONLY ONE*



**MCKINNEY & OLIVE**

# THERE'S ONLY ONE

## SITE DETAILS

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

3.1-Acre Site  
486,000 sf of Class A+ Office  
50,000 sf of Upscale Dining and Retail  
2.75/1,000 - Office Parking Ratio  
Designed by Pelli Clarke Pelli

## ON-SITE AMENITIES

*Exclusive amenities enhance the experience of this distinguished office building*

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

## LOCATION

*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

## DESIGN FEATURES

*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

## MANAGEMENT

*Successful property management built on decades of experience*

On-Site Team  
Human-Centered Workplace  
Unique Customer Experiences

# Granite

## CONTACT

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