

# 17 SEVENTEEN

1717 McKinney Avenue | Dallas, TX 75202







## YES, WE HAVE A ONE-ACRE ROOFTOP DECK...

17Seventeen is a 19-story Class AA office tower located in the **heart of Uptown**. The building is situated on the corner of McKinney Avenue and North Akard Street making it walkable to Uptown, the Arts District, Downtown, and Victory Park.

17Seventeen's main attraction is the **one-acre rooftop deck** (yes, it's the largest amenity deck in Dallas). The space is heavily landscaped with greenery, fire pits, tables, and a pool.

The building also boasts a **22-story LED light feature** that changes color based on whether the Mavs or the Stars are playing next door. American Airlines Center is a quick five-minute walk from the building.



# AND A LOCATION THAT SPEAKS FOR ITSELF.

You can walk just about anywhere in Uptown from 17Seventeen, and we have the **95 walk score** to prove it. Some of our favorite spots include The Henry, Meso Maya, The Happiest Hour, Mi Cocina, and Tom Thumb.

**Klyde Warren Park** is also only a stone's-throw away, which means you could be in food truck heaven around lunchtime. Ask us about the ongoing park expansion.



HAPPIEST HOUR

**NORTH**  
ITALIA

THE HENRY

MESOMAYA  
COMIDA Y COPAS

CAVA

Mi Cocina



## DRIVE TIMES

**2 MINUTES**

Downtown

**10 MINUTES**

Love Field Airport

**30 MINUTES**

DFW Airport  
Legacy / Frisco



# THE BUILDING HAS AMENITIES FOR DAYS.

In addition to the one-acre rooftop deck, the building is home to a 4,000 SF fitness center, locker rooms, a building conference center / tenant lounge, and a new on-site Hightower Cafe and Starbucks opening in 2024.

17Seventeen is connected to Gables Park 17, a luxury apartment community.

- 3:1000 parking
- Salvaje restaurant opening in 2024
- Fitwel Viral Response Approved / Energy Star
- Locker rooms
- Large conference center and tenant lounge
- Electric car charging stations
- Regions Bank drive-thru and ATM
- WellSpace™ initiatives include air sterilization system in building HVAC eliminating up to 99% of germs and viruses in the air
- 24/7 cardkey access and on-site courtesy officer
- On-site management and engineering by Gaedeke Group



## COME SEE FOR YOURSELF.

**ELLIOT PRIEUR**  
eprieur@gaedeke.com  
214.273.3333

**LUKE WALTER**  
lwalter@gaedeke.com  
214.273.3322



Fitwel®  
Viral Response  
Certified

