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2811 MCKINNEY  
AVENUE

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2811 McKinney Avenue | Dallas, TX 75204

# EXPERIENCE THE LIVELY UPTOWN DISTRICT

Welcome to 2811 McKinney, a fully remodeled office building located in Dallas' premier Uptown District. Enjoy ease of accessibility, walkable neighborhood amenities, and a newly refreshed building with onsite perks to attract and retain talent.

## WHAT'S NEW?

- CORRIDORS
- BUILDING EXTERIOR
- INTERNAL COURTYARD
- ONSITE RESTAURANTS
- MOVE-IN READY SPEC SUITES

## BUILDING RSF

96,734 RSF

- OFFICE | 74,456 RSF
- RETAIL | 22,220 RSF

## TYPICAL FLOOR PLATE

32,000 SF

## UNDERGROUND PARKING RATIO

3:1000

UNRESERVED SPACES \$75/MONTH

## SECURITY

ON-SITE SECURITY

MONDAY - FRIDAY 6:00 A.M. TO MIDNIGHT  
SATURDAY 8:00 A.M. TO MIDNIGHT.  
SUNDAY 7:00 A.M. TO NOON

## BUILDING HOURS

MONDAY - FRIDAY

7:00 A.M. TO 6:00 P.M.

SATURDAY

8:00 A.M. TO NOON

## TELECOM PROVIDERS

SPECTRUM/CHARTER COMMUNICATIONS  
AT&T BUSINESS FIBER  
AT&T SMALL BUSINESS



# THE WORKPLACE EXPERIENCE

NEWLY  
RENOVATED COURTYARD

UPGRADED  
CONFERENCE ROOM

SECURE  
UNDERGROUND TENANT PARKING

COVERED  
VISITOR PARKING

24/7  
BUILDING ACCESS

NEXT DOOR  
MANAGEMENT & ENGINEERING  
FITNESS CENTER





# CENTRAL LOCATION

Discover the Convenience of 2811 McKinney Avenue, ideally situated next to Dallas' buzzing Arts District and Klyde Warren Park. In our neighborhood, you'll find an impressive density of gourmet restaurants, trend-leading retail establishments, luxurious hotels, and premium residential developments.

Getting here is simple. With connectivity via the The Dallas North Tollway, as well as Woodall Rodgers Freeway, your commute is easy. There's convenient access to I-35 and I-30 to the west, and the North Central Expressway and I-45 to the east.



15 MIN AWAY  
Dallas Love Field

25 MIN AWAY  
DFW International Airport

EASY ACCESS TO  
Dallas North Tollway

Central Expressway

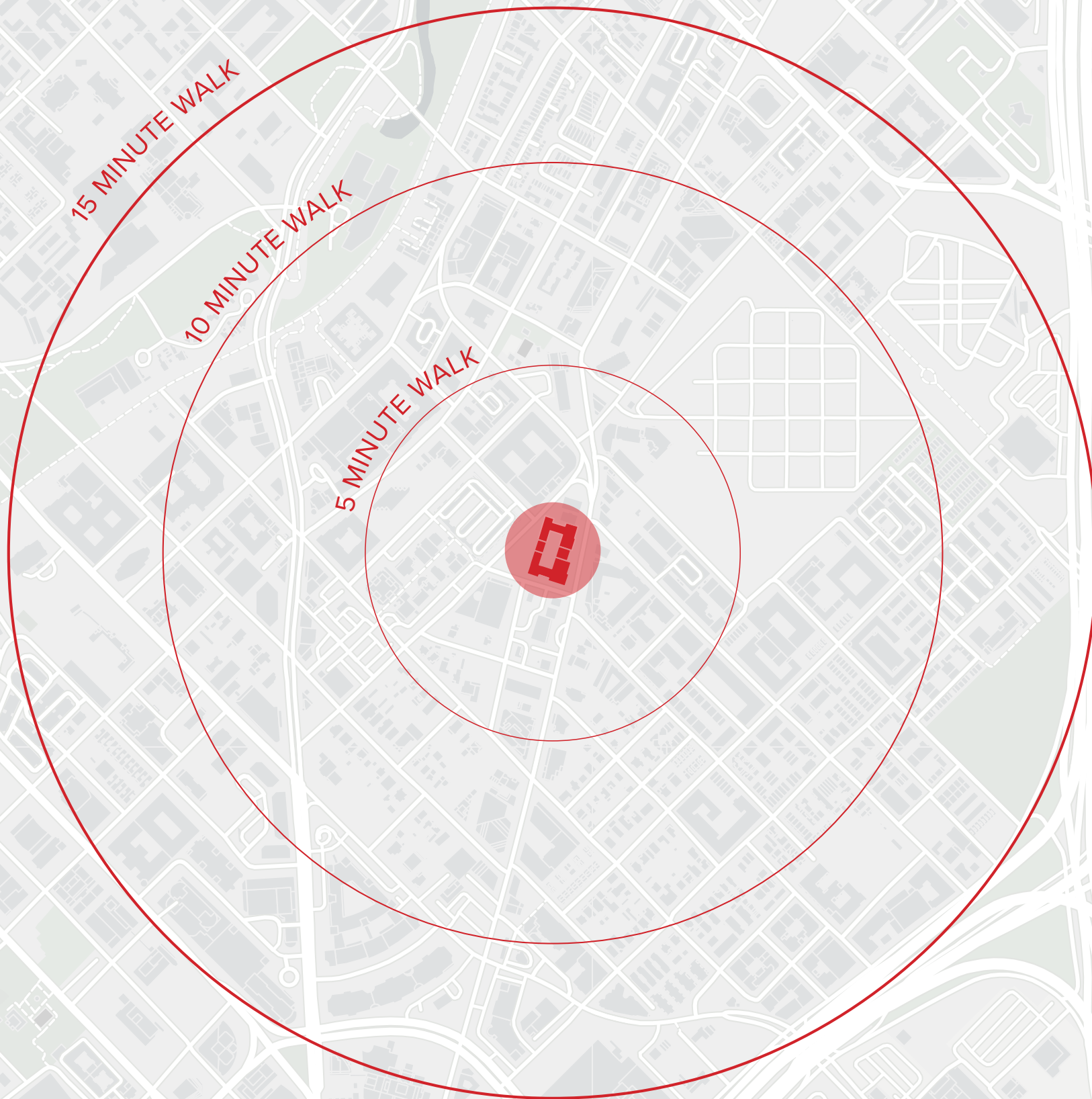
Interstate 35

McKinney Avenue Trolley





LOCATION



AT THE HEART  
OF THE UPTOWN  
DISTRICT

94

OUT OF 100  
WALK SCORE

65+

AMENITIES  
WITHIN WALKING  
DISTANCE

Situated in the bustling heart of the Uptown submarket, 2811 McKinney offers an ideal pedestrian-friendly environment. You'll find yourself surrounded by world-class restaurants, entertainment, hotels, and residential.



## AMENITIES

i Fratelli Pizza Uptown  
Jimmy John's  
Starbucks  
Trophy Fitness Uptown  
Urban Donut

Campuzano Mexican Food  
Crushcraft Thai Eats  
Katy Trail Ice House  
Le Méridien  
Marriot Dallas Uptown  
Nick & Sam's  
Rosewood Mansion  
Uchi Dallas

Hook Line & Sinker  
Playground Bar  
The Standard Pour  
Uptown Nail Spa

7-Eleven  
Bowen House  
Chipotle Mexican Grill  
**Dream Café**  
LA Gourmet Pizza  
S&D Oyster Company  
**Sushi Sakana**  
**Unicorn Hair Queen**  
Verbena Parlor

THE QUAD RESTAURANT COLLECTION  
Two Hands  
Written by The Seasons  
Domodomo Sushi  
LDU Coffee  
Mimani

Avanti Ristorante  
Moxies  
Shake Shack  
The Capital Grille

Blackfriar Pub  
Hotel Crescent Court  
Hotel ZaZa  
Hyatt House  
Hôtel Swexan  
Las Palmas Tex-Mex  
The Ritz-Carlton  
The UPS Store

## THE UPTOWN EXPERIENCE

15

MINUTE DRIVE TO  
**Dallas Love Field**

25

MINUTE DRIVE TO  
**DFW International Airport**

8+

HOTELS  
**Within walking distance**

25+

RESTAURANTS  
**Within walking distance**



# ON-SITE RESTAURANTS



Dream Cafe, a Dallas staple since 1988, offers organic, vegan, and just plain healthy food options. The restaurant began as a family business and is still run by siblings Mary and Grady O'Brien.



Sushi Sakana is a premium sushi restaurant that prides itself on high quality taste and service. The menu includes a variety of offerings ranging from sashimi, sushi, and many other hot & cold entrees.

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**LEASING CONTACT**

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**WESTERN SECURITIES**

ESTABLISHED · 1932

**Ownership:** 2811 Mckinney Avenue ("Landlord") which is controlled by WSL Management, LLC, a wholly owned subsidiary of Western Securities Limited.

Western Securities Limited is a private, fully integrated real estate holding, management and development company incorporated in 1932. Their head office and principal place of business are in Calgary, Alberta, Canada. The company continues to be a family owned and operated business, now spanning four generations from the incorporation by the late John J. O'Connor. The business philosophy has been to purchase and develop real estate for the purpose of long-term retention and value-added redevelopment. This philosophy is supported by engaging in-house personnel to manage the majority of our assets; this is consistent with 2811 Mckinney Avenue

Since its inception, the company has acquired and developed various forms of real estate from farm and ranch lands; single family and multifamily dwellings; hotels; commercial buildings; mixed-use projects and enclosed shopping centres. In 1977, the company expanded its operations into the U.S. commercial real estate market and since that time has undertaken a very active program to diversify its holdings and increase its presence in that area. Currently, the U.S. holdings are concentrated in the Dallas, Fort Worth and San Antonio markets. Western Securities and its affiliates are a diversified commercial real estate operation with a long-term perspective.