

*THERE'S  
ONLY ONE*



**MCKINNEY & OLIVE**

# THERE'S ONLY ONE

## SITE DETAIL

*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 Modern Mediterranean  
Malibu Poke  
MIXT  
CycleBar  
Drybar  
The Market Place Sundry  
HUNGRY & Foodsby  
Vibrant Outdoor Piazza  
Outdoor Terrace  
Conference Center  
Office and Retail Valet Parking  
Canyon Ranch Designed Fitness Studio  
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*

Unrivaled 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*

Ritz-Carlton Customer Service Trained  
Platinum Property Management  
Award Winning Customer Service  
On-Site Team  
Entertaining Property Events

## CONTACT



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