



# MCKINNEY & OLIVE



## Property Highlights

- A 20-story Class AA office building located in Uptown Dallas
- Situated at the intersection of McKinney Avenue and Olive Street, this prime location offers premier office spaces alongside exclusive restaurant and retail options
- Boasting an impressive **Walk Score** of 93
- **THE YARD** | Experience a vibrant ground-floor piazza and an inviting 5th floor terrace
- **EATS** | Multiple dining options available on the ground level to suit every palate
- **MEET** | A conference center on the 5th floor with a capacity for 80 individuals
- **MOVE** | State-of-the-art fitness studio managed by Trophy Fitness, featuring cutting-edge equipment and luxurious spa-like locker rooms
- On-site valet services and 24/7 security monitoring



## Granite

### Location

2121 McKinney Avenue  
Dallas, Texas 75201

### Rental Rate

\$75.00 NNN

### OPEX

\$26.81 PSF

### Electric

\$1.15 PSF

### Parking Details

2.75:1,000

Reserved: \$250-\$350/month

Unreserved: \$175/month



## Leasing Information

Robert Jimenez, 972-731-2367  
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