



McKINNEY & OLIVE

THERE'S ONLY ONE





The McKinney & Olive Difference

Location

Amenities

Sponsorship

Design

McKINNEY & OLIVE

McKinney & Olive is comprised of 20 office levels, a 10 level parking structure, two of those parking levels being below grade. The typical office floor plate is approximately 28,000 rentable square feet featuring 10-foot ceilings and designed for efficiency.

Office	
Net Rentable Area	486,000 SF
Parking Ratio	2.75:1,000
Typical Floor Plate	28,000 SF
Typical Floor Ceiling Height	10'0"
Amenities	Fitness Studio, Conference Center, Outdoor Terrace, Outdoor Piazza, On-site Retail, WiFi in common areas, Valet Parking
Available Space	Level 3 - 17,702 RSF Level 11 - 28,319 RSF
LEED Rating	Gold
Retail	
Net Rentable Area	50,000 SF
Tenant Mix	Fine Dining, Casual Dining, Coffee, Specialty Services
Retail Customers	Del Frisco's Double Eagle Steak House, Starbucks Reserve, Doc B's Restaurant + Bar, Roti Modern Mediterranean, Malibu Poke, MIXT, Super All Day, CycleBar, and Drybar



Overview

McKinney & Olive is a one-of-a-kind, 20-story structure designed by world-renowned architect Cesar Pelli. The development offers world-class architecture, premier office space and unrivaled visibility in the vibrant pedestrian-oriented Uptown Dallas neighborhood. In addition to the unique, sculptural design of the building, McKinney & Olive has 486,000 net rentable square feet of office featuring 10-foot ceilings, ultra-efficient floor plates, state-of-the-art security, destination elevators, an outdoor landscaped garden on the fifth floor, a Fitness Studio designed by Canyon Ranch and a conference center. The location offers proximity to the area’s vast amenity base and is the finest remaining site available in the vibrant Uptown office, retail and residential market. The development has achieved LEED Gold certification.

In an effort to serve both the customers and the community, 50,000 rentable square feet of McKinney & Olive is dedicated to ground-floor retail. The development includes a generous 1-acre piazza designed by James Burnett. The 1-acre piazza features numerous mature shade trees and is available to both customers and the community, further supporting Dallas’ vision to increase parks and public spaces in urban areas.

As is the mission with its other properties, Crescent will provide exceptional customer service to its customers at McKinney & Olive with service that has been recognized 10 times with the prestigious National Commercial Real Estate Customer Service Award for Excellence, or the “A List” Award, from CEL & Associates, Inc.

McKinney & Olive has implemented new measures to provide a safe space for our customers and visitors. MERV 13 rated filters have been installed on all air handlers. MERV 13 filters have the ability to block tiny particles including bacteria and viruses. To further sanitize, all air handler coils are cleaned with hot water and disinfected. To top of our air quality, outside air is heavily filtered with UV light sterilization. NanoSeptic technology has been applied to surfaces throughout the building. Powered by light, NanoSeptic surfaces utilize mineral nano-crystals, which create a powerful oxidation reaction. Working 24/7, the surface continually oxidizes organic contaminants. The NanoSeptic surface uses no poisons, heavy metals, or chemicals.



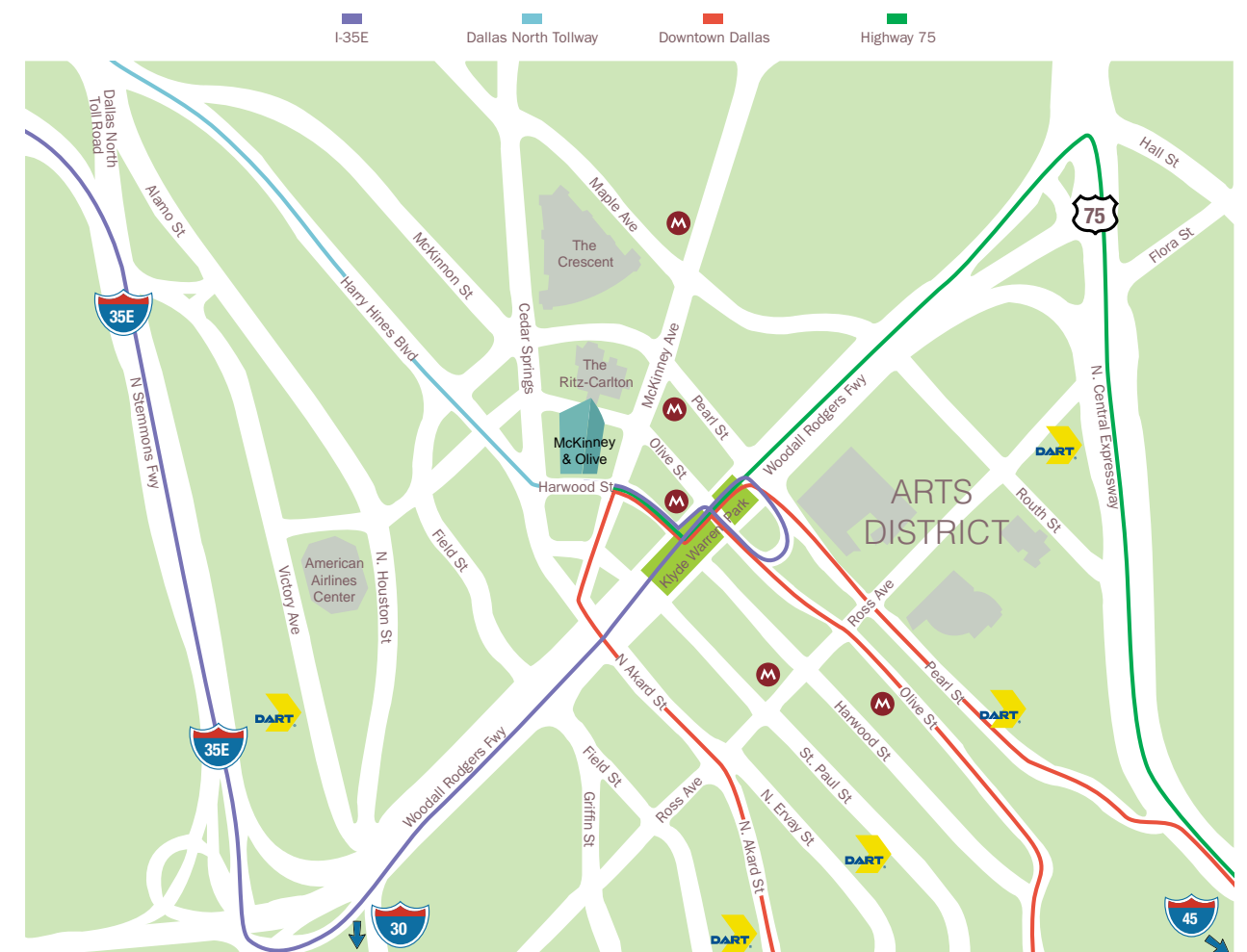


Superior Location

Located in vibrant Uptown Dallas, McKinney & Olive offers an unmatched combination of access, visibility and amenities. Just blocks from downtown's Dallas Arts District and Klyde Warren Park, McKinney & Olive's bold, contemporary presence will crown the skyline as the tallest building in Uptown.

The Uptown location of McKinney & Olive provides an array of nearby amenities and other advantages that no other building in Dallas can offer. Uptown offers the largest concentration of restaurants, trend setting retail shops, upscale hotels and high-end residential developments.

The location of the development at McKinney Avenue and Olive Street offers extremely convenient freeway access. The Dallas North Tollway, one of Dallas' primary north-south arterial freeways and Woodall Rodgers Freeway, which provides quick access to I-35 and I-30 to the west and North Central Expressway and I-45 to the east, is within half a mile of the site and will allow customers ease of travel to anywhere in the DFW region.



Transportation

Customers of McKinney & Olive benefit from outstanding access to multiple forms of public transportation, including bus, light rail and trolley. Combined with the bike storage and showers in the building, as well as several 24/7 taxi stands nearby, the development offers the optimal situation for personnel who prefer alternatives to exclusive use of a private automobile.

Uptown Dallas is exceedingly well served by Dallas area rapid transit (DART). The six block area immediately adjacent to McKinney & Olive offers 15 DART bus stops, providing easy access to every major DART bus route in the city and surrounding suburbs. DART buses also provide quick access to our three nearby DART light rail stations, Pearl Street Station, St. Paul Station and City Place Station.

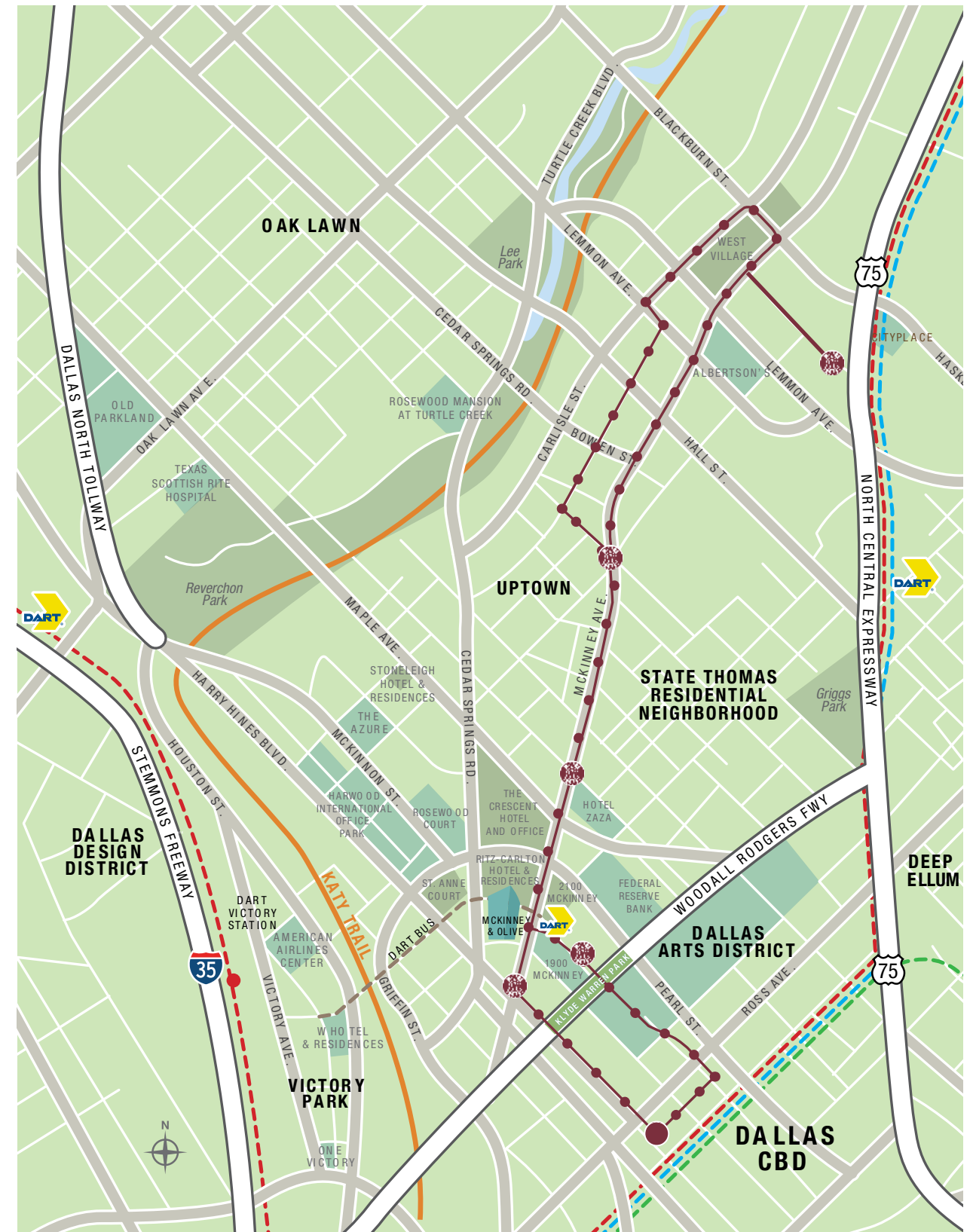


There are 3 nearby DART light rail stations

The complimentary McKinney Avenue Trolley is a unique feature of the Uptown District, and will provide a popular amenity to the building. The Trolley, which operates eight historic streetcars, runs in a continuous loop from the Downtown Arts District, along the McKinney & Olive site, to the City Place light rail station. In addition to providing McKinney & Olive customers with access to the eclectic mix of restaurants along McKinney Avenue, the Trolley also provides an alternative means of getting to and from work for the residents of West Village and other Uptown neighborhoods.



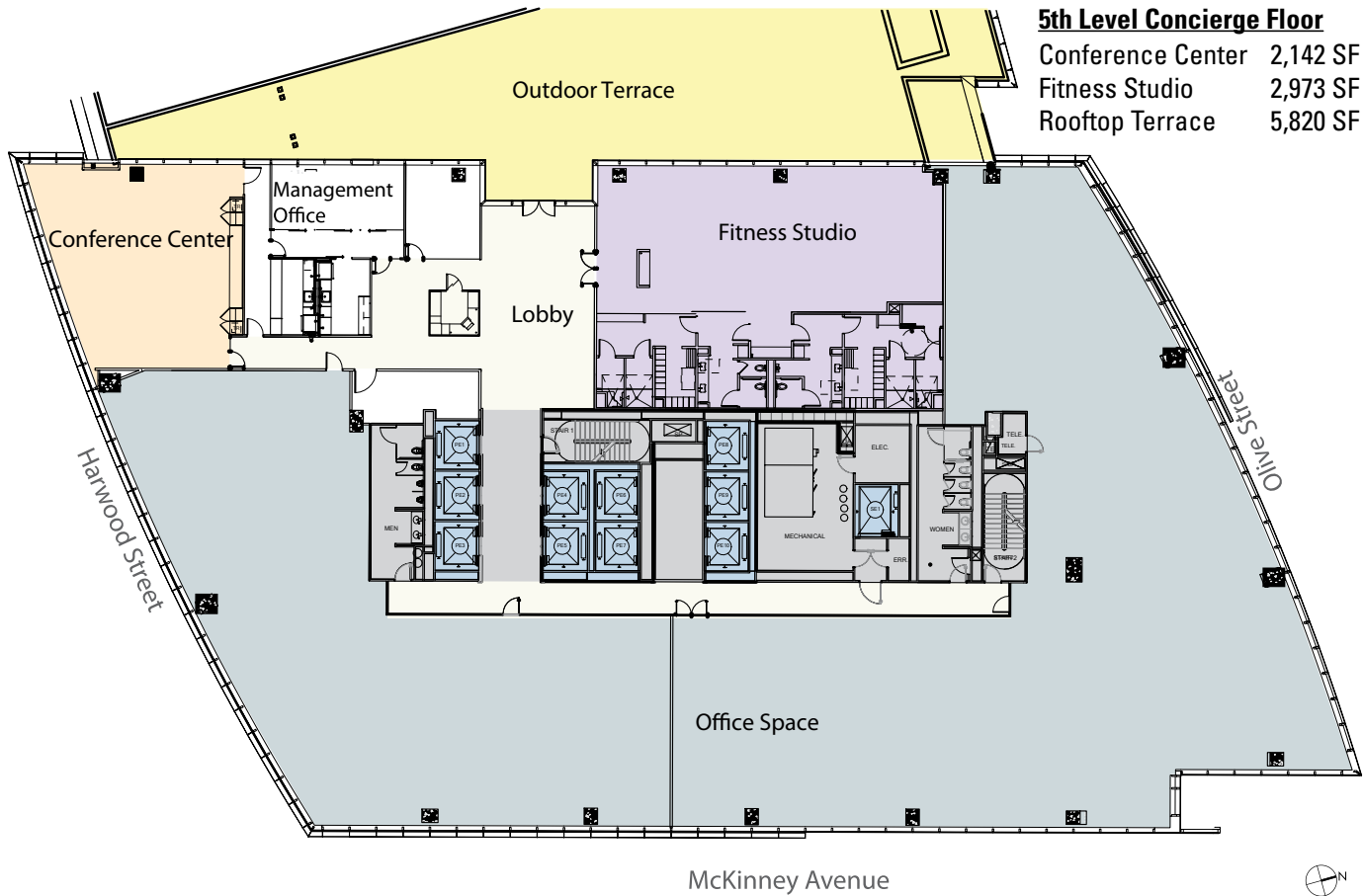
McKinney Avenue Trolley Route



Building Amenities

McKinney & Olive has been designed to accommodate firms in Class A+ style with the latest building innovation and technology. The development has many aspects that are very rare, in particular the unique and challenging geometry of the office tower, which tilts outward on the north façade creating additional lease space as the tower rises to its peak. The attention to detail and quality sets a new standard for Dallas.

Features for business include 486,000 square feet of Dallas’ finest office space, 50,000 square feet of ground-level retail, highly efficient floor plates, 10-foot ceiling heights, Wi-Fi in common areas, and award-winning property management. McKinney & Olive offers a quality amenity package that is unique, energetic, reflects the vibrancy of Uptown, and is geared toward the attraction and retention of top talent. Within the 536,000-square-foot development, McKinney & Olive features a 1-acre vibrant outdoor piazza, outdoor terrace, conference center, Fitness Studio designed by Canyon Ranch, bike storage and two valet parking locations to serve office and retail customers.



Outdoor Terrace designed by The Office of Jim Burnett



Conference Center designed and equipped by Haworth

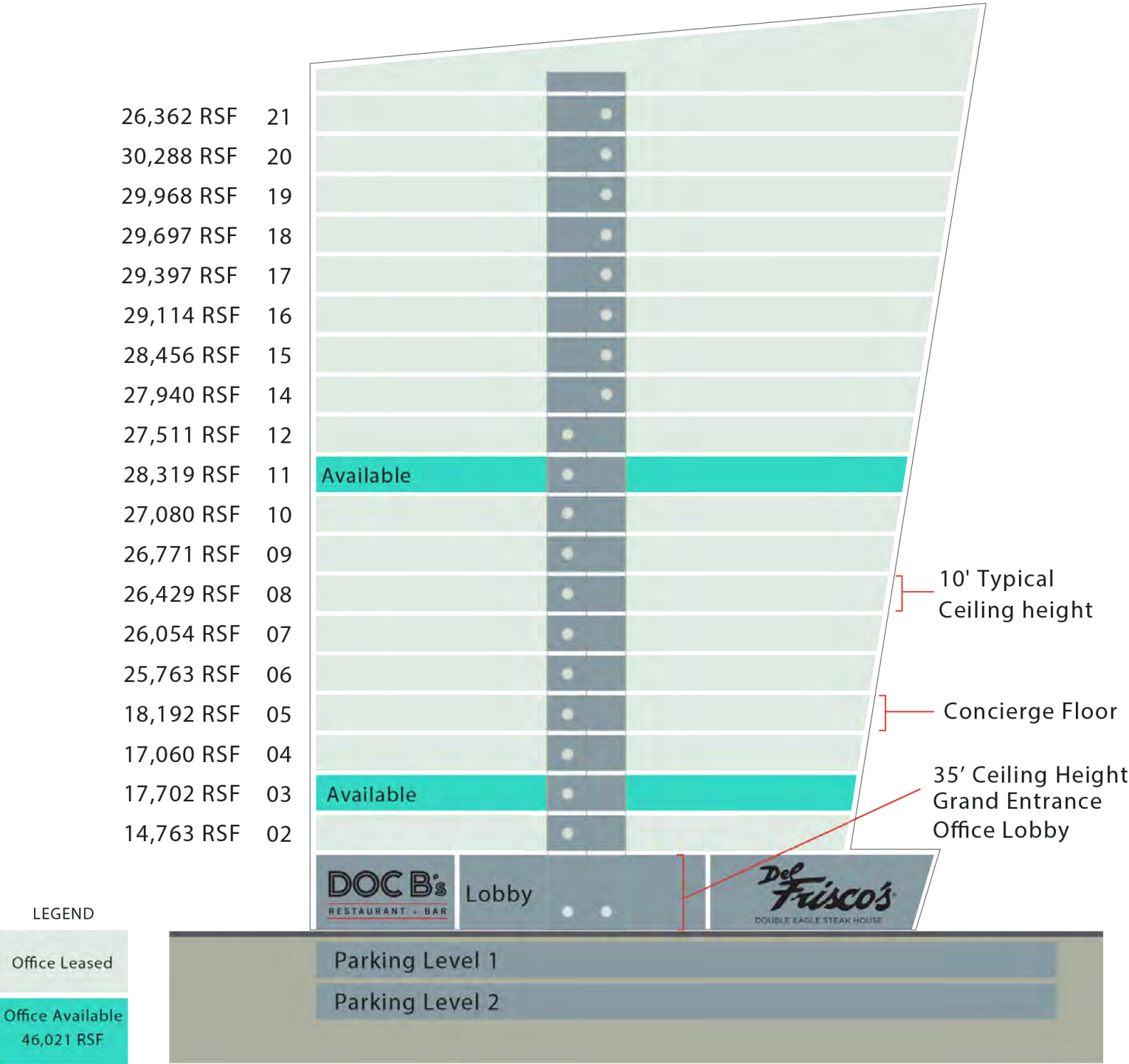


Fitness Studio designed and equipped by Canyon Ranch



Stacking Diagram

The net rentable area for the building is approximately 536,000 square feet, with 486,000 net rentable square feet allocated to the office component of the development. Typical floor net rentable area is approximately 28,000 square feet. The low rise elevators serve levels 2 through 12 and the high rise elevators serve levels 14 through 21.





Grand Lobby



Concierge Floor Lobby

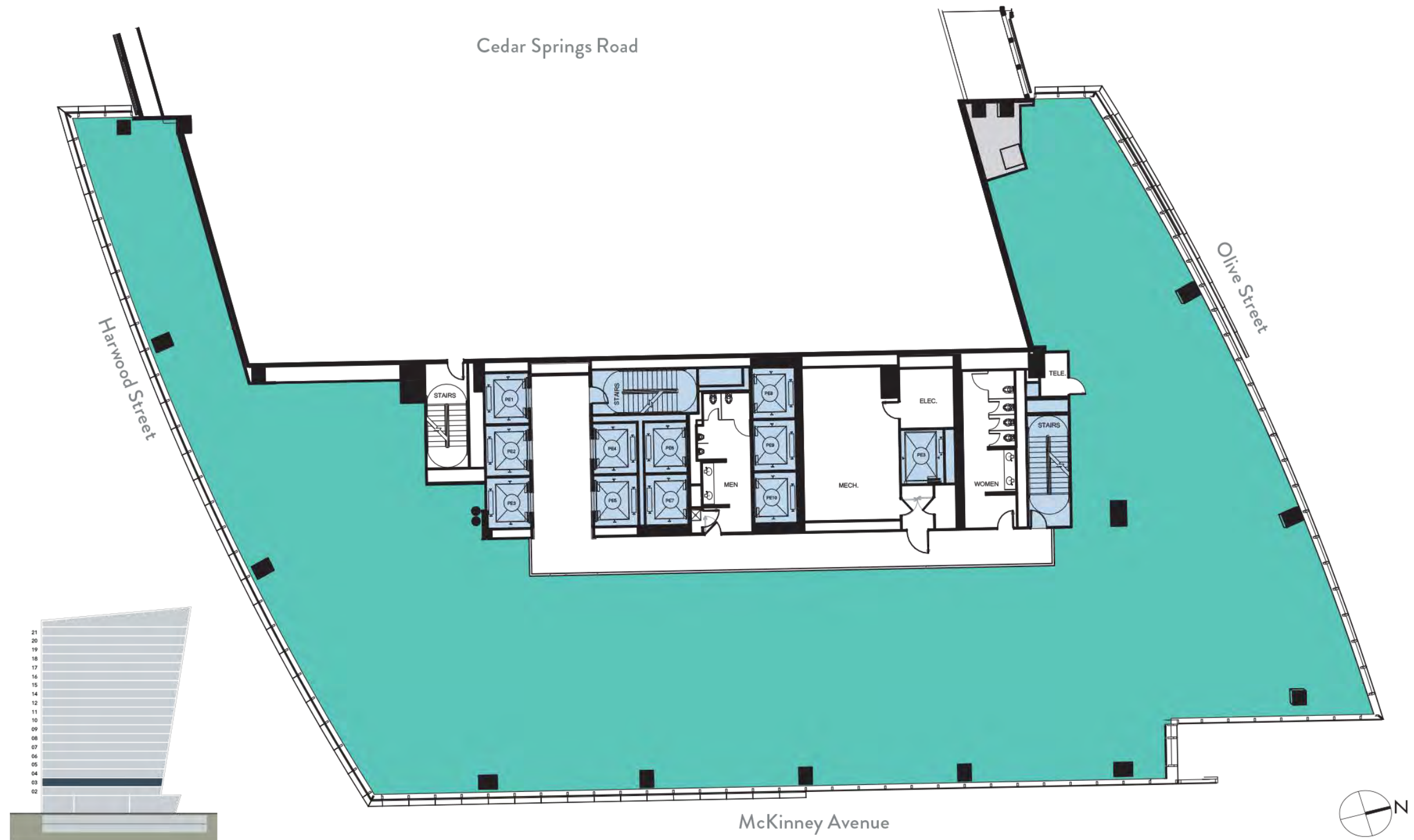


Grand Lobby

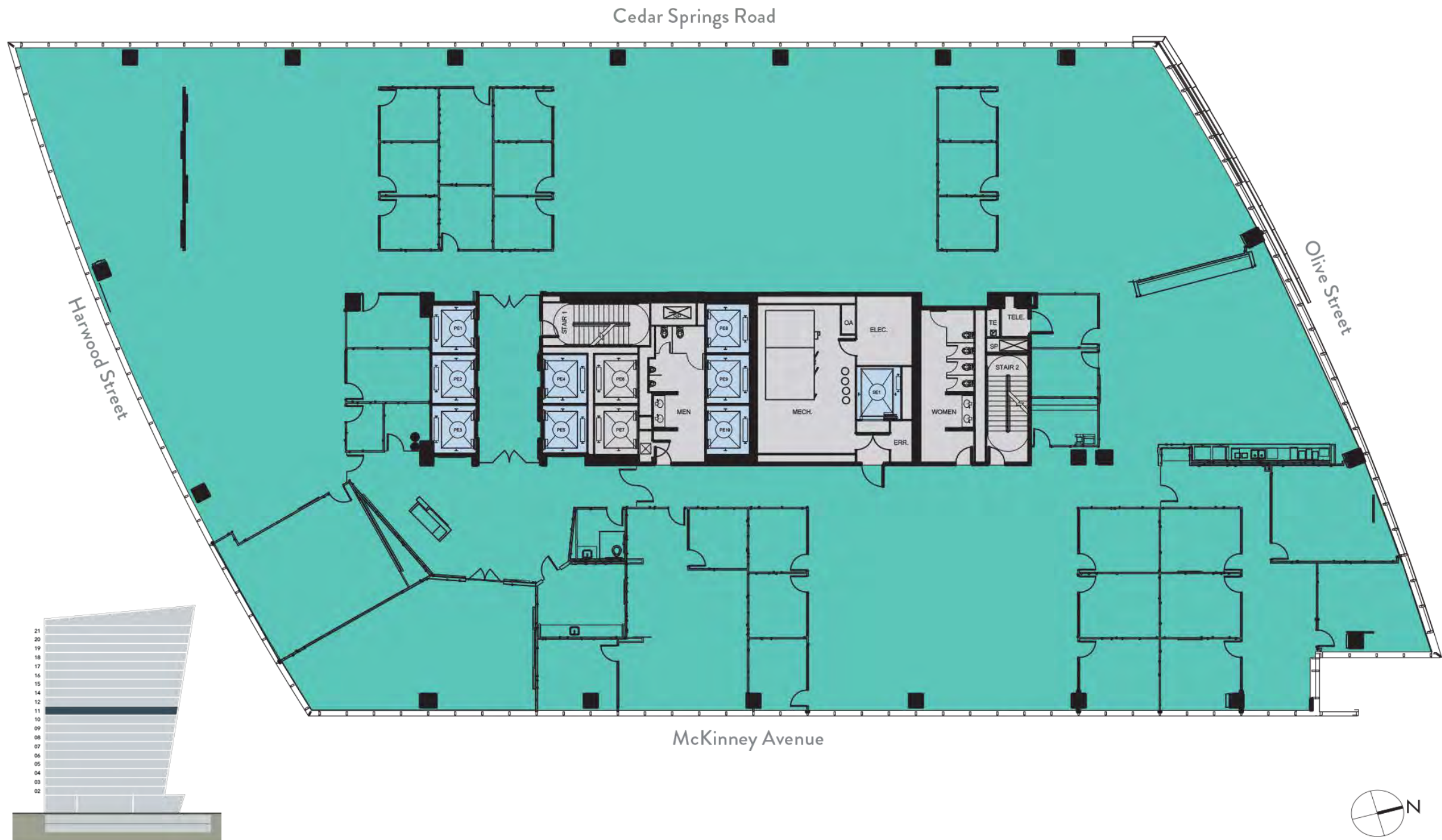


Concierge Floor Lobby

Level 3 Suite 300 17,702 RSF



Level 11 Suite 1100 28,319 RSF



Retail

In addition to office space and amenities, there is 50,000 rentable square feet of ground-level retail space. The award-winning Del Frisco's Double Eagle Steak House is the flagship restaurant at McKinney & Olive. The fine-dining restaurant is located at the main entrance on McKinney Avenue overlooking the vibrant outdoor piazza. Starbucks Reserve Roastery, Doc B's Fresh Kitchen, Malibu Poke, The Jane and Roti Modern Mediterranean offer dining at various price points.

Beyond the sweeping views of Uptown and Downtown Dallas, the exceptional culinary experiences at McKinney & Olive are enhanced by the beautifully landscaped piazza and gathering space – filled with umbrella-covered tables, park benches and water features.

The park and surrounding grounds are designed by acclaimed landscape architect Jim Burnett, who crafted Klyde Warren Park.



Developer

Crescent Real Estate is one of the country's most established commercial real estate firms offering exceptional development expertise with recent and current projects totaling more than \$4 billion in value. They manage and develop Class A office buildings in select markets across the United States as well as investments in resort residential developments, luxury hotels and the wellness lifestyle leader, Canyon Ranch.

Past Crescent developments include institutional assets such as American Airlines Robert L. Crandall Campus in Fort Worth, The Luminary in Dallas, 5 Houston Center in Houston, The Ritz-Carlton Hotel and Residences in Dallas, and 3883 Howard Hughes Parkway in Las Vegas. Crescent has a seasoned and diverse development team as well as relationships with major institutional lenders and investors.

Crescent is focused on the customer experience, including building design, maintenance, amenities and programs. It is this superior service, quality of assets, attention to detail and commitment to the customer experience that differentiates Crescent from their peers, giving them a competitive edge and making them one of the best in the industry.



American Airlines Robert L. Crandall Campus
Fort Worth, Texas



The Ritz-Carlton Dallas
Dallas, Texas



3883 Hughes Center
Las Vegas, Nevada



*"Our best customer is the one we have.
Superior customer service means we
keep them!"*

– John Goff, Chairman and CEO



Clockwise from top: 2211 Michelson, Irvine, California; The Crescent®, Dallas, Texas;
The Tower Residences at The Ritz-Carlton, Dallas, Texas; Six Houston Center, Houston, Texas.

Architect

McKinney & Olive was designed by world-renowned architect Cesar Pelli. The development is Pelli's first design in Dallas and the first commercial building in Dallas designed by an internationally acclaimed architect since the 1980s.

Founded in 1977, Pelli Clarke Pelli Architects has earned a reputation for designing buildings that express the core values of their clients. They have designed some of the most recognizable and successful projects in the world from the World Financial Center in New York to the Petronas Towers in Malaysia and the International Finance Centre in Hong Kong. They design buildings that are contemporary, broadly resonant and optimistic and view architecture as a continually evolving art.

The work of Pelli Clarke Pelli has been internationally recognized with over 100 awards for design excellence, including over 40 design awards from National, Regional and local chapters of the American Institute of Architects (AIA). Cesar Pelli was selected as one of the 10 most influential living architects by the AIA.



Petronas Towers
Kuala Lumpur, Malaysia



“We’re very happy to build McKinney & Olive in Uptown, which we consider the most vibrant and elegant piece of Dallas. We believe our building will contribute to the strength of its character and make Uptown a richer, more interesting place.”

– Cesar Pelli



Salesforce Tower
San Francisco, California

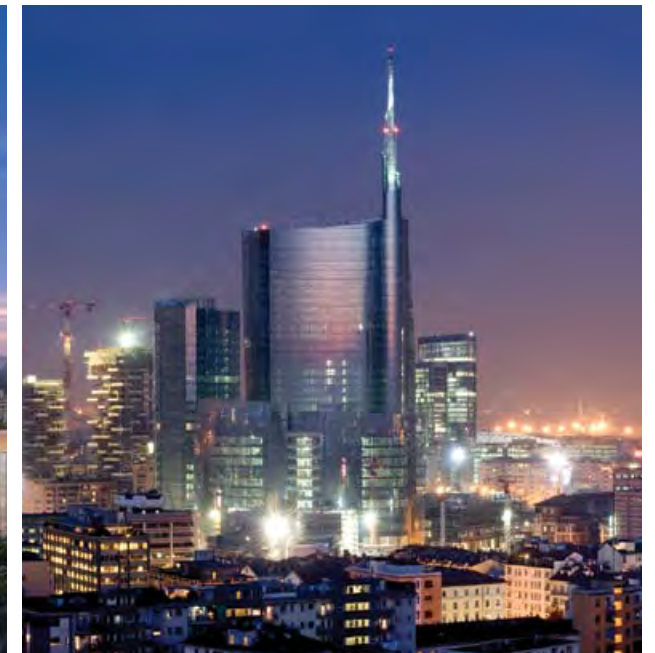


The Landmark
Abu Dhabi, United Arab Emirates



Vietcombank Tower
Ho Chi Minh City, Vietnam

Photos/renderings courtesy of Pelli Clarke Pelli Architects



Top: ARIA Resort and Casino, Las Vegas, Nevada;
Bottom Left: Torre Iberdrola, Bilbao, Spain; Bottom Right: UniCredit, Milan, Italy.

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To view the video, either click on the image above or go to
<https://vimeo.com/channels/mckinneolive/371457760>

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