



M^CKINNEY

WHERE LUXURY MEETS LOCATION



A BEAUTIFULLY
CURATED
UPTOWN
EXPERIENCE

With more than 180,000 RSF of Class AA space in a striking 17-story office tower, 2626 McKinney offers a masterfully curated experience in the heart of Uptown's vibrant State Thomas Dallas.

Reflecting the refined tone of State Thomas, 2626 McKinney combines contemporary style and luxurious amenities with stunning skyline views and lush green space that weaves into tree-lined streets to connect tenants to the Dallas community.

From the ground up, 2626 McKinney is clad in elegant exterior and interior finishes that complement a rich selection of upscale offerings that include a covered, hospitality-style valet area, state-of-the-art conference and fitness centers, stunning mid-level terrace, and beautifully landscaped walkways and plazas that create a tailored arrival along McKinney Avenue.





181,017 RSF
CLASS AA
OFFICE
TOWER



MCKINNEY

- A highly coveted location along McKinney Avenue with great access to Uptown amenities
- Clear height typically 13'7", slab 5", beams 20"
- 2.9;1,000 parking ratio
- Covered, hospitality-style rideshare and valet front door drop-off area
- Penthouse suite with a 2,600 SF private terrace
- Tenant-exclusive, landscaped mid-level terrace with elegant amenities and unobstructed views of the Dallas skyline
- Private terraces available on all office levels
- Generously planted walkways and corner plazas create a tailored arrival experience along McKinney Avenue
- Exclusive internal stairwell capabilities
- Easy access to popular, nearby neighborhoods, North Central Expressway and Woodall Rogers Freeway

2020



“ A MASTERFULLY
CURATED
EXPERIENCE ”





LEVEL 1:
LOBBY &
RETAIL



3,300 SF LOBBY | 8,031 SF RETAIL | VALET DROP OFF





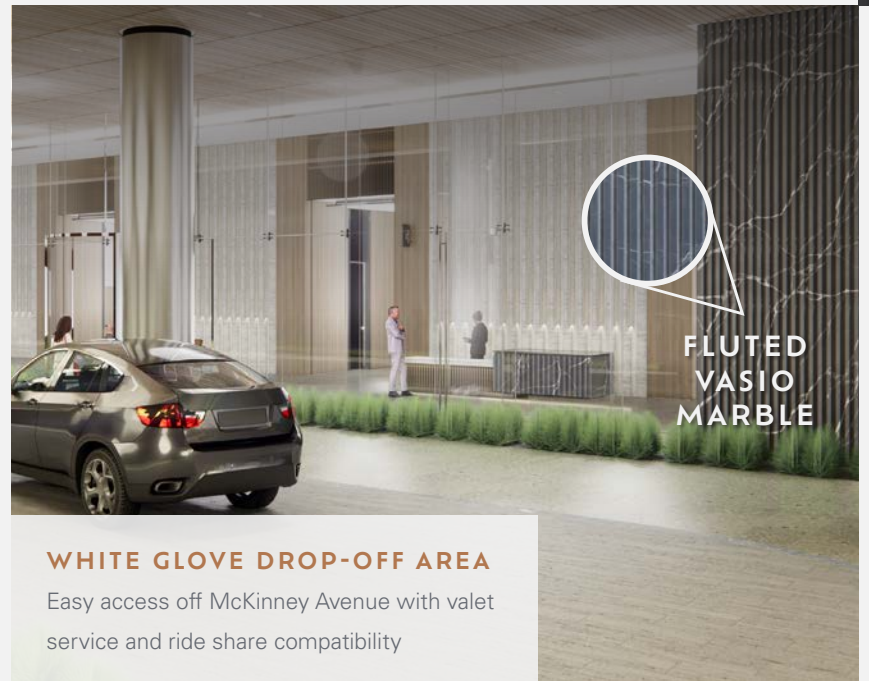
DARK METAL FINISH



STONE FLOORING

A LASTING FIRST IMPRESSION

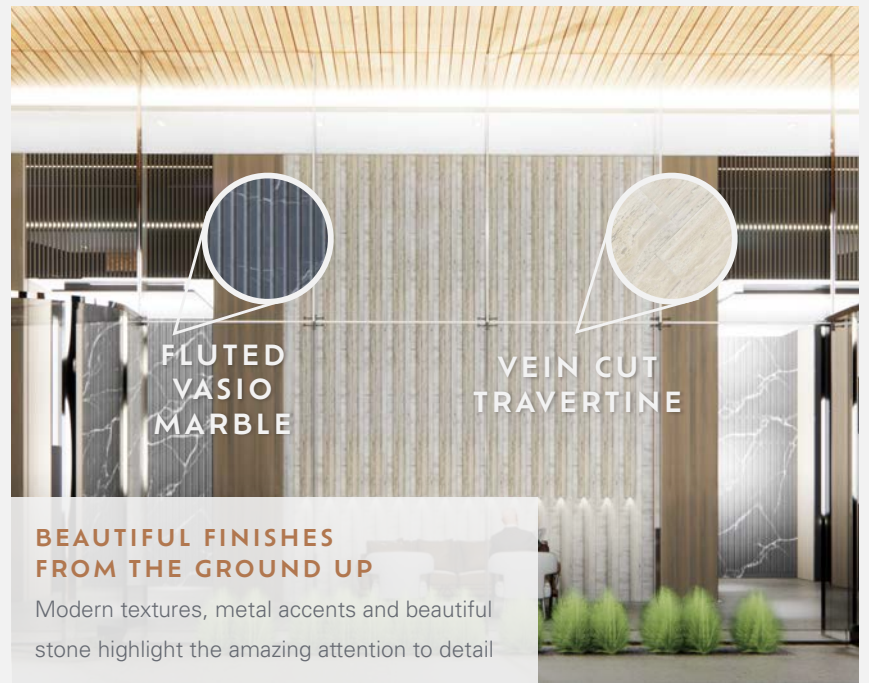
Elegant finishes and a contemporary lobby design welcome visitors to make a stunning first impression



FLUTED VASIO MARBLE

WHITE GLOVE DROP-OFF AREA

Easy access off McKinney Avenue with valet service and ride share compatibility



FLUTED VASIO MARBLE



VEIN CUT TRAVERTINE

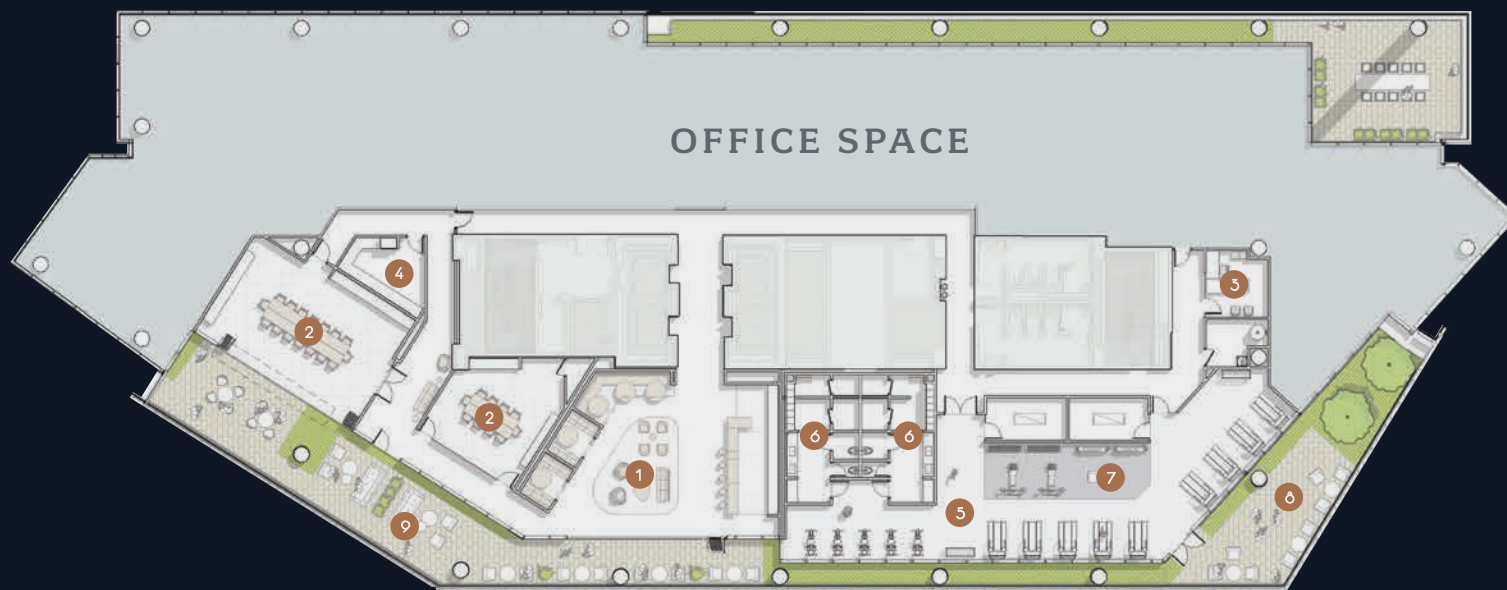
BEAUTIFUL FINISHES FROM THE GROUND UP

Modern textures, metal accents and beautiful stone highlight the amazing attention to detail



MASTER PLAN SUMMARY

11TH FLOOR AMENITIES



01 LOUNGE

Hospitality style lounge with coffee/cocktail bar

02 CONFERENCE

Flexible conference and event space

03 MANAGEMENT OFFICE

Office with adjacent flex meeting areas

04 KITCHEN

Warming kitchen for events with access to corridor

05 FITNESS

Cardio and strength training zone

06 LOCKERS

Spa-style mens and womens lockers

07 WELLNESS STUDIO

Flexible studio with integrated smart trainer

08 FITNESS TERRACE

Fitness-focused terrace

09 AMENITY TERRACE

Terrace connected to conference and lounge

ELEGANT AMENITIES

OUTDOOR TERRACE

with lounge and patio seating

TENANT CONFERENCE FACILITY

which opens to the terrace for indoor/outdoor meetings

FITNESS CENTER

with country club-style locker rooms, top-of-the-line equipment, yoga studio and outdoor terrace

COFFEE BAR

with afternoon cocktail and wine service and tenant lounge

GRAB-AND-GO

food and beverage options

ON-SITE

property management and security









LEVEL 12-16: TYPICAL OFFICE

TYPICAL FLOOR PLAN: 26,470 RSF OFFICE
WITH TWO PRIVATE TERRACES

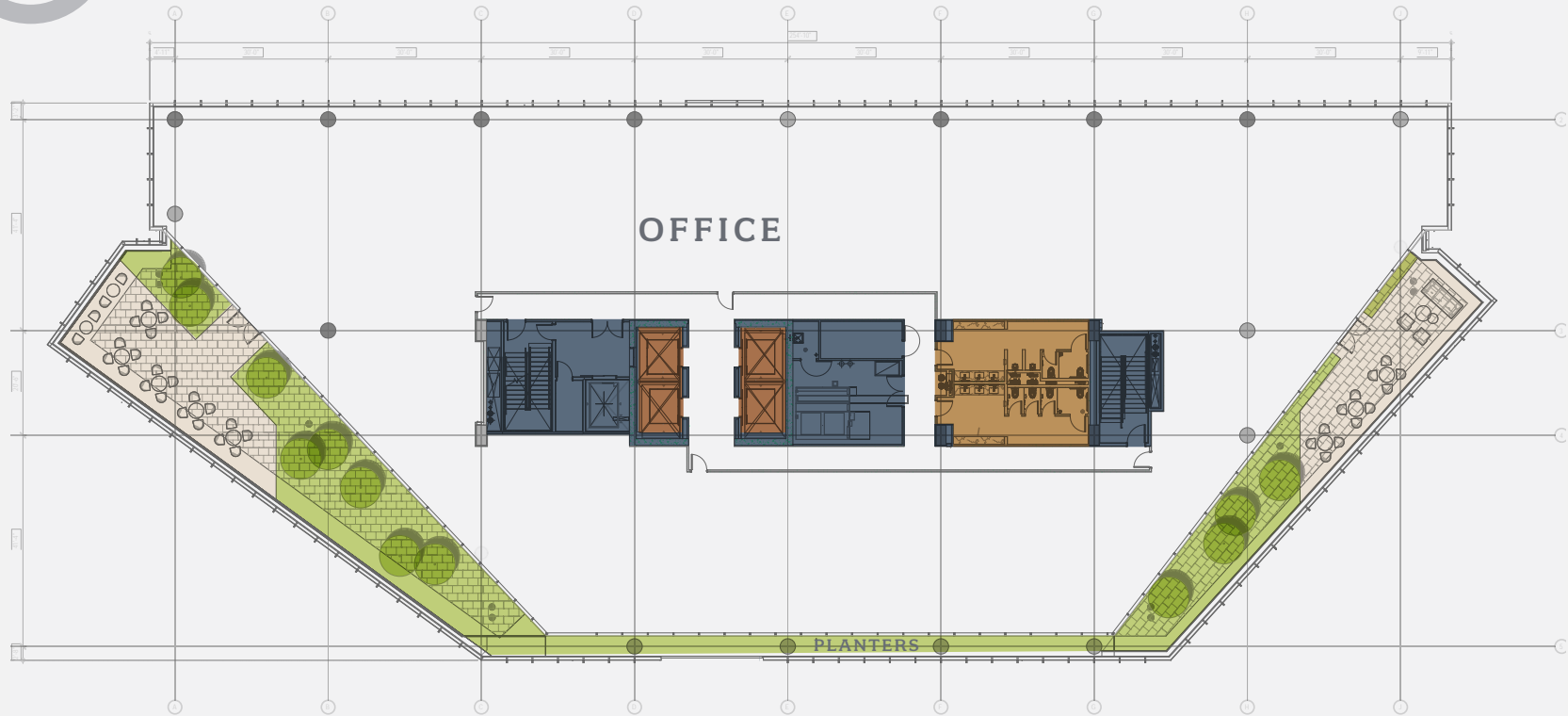







- Lease Space
- Elevators
- Restrooms
- Mechanical/Stairs
- Terrace



LEVEL 17: PENTHOUSE OFFICE

PENTHOUSE FLOOR PLAN: 26,288 RSF
EXPANSIVE PRIVATE TERRACE ON THE PENTHOUSE FLOOR



-  Lease Space
-  Elevators
-  Restrooms
-  Mechanical/Stairs
-  Terrace

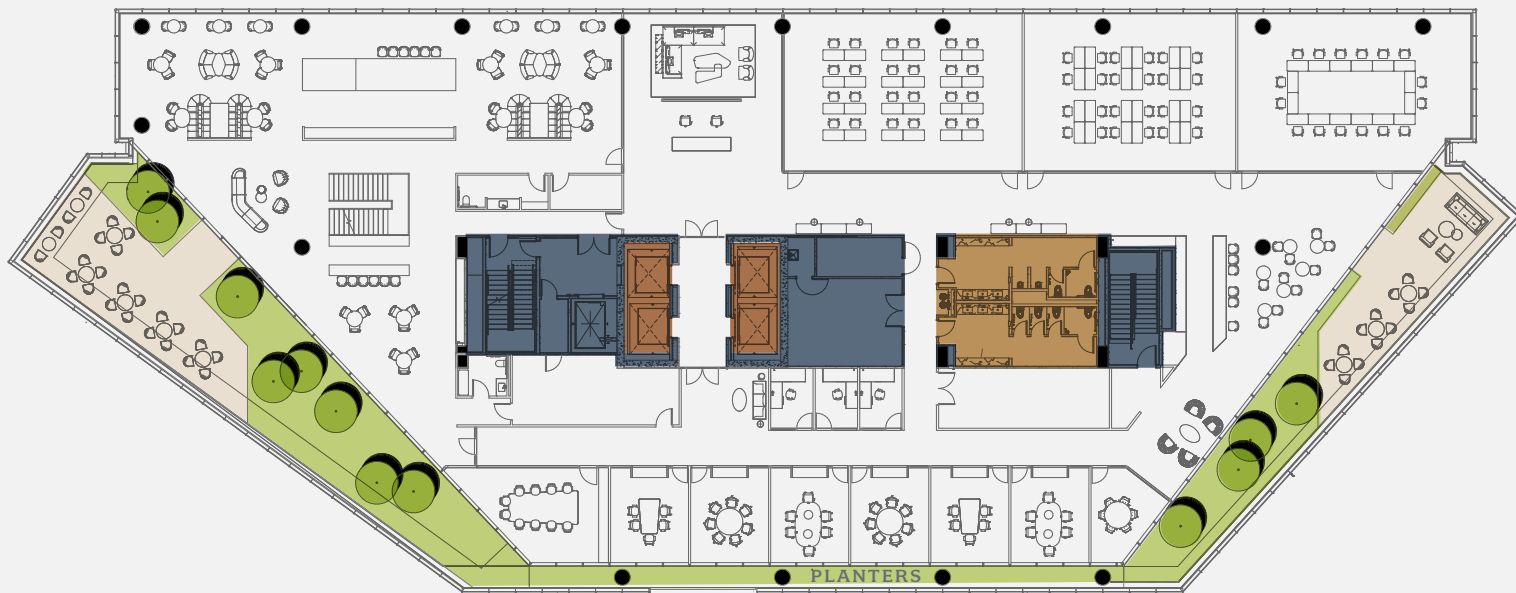







HYPOTHETICAL: TYPICAL OFFICE FLOORPLAN



- Lease Space
- Elevators
- Restrooms
- Mechanical/Stairs
- Terrace

HYPOTHETICAL: LEVEL 17 PENTHOUSE FLOORPLAN

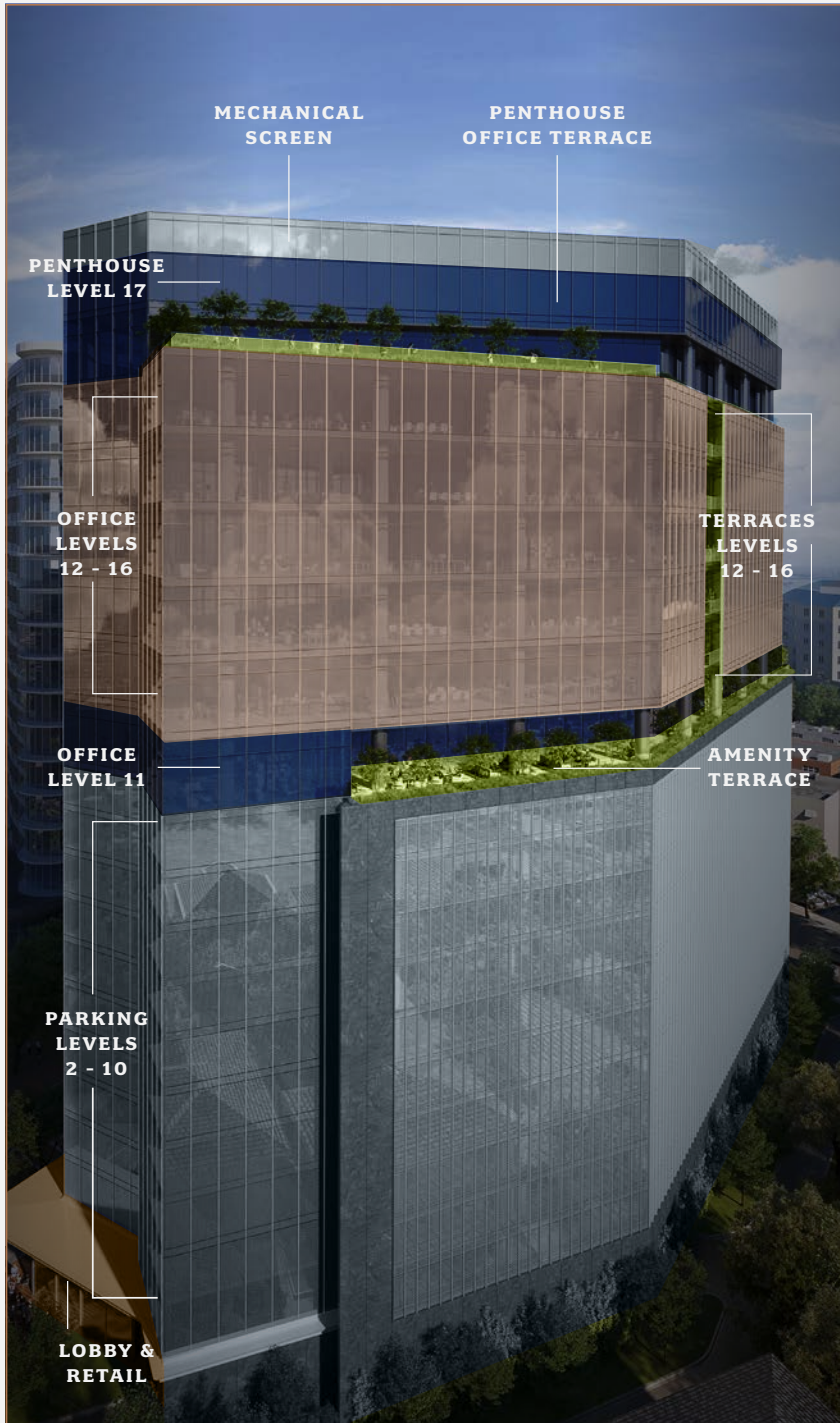


-  Lease Space
-  Elevators
-  Restrooms
-  Mechanical/Stairs
-  Terrace





DFW AIRPORT20 Min
LOVE FIELD13 Min
PRESTON CENTER/ UNIVERSITY PARK/ PARK CITIES9 Min
ADDISON18 Min
FRISCO30 Min



BUILDING METRICS

TOP OF PARAPET 219'

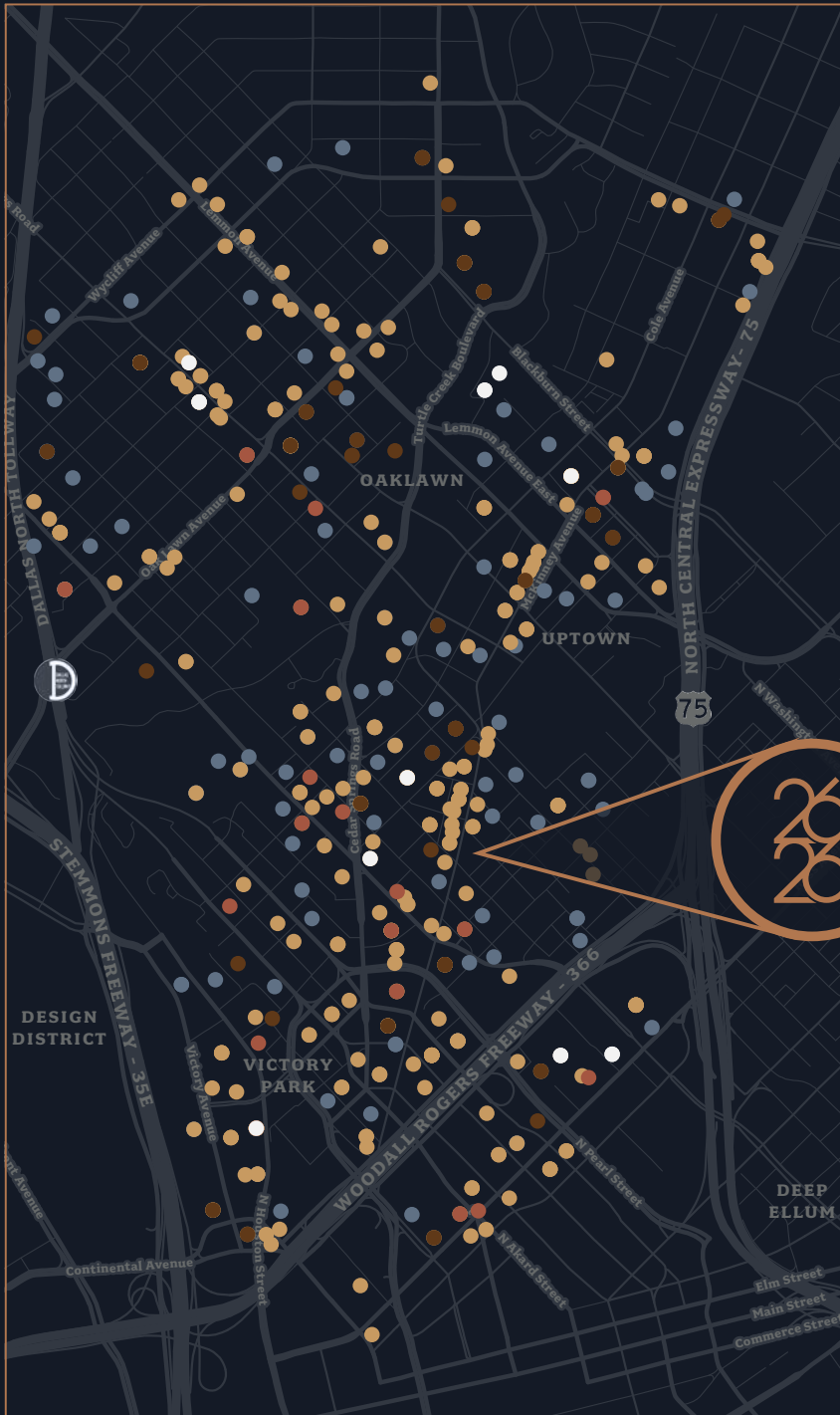
PARAPET GLASS/MECHANICAL SCREEN		SCREEN HT 4.5'	
TERRACE	PENTHOUSE LEVEL 17 26,288 RSF	TERRACE	FLOOR HT 15'
TERRACE	OFFICE LEVEL 16 26,470 RSF	TERRACE	
TERRACE	OFFICE LEVEL 15 26,470 RSF	TERRACE	FLOOR HT 14'
TERRACE	OFFICE LEVEL 14 26,470 RSF	TERRACE	
TERRACE	OFFICE LEVEL 13 26,470 RSF	TERRACE	
TERRACE	OFFICE LEVEL 12 26,470 RSF	TERRACE	
PRIVATE TERRACE	OFFICE LEVEL 11 14,348 RSF AMENITY LEVEL 11 13,832 SF	AMENITY TERRACE	FLOOR HT 15'
PARKING LEVEL 10 36 SPOTS			FLOOR HT 12'
PARKING LEVEL 9 52 SPOTS			
PARKING LEVEL 8 52 SPOTS			
PARKING LEVEL 7 52 SPOTS			
PARKING LEVEL 6 52 SPOTS			FLOOR HT 10'
PARKING LEVEL 5 52 SPOTS			
PARKING LEVEL 4 52 SPOTS			
PARKING LEVEL 3 52 SPOTS			
PARKING LEVEL 2 52 SPOTS			
B.O.H./LOADING		LOBBY AND RETAIL 11,331 SF	FLOOR HT 21.5

OFFICE TOTAL RSF
181,017

AMENITY SF
13,832

EXEC LEVEL PARKING
LEVEL 2

PARKING RATIO
2.9 : 1,000

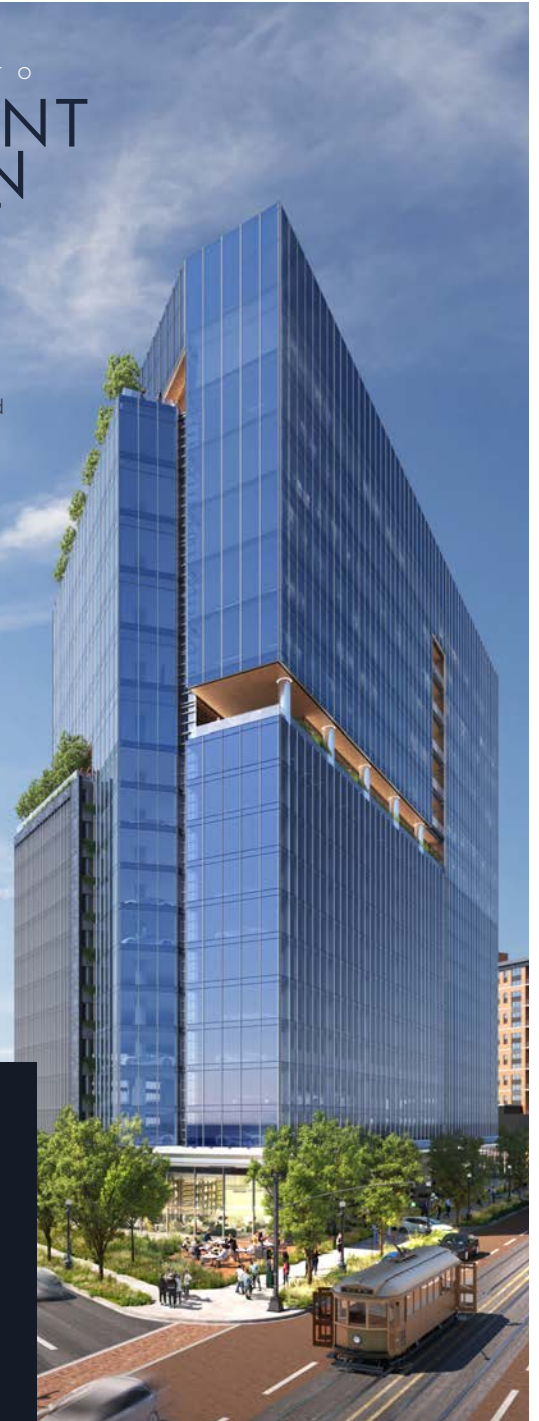


CONNECTED TO
A VIBRANT UPTOWN DISTRICT

Set in one of the most pedestrianfriendly neighborhoods in Dallas, 2626 McKinney takes full advantage of the growing and eclectic Uptown district. With sprawling green space that transplants suburban living to the middle of this vibrant urban setting, State Thomas Dallas offers an exciting blend of outdoor activity with a unique dining, arts and entertainment scene.

This central location also makes commuting to and from 2626 McKinney a breeze with Dallas North Tollway, the North Central Expressway and Woodall Rogers Freeway less than five minutes away to offer easy access to several of Dallas' most popular neighborhoods.

- 19 HOTELS
- 48 FITNESS
- 14 ENTERTAINMENT
- 312 RESTAURANTS/BARS
- 115 APARTMENTS



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**FOR MORE INFORMATION,
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