

MCKINNEY & OLIVE

2021 McKinney Avenue, Dallas TX

3,309 SF AVAILABLE FOR SUBLEASE





Features

Space Available

19th Floor — 3,309 RSF

Availability

60 Days

Term

Expires October 31, 2023

Furniture

Negotiable

Parking

2 per 1,000 RSF

Space Highlights

Abundant floor-to-ceiling windows and glass offices, **on the 19th floor**, offer spectacular views of Uptown.

The interior design leverages the natural light for offices, conference rooms, and common areas.

Throughout the suite, natural elements such as stone, glass, and steel were used to create a modern, open ambiance.

The polished concrete flooring and minimalist furniture in the lobby, common areas, and break room have a contemporary style.

\$70+/SF in buildout.

Floor Plan

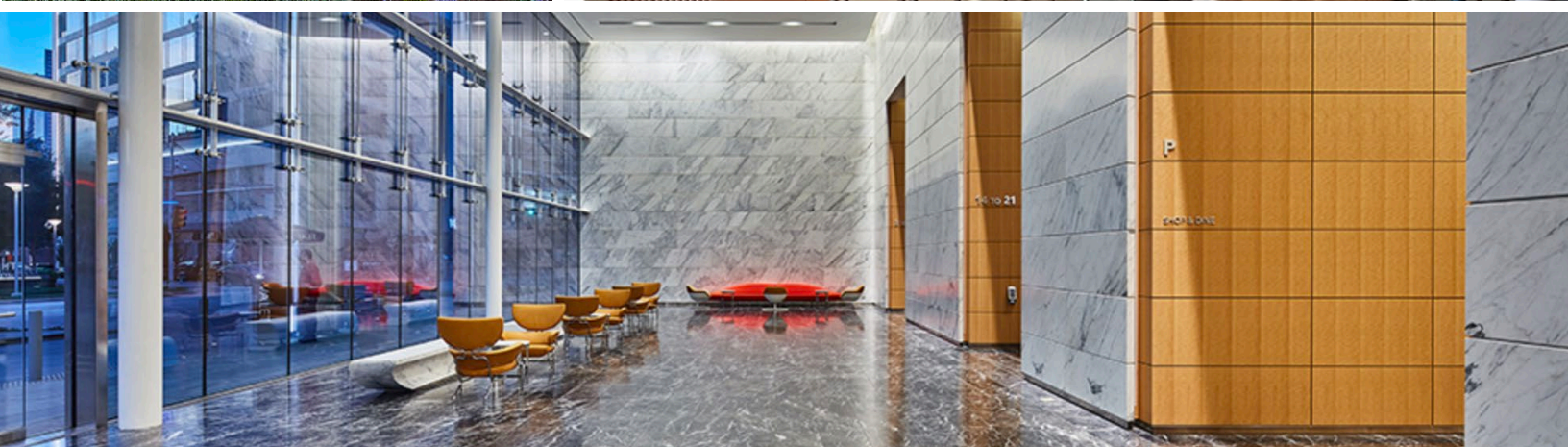
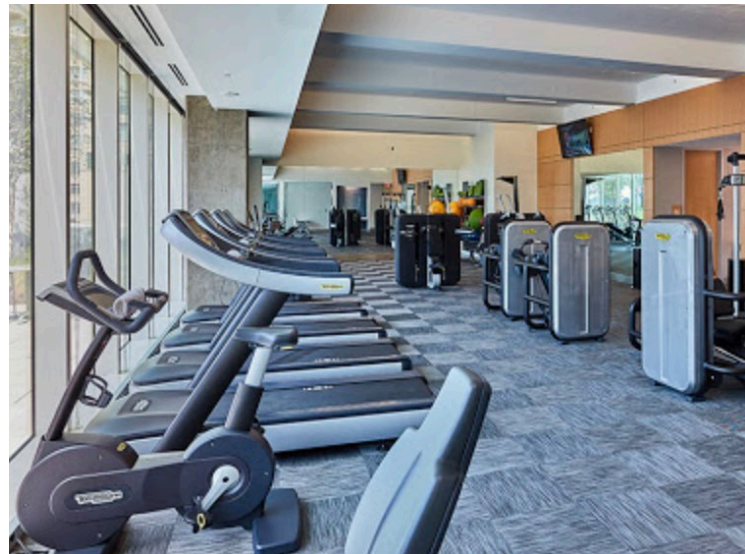
19th Floor—3,309 Total SF

 = Shared Space

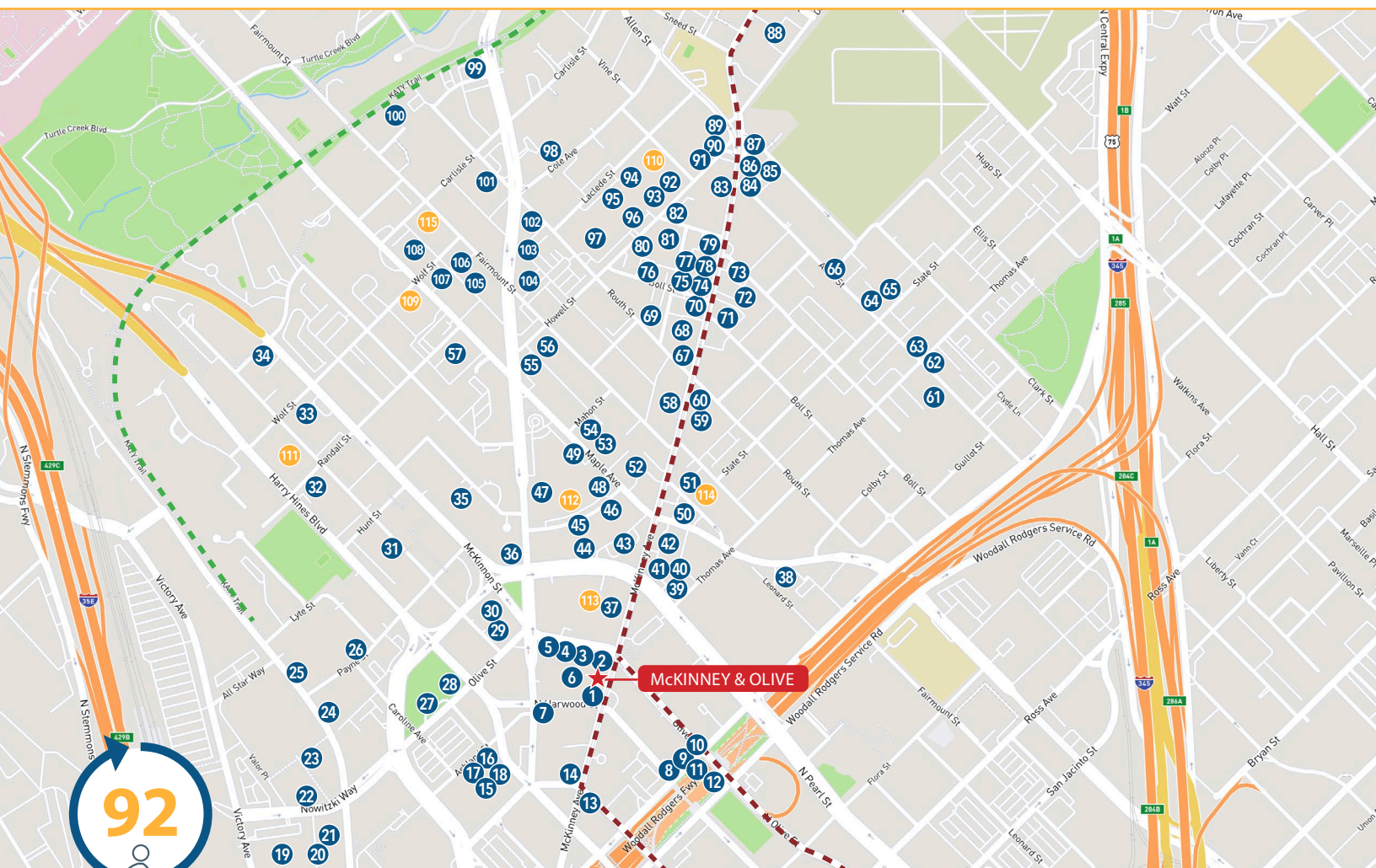


McKinney & Olive

McKinney & Olive offers 536,000 square feet of Class A+ office space with the latest building innovation and technology. Tenants enjoy high-efficiency floor plates, 10-foot ceiling heights with floor-to-ceiling clear glass, state-of-the-art security, destination elevators and unmatched amenities including an outdoor terrace, conference center, Canyon Ranch-designed fitness studio and Wi-Fi in all common areas.



Nearby Amenities



WALK SCORE!



Restaurants/Bars/Grocery



Hotels



Katy Trail



M-Line Trolley

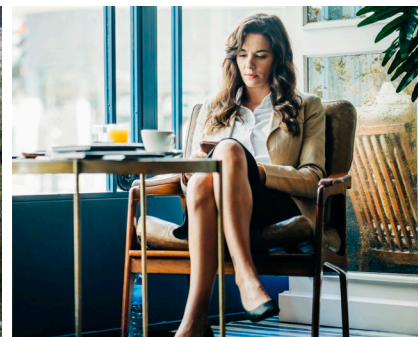
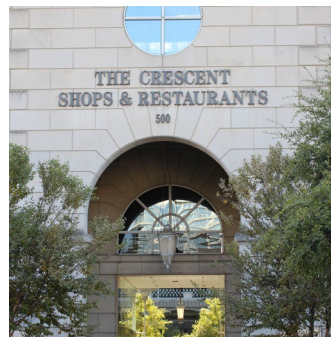
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|---------------------------------|--------------------------------|---------------------------|-----------------------------------|---------------------------|
| 1. Doc B's | 24. Mio Nonno Trattoria | 47. Sixty Vines | 70. Yutaka | 93. TNT Tacos and Tequila |
| 2. Perry's Steakhouse & Grille | 25. L'Italiano Bistro Bar | 48. Starbucks | 71. Jakes Burgers and Beer | 94. Dream Cafe |
| 3. Roti Mediterranean Grill | 26. Brewed+Pressed | 49. The Capital Grille | 72. Trophy Room | 95. Two Corks & a Bottle |
| 4. Starbucks Reserve | 27. Te Desseo | 50. Dickey's Barbecue Pit | 73. Avanti Ristorante | 96. Crushcraft Thai |
| 5. MIXT | 28. Happiest Hour | 51. Dragonfly | 74. S&D Oyster Company | 97. British Beverage Co |
| 6. Malibu Poke | 29. Saint Ann Restaurant & Bar | 52. Truluck's | 75. Bowen House | 98. Ill Minister Pub |
| 7. Ruth's Chris Steak House | 30. Mercat Bistro | 53. The Old Warsaw | 76. The Ginger Man | 99. Texas de Brazil |
| 8. Miriam Cocina Latina | 31. Magnolias Sous Le Pont | 54. Hotel St. Germain | 77. Chipotle | 100. Katy Trail Ice House |
| 9. Yardbird Southern Table | 32. The Old Recess Club | 55. Coal Vines | 78. La Gourmet Pizza | 101. Level |
| 10. Del Frisco's Grille | 33. Dolce Riviera | 56. The Clover Club | 79. Tate's | 102. Kung Fu Saloon |
| 11. Savor Gastropub | 34. The Grove at Harwood | 57. Uchi Dallas | 80. Sidebar | 103. Clutch |
| 12. Food Trucks at Klyde Warren | 35. The Tippy Alchemist | 58. Nickel and Rye | 81. Which Wich | 104. Concrete Cafe |
| 13. Village Burger Bar | 36. Ocean Prime | 59. WFM Coffee Bar | 82. Cremona Bistro | 105. The Common Table |
| 14. CAVA | 37. Fearings | 60. Whole Foods Market | 83. Christie's Sports Bar & Grill | 106. Citizen |
| 15. The Henry | 38. Sammy's Bar-B-Que | 61. Si Tapas | 84. The Standard Pour | 107. Stoneleigh P |
| 16. Taco Lingo Tex-Mex | 39. Pei Wei | 62. The Nodding Donkey | 85. Theory Nightclub | 108. Nick and Sam's |
| 17. North Italia | 40. Snap Kitchen | 63. City Council | 86. Playground Bar | 109. The Stoneleigh |
| 18. Kotta Sushi Lounge | 41. Morton's Steakhouse | 64. State & Allen | 87. CutiePies Pizza & Bar | 110. Guild Uptown |
| 19. Dibs on Victory | 42. Potbelly Sandwich Shop | 65. The Alcove | 88. San Martin Bakery & Cafe | 111. Hyatt House Uptown |
| 20. Cafe Victoria | 43. Shake Shack | 66. Parliment | 89. iFratelli Uptown | 112. Hotel Crescent Court |
| 21. Cook Hall | 44. East Hampton Sandwich | 67. Fogo de Chao | 90. Starbucks | 113. The Ritz Carlton |
| 22. Hero | 45. Ascension Coffee | 68. Blackfriar Pub | 91. Jimmy John's | 114. Hotel Zaza |
| 23. Shooters | 46. Moxie's Bar & Grill | 69. Las Palmas Tex Mex | 92. Rocco's Uptown | 115. New Marriot Uptown |

Uptown Energy

Uptown Dallas is known for its luxury office market, high-profile tenants, vibrant restaurant and shopping scene, and high-rise multifamily developments. McKinney & Olive's position allows for walkability to all the dynamic area highlights.



Photo by Gabriel Tovar—Unsplash



58.1

acres of green space

7

high-end hotels

200+

restaurants

160+

retail shops

3.5

mile long Katy Trail

4.5

miles of trolley tracks



MCKINNEY & OLIVE

2021 McKinney Avenue, Dallas TX

Interior design and office photos provided by SmithGroup Dallas.

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