

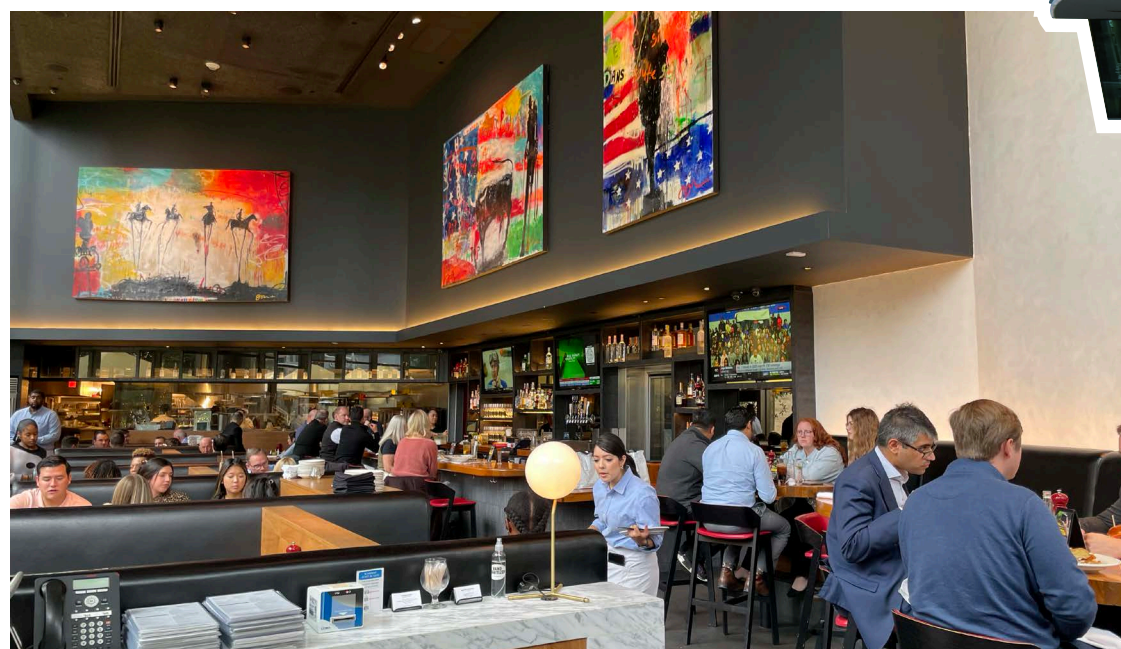
# MCKINNEY & OLIVE



EXCLUSIVE 2<sup>ND</sup> GENERATION  
RESTAURANT OPPORTUNITY

**CBRE**





# MCKINNEY & OLIVE IS A ONE-OF-A- KIND, CLASS AA OFFICE BUILDING

designed by world-renowned architect Cesar Pelli offering world-class architecture, 507,000 SF premier office space, and exclusive restaurant and retail in the vibrant neighborhood of Uptown Dallas.

The bold architecture of the glass tower provides an eye-catching backdrop to the equally impressionable retail Piazza, which boasts 50,000 SF of ground floor retail and restaurant tenants such as Del Frisco's Double Eagle Steakhouse, Mexican Sugar, Feng Shui, Starbucks, Leela's Wine Bar, DryBar, Cycle Bar, and Doc B's.



# DESTINATIONS & DINING

Located at the premier intersection of McKinney and Olive Street, the building is a short walk from Klyde Warren Park and the Dallas Arts District.

- HOTELS

A

The Mansion on Turtle Creek

B

Warwick Melrose

C

Canopy by Hilton

D

Le Méridien Dallas, The Stoneleigh

E

Hotel ZaZa

F

Hotel Crescent Court

G

W Dallas Victory

H

The Ritz-Carlton

I

The Fairmont

J

Marriott Uptown
- OTHER ATTRACTIONS

K

American Airlines Center

L

Nasher Sculpture Garden

M

Perot Museum of Nature & Science

N

Dallas Museum of Art

O

Winspear Opera House

P

The Dallas World Aquarium

Q

The Katy Trail
- DINING/ENTERTAINMENT DESTINATIONS

1

West Village Restaurants

2

Future Central Market

3

Bread Winners Cafe

4

Mesero

5

Nick and Sam's

6

Las Palmas

7

Uchi and Uchiba

8

Flower Child

9

Trulucks

10

Capital Grille

11

Sixty Vines

12

Moxie's

13

Ocean Prime

14

Fearings

15

Del Frisco's Double Eagle

16

Happiest Hour

17

Yardbird

18

Te Deseo

19

Doc B's

20

Perry's Steakhouse

21

Musume

22

The Henry

23

North Italia

24

Haywire

25

Hero Sports Bar

26

Billy Can Can

27

Bowen House

28

Saint Ann

29

Nobu

30

Mercat Bistro

31

Mi Cocina on the Park

32

STK Steakhouse

33

La Stella

34

Sloane's Corner

35

Sugar Factory

36

Mexican Sugar

37

S&D Oyster Company

38

Miriam Cocina Latina

39

Katy Trail Ice House

40

Texas de Brazil

41

The Mansion Restaurant

42

Primo's

43

Mi Cocina

44

Ka Thai

45

Blue Sushi

46

San Martin Bakery & Restaurant

47

The Rustic

48

Gloria's Latin Cuisine

49

Dream Café

50

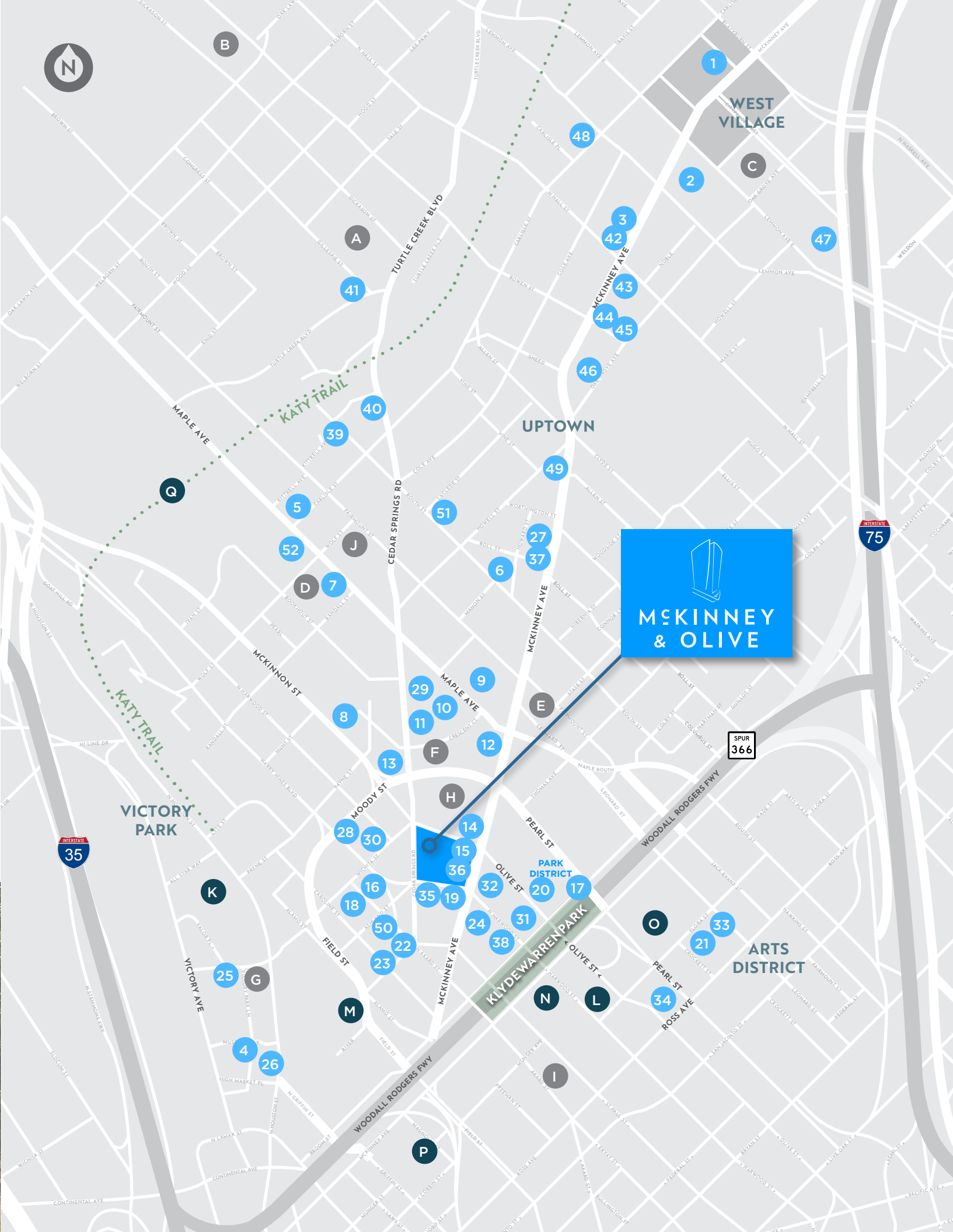
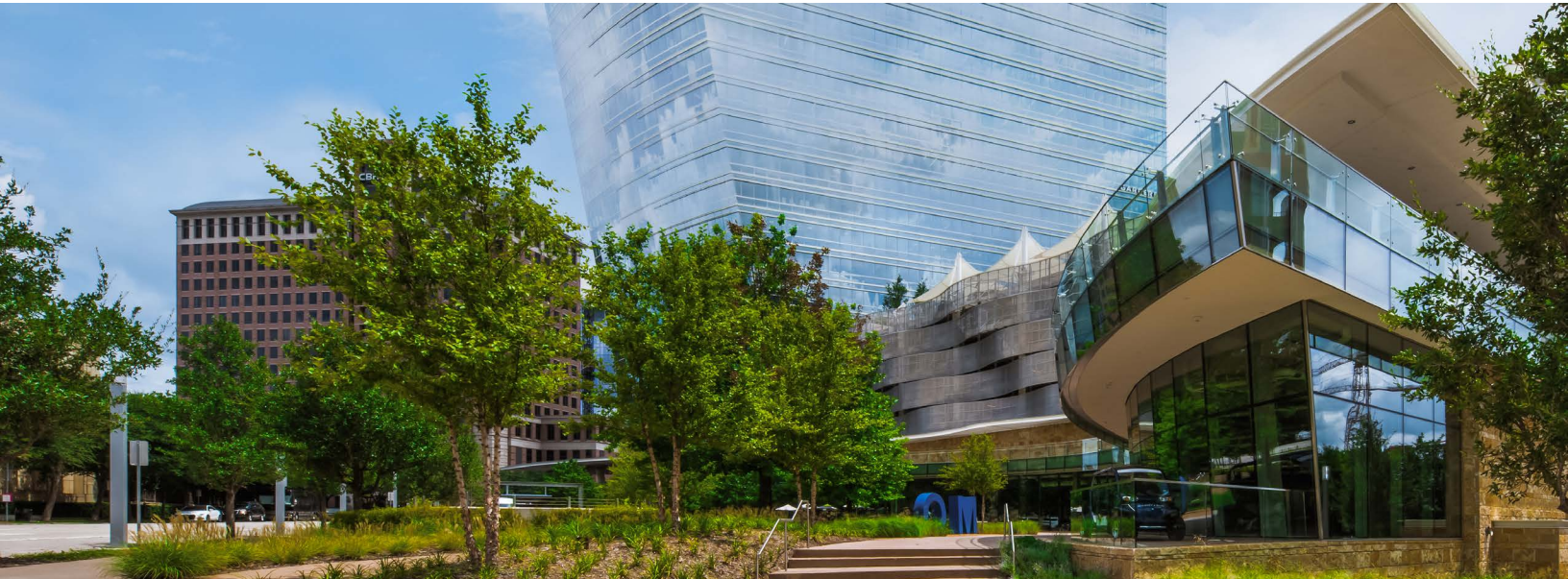
Royal 38

51

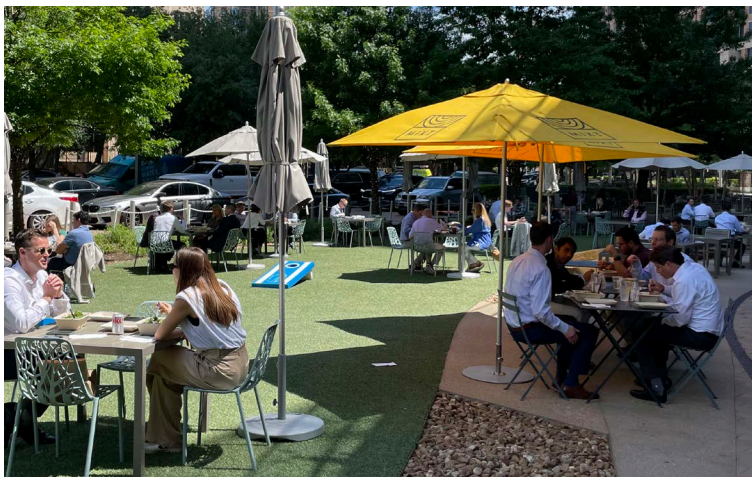
Two Hands (coming soon)

52

Catch (coming soon)





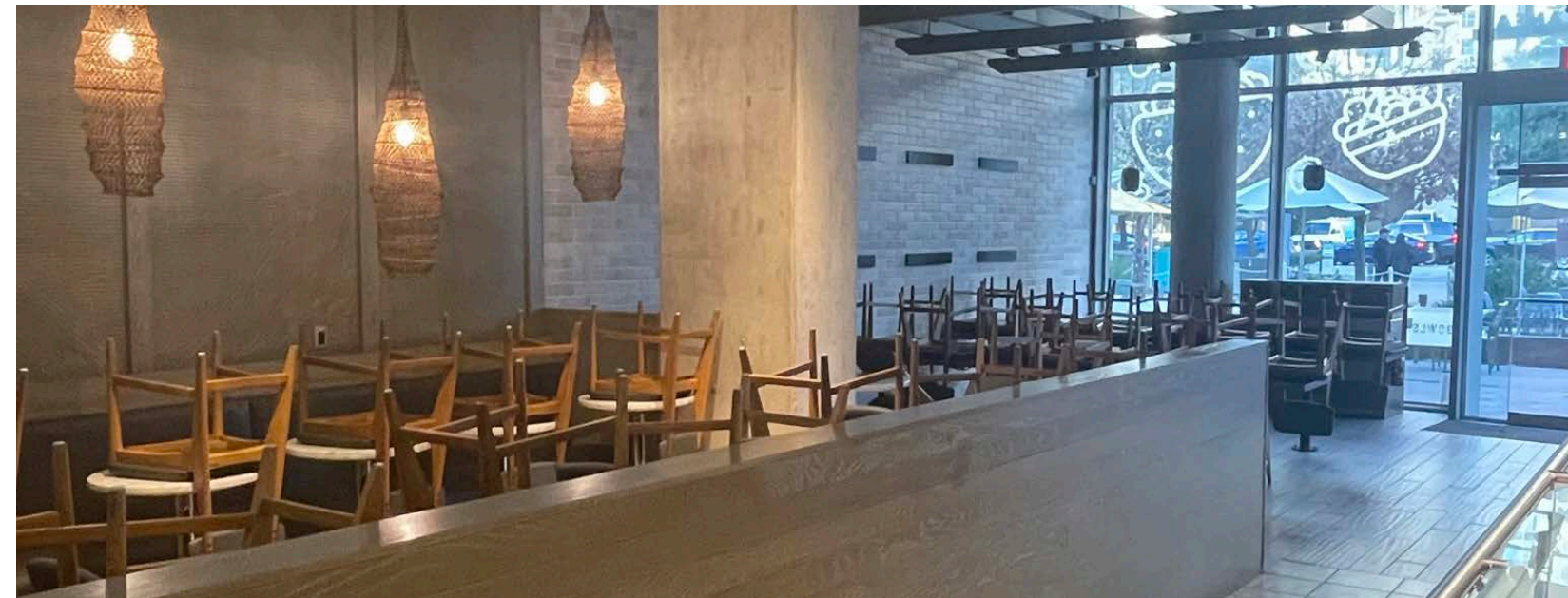
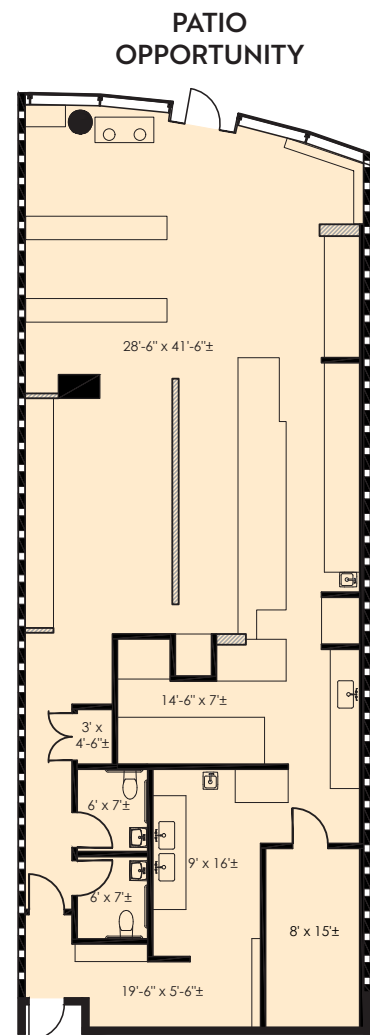
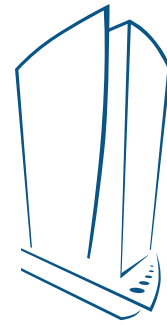






# RESTAURANT LAYOUT

2,423 RSF





**Perry's Steakhouse. Nick and Sam's. Las Palmas.  
Uchi and Uchiba. Trulucks. Flower Child. Capital  
Grille. Sixty Vines. Moxie's. Ocean Prime. Fearings.  
Del Frisco's Double Eagle. Happiest Hour.  
Yardbird. Te Deseo. Doc B's. STK Steakhouse.  
Sloane's Corner. Musume. The Henry. North  
Italia. Haywire. Billy Can Can. Bowen House.  
Saint Ann. Nobu. Bread Winners Cafe. Mi Cocina.  
La Stella. Catch. Doce Mesas. Mercat Bistro.**



# MCKINNEY & OLIVE



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**Granite**

 **Highwoods®**