

3100 McKinnon

ON THE KATY TRAIL



The Gateway to Uptown.

Situated on a beautiful park-like campus right on the Katy Trail, 3100 McKinnon has been fully modernized inside and out, to bring world-class amenities to tenants, including a rooftop amenity deck with pickleball court and Harwood's Tex-Mex and Tequila Garden concept, Tequila Social.





3100 MCKINNON AT A GLANCE

Park-Like Campus

Lushly landscaped with direct access to the Katy Trail

Exceptional Access

Exceptional visibility and accessibility with immediate access to the Dallas North Tollway.

Class-A Amenities

Stellar amenity offering including fitness, conference and amenity deck.

On-Campus Support

On-campus ownership, management and concierge

Secure

Controlled building access with 24/7 manned command center



Next Level Amenities



Re-Designed Amenity Deck

The Amenity Deck at 3100 McKinnon is the perfect spot to savor your lunch with a view, host a catered happy hour with clients or challenge a colleague to a game of pickleball. Located just outside of the new tenant lounge, the space creates a connection between the office and the rest of the Harwood District.

In addition to the amenity level, tenants can utilize the fully equipped fitness center, conference center and deli.



Katy Trail Access



Tequila Social



Fitness Center



Tenant Lounge



Conference Center



Deli



SUITE 450

SPEC SUITES

Find Your Creative Space

Our Spec Suites offer a range of sizes and styles, with a mix of open office and office intensive layouts.

Suite features include high-end finishes, great views and large breakroom and kitchen areas.



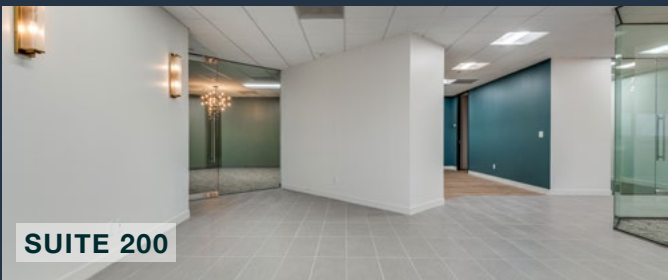
SUITE 200



Hit the ground running (and then the trail), with our stylish new spec suites, available in a range of sizes



SUITE 120



SUITE 200



SUITE 450



SUITE 400



SUITE 200

Harwood District: More than a Place of Business, It's a Lifestyle

The District of Harwood began in 1984 with the opening of the Rolex Building, Uptown Dallas' first office development. Developed by globally acclaimed Harwood International, the 19-city block District currently showcases more than 3M square feet of Premier Class AA office, residential, and retail space set within a park-like campus with gardens and art-filled lobbies.

8.5 acres
of gardens

The Grove
Sand volleyball and
Boce Ball Courts

Shared Amenities
Fitness Center, Locker Rooms,
Squash Court and Golf Simulator

Campus-wide
WiFi

15 Restaurants with in-office catering:



FIG & FAVOR



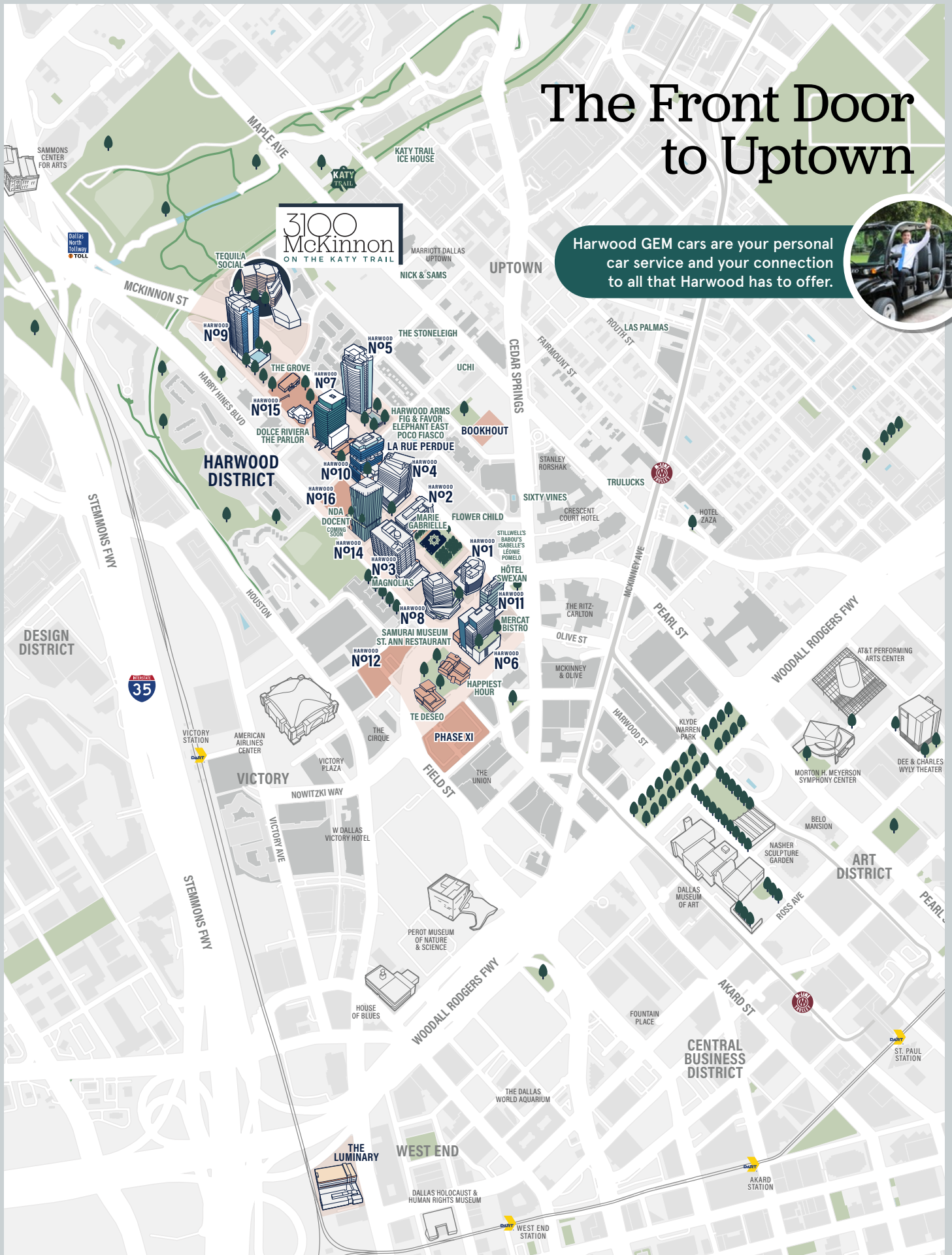
Isabelle's

Stillwell's

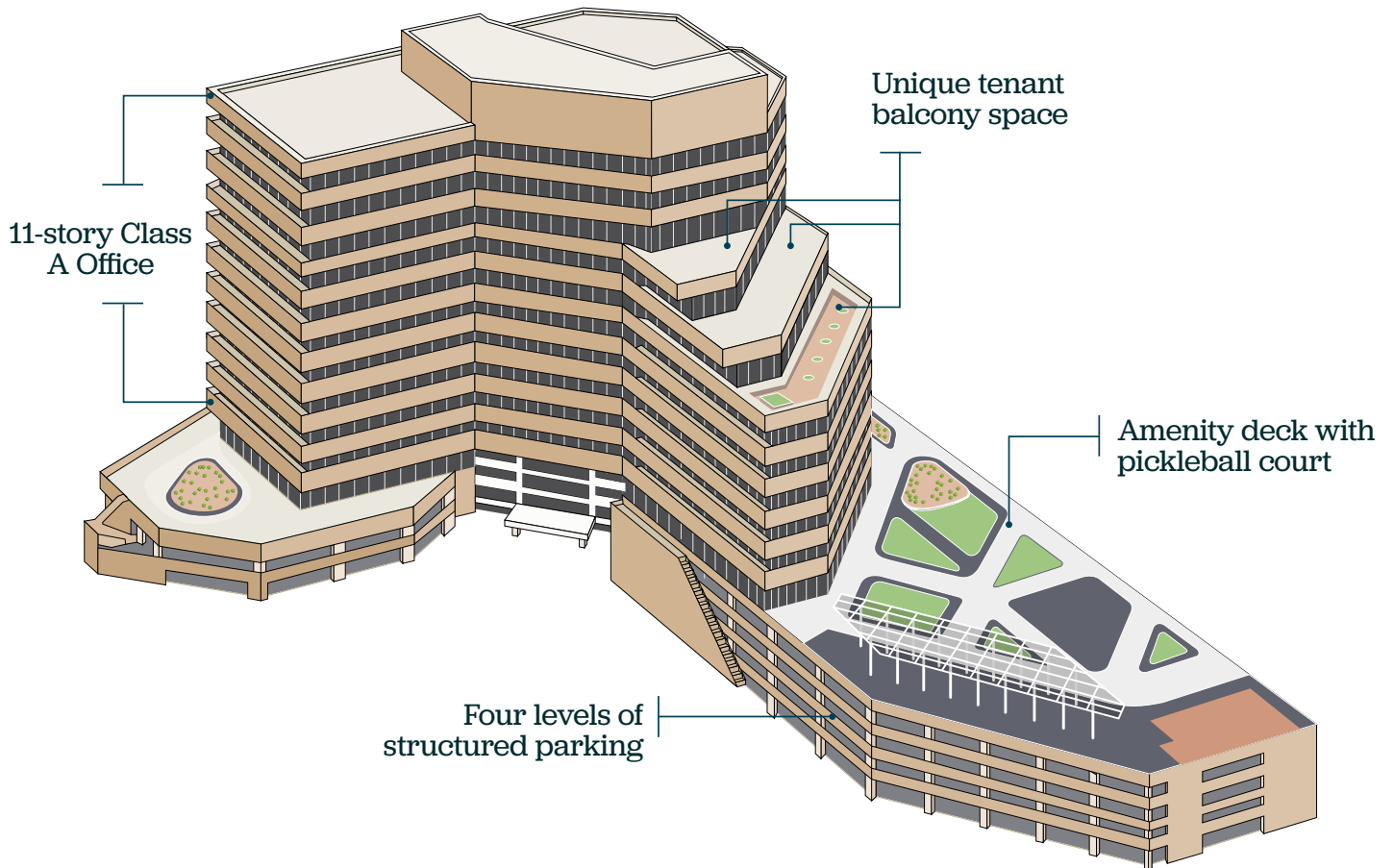


The Front Door to Uptown

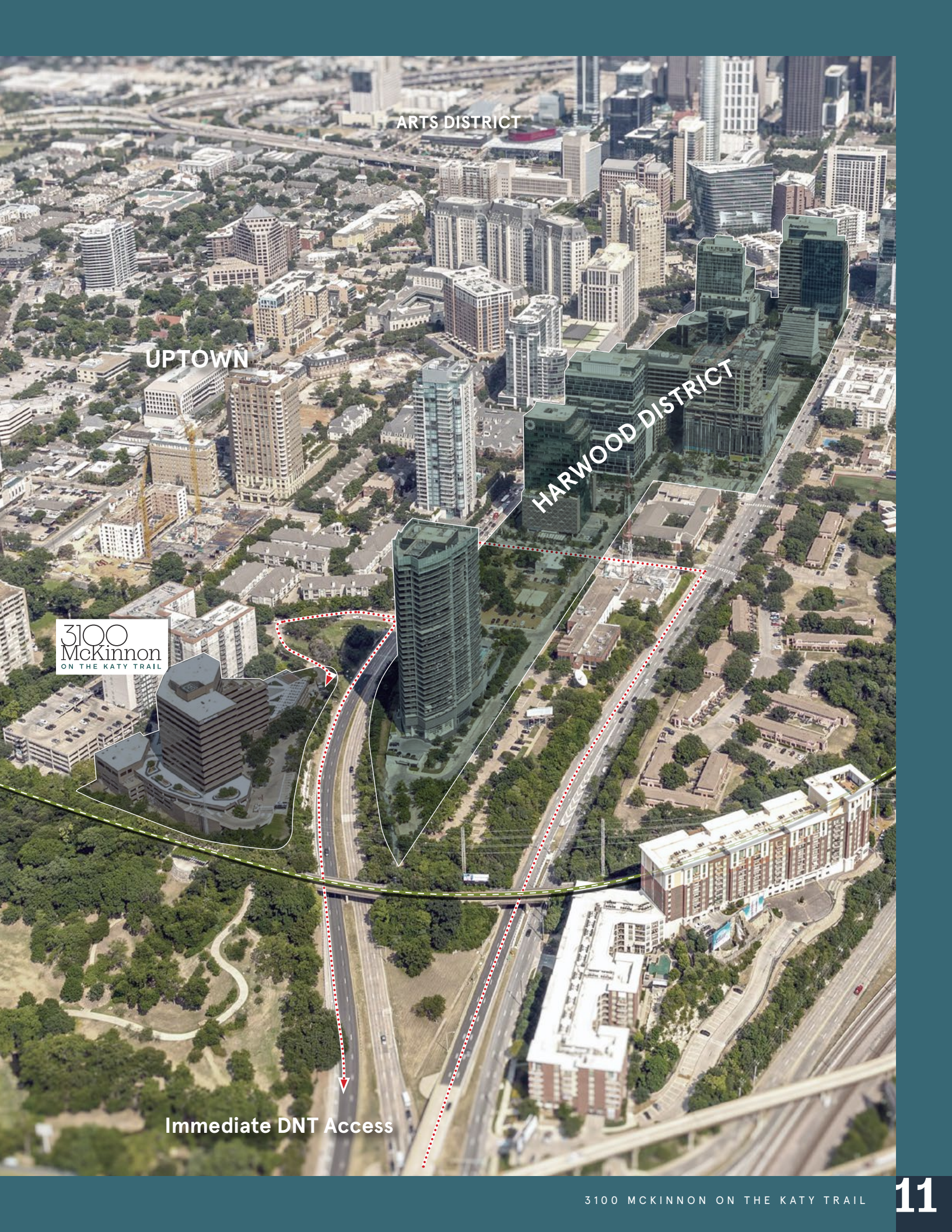
Harwood GEM cars are your personal car service and your connection to all that Harwood has to offer.



FACT SHEET



Property	3100 McKinnon Dallas, Texas 11-story, 228,344 SF Class A office building renovated in 2020
Parking	3.2/1000 parking ratio, connected 4-story garage structured parking
Health and Wellness	Fitness Center with locker room, amenity deck and direct access to Katy Trail and endless greenspace
Access	Immediate access to Dallas North Tollway, minutes from dozens of Uptown locations
Security	24/7 manned command center with controlled access to building and garage
Efficiency	Energy-Star certified
Additional Amenities	Dry Cleaning Delivery, Shoe Shine, GEM Car Shuttle Service, Conference, tenant lounge, fitness center, amenity deck with pickleball courts. Tenants have access to ALL Harwood District Office Amenities.



ARTS DISTRICT

UPTOWN

HARWOOD DISTRICT

3100
McKinnon
ON THE KATY TRAIL

Immediate DNT Access

3100
McKinnon
ON THE KATY TRAIL

Let's Talk.

Julee Amparo

Associate

+1 214 979 6121

julee.amparo@cbre.com

Trey Smith

Executive Vice President

+1 234 979 5651

trey.smth@cbre.com

Hannah Mesh

Leasing Manager

+1 214 965 1425

hmesh@harwoodinc.com

Blake Welsh

Leasing Manager

+1 214 965 1425

bwelsh@harwoodinc.com

CBRE



HARWOOD
INTERNATIONAL

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.