

*3100-mckinnon.com*

# 3100 McKinnon



**THIRTY-FOUR**  
COMMERCIAL

**KBCADVISORS**



# The Gateway to Uptown

3100 McKinnon is a fully modernized 11-story office tower offering 226,344 square feet of premier workspace atop a four-level parking garage, set on a lush, park-like campus with direct Katy Trail access. Positioned at the edge of Dallas' vibrant Uptown, the property delivers exceptional connectivity via the Dallas North Tollway and stunning views of Uptown, downtown, and Reverchon Park.



**24/7 Security +  
Controlled Access**



**Direct Access to  
the Katy Trail**



**Fitness Center +  
Locker Rooms**

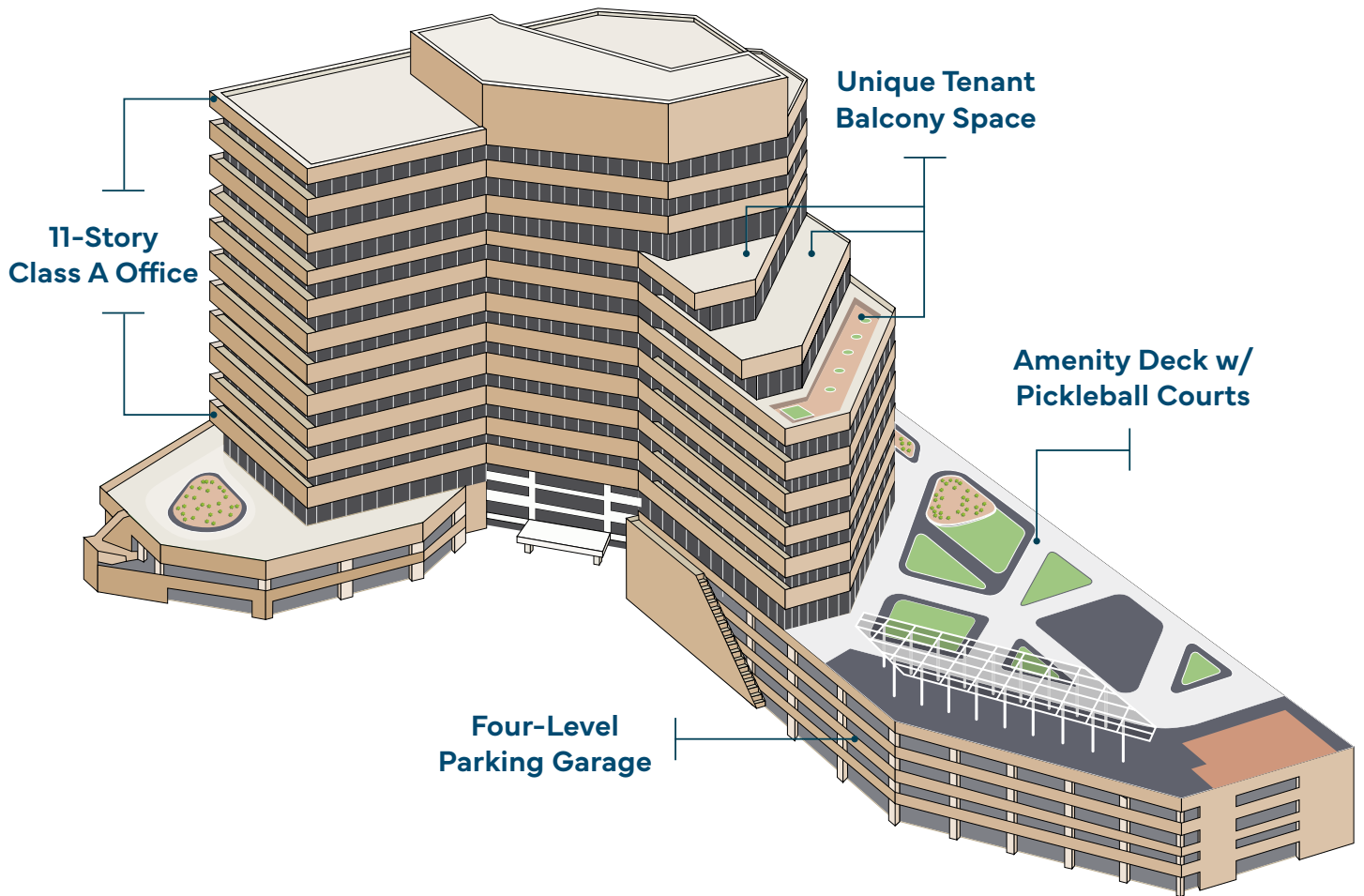


**Amenity Deck w/  
Pickleball Courts**



**Prime Visibility  
+ Hwy Access**





## Property *Highlights*

*Flexible, Short-Term Leases,  
Below Market Rate!*

Building Size: **228,344 SF**

Building Height: **11 Stories**

Building Class: **A**

Year Built / Renovated: **1987 / 2020**

Typical Floor Size: **20,577 SF**

Parking Ratio: **3.2 / 1,000**

Availability: **1,500–19,966 SF**



# *Next-Level Amenities*

Tenants of 3100 McKinnon enjoy world-class amenities, including a rooftop deck with pickleball court, fitness and conference facilities, on-site dining, concierge service, and 24/7 security—creating a workplace experience that blends productivity, convenience, and lifestyle.



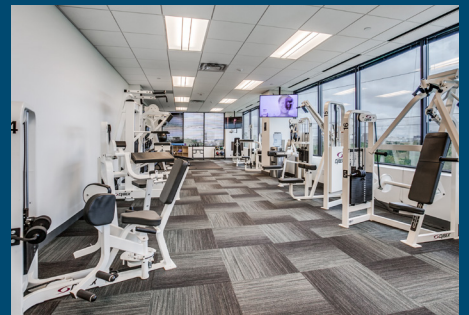




**Amenity Deck**



**Pickleball Courts**



**Fitness Center**



**Tenant Lounge**



**Conference Center**





Catch



Las Palmas



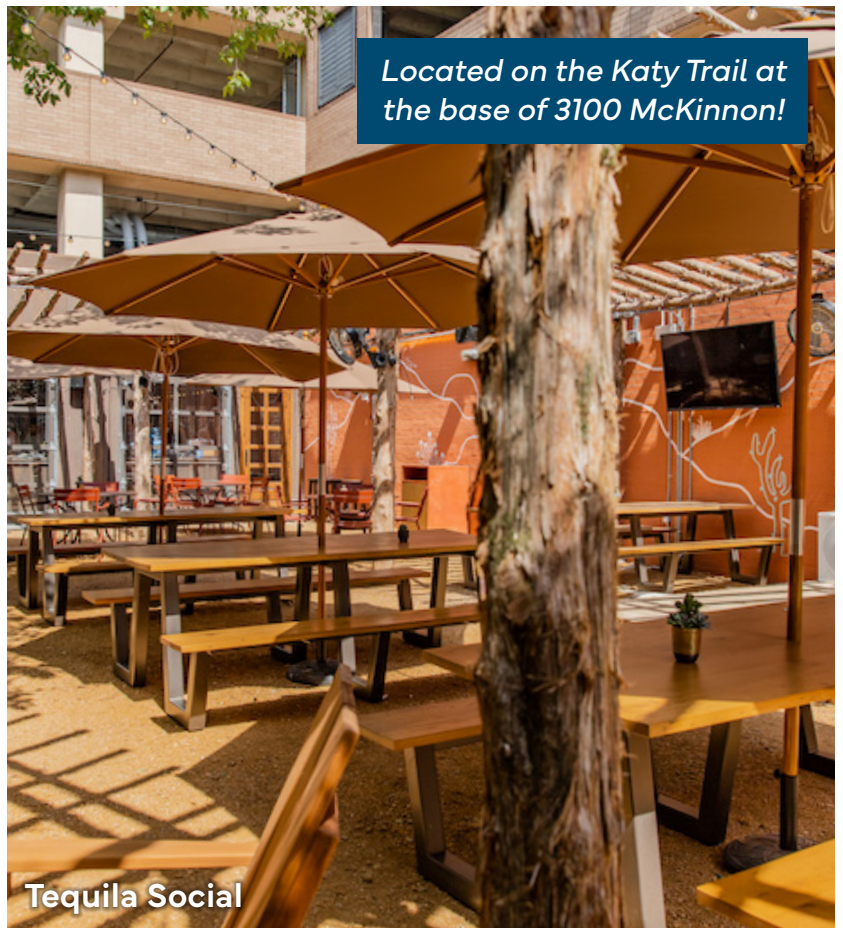
Katy Trail Ice House



Sixty Vines



Magnolia Sous Le Pont

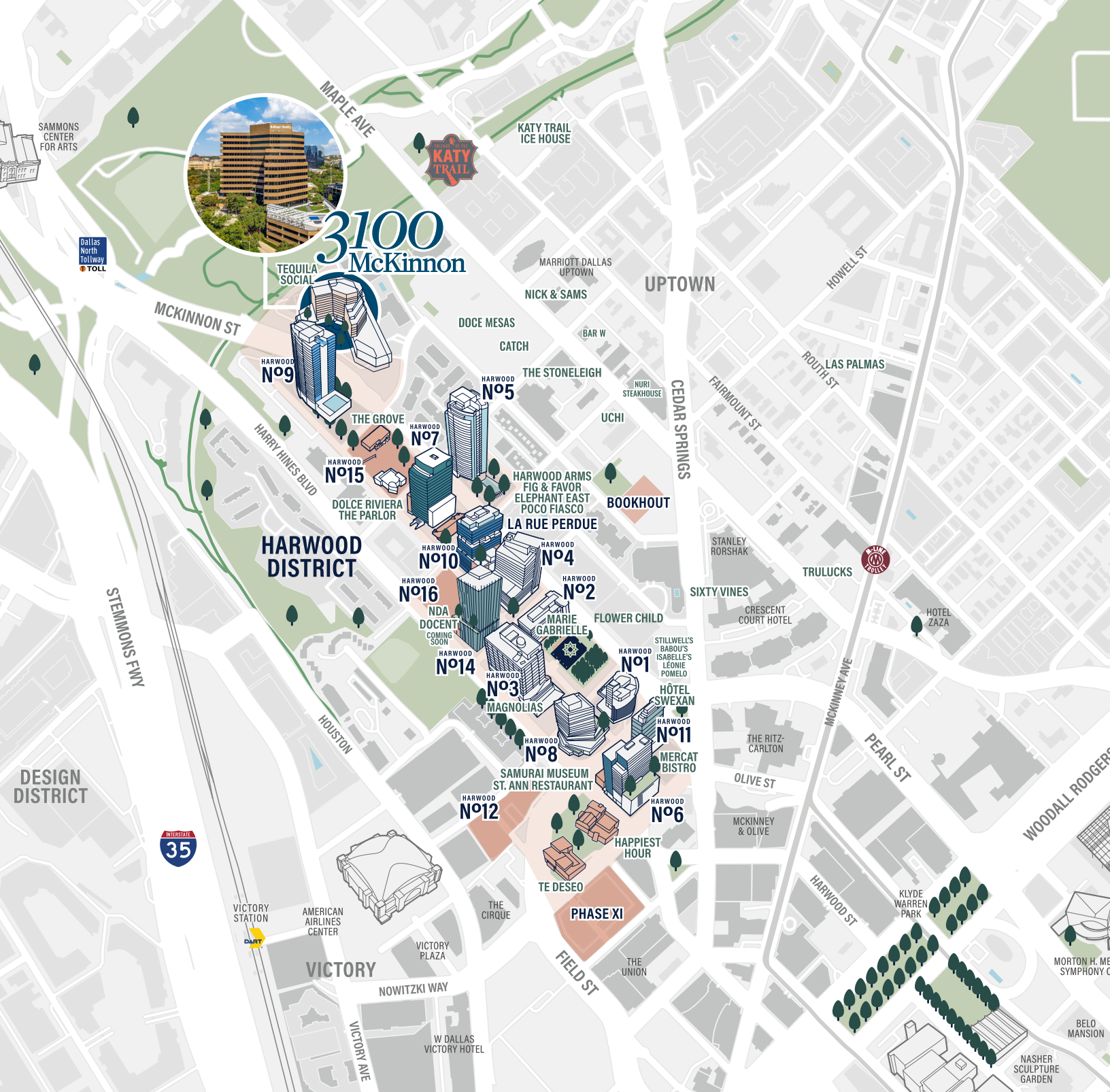


Tequila Social



Uchi





# Workday Walkability

3100 McKinnon is surrounded by a vibrant and walkable dining scene that offers something for every occasion. From casual lunch spots and cozy coffee shops to refined restaurants and lively after-work hangouts, the neighborhood delivers a dynamic mix of culinary experiences just steps from the office.



# Move-in Ready Spec Suites

Suite 450



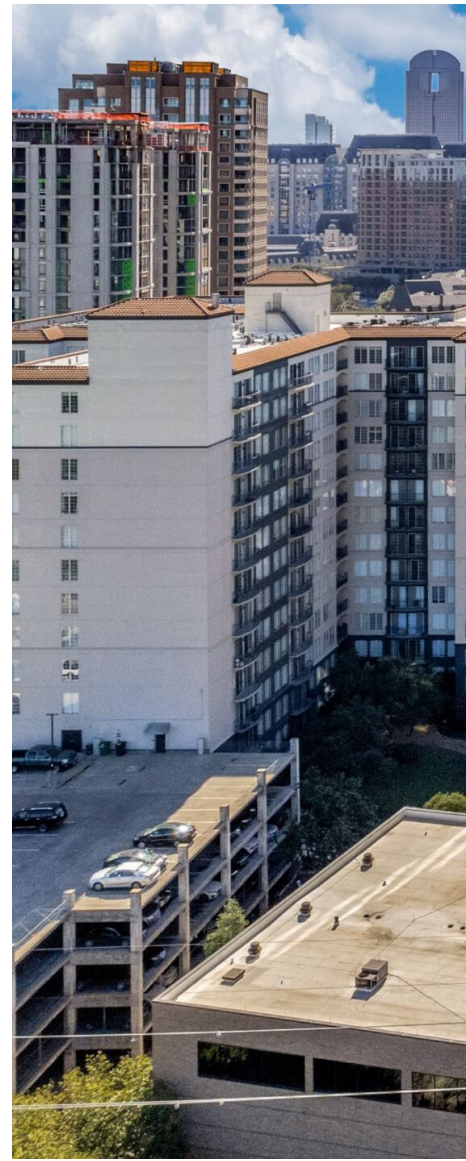


## FIND YOUR SUITE SPOT

3100 McKinnon offers a wide range of availabilities from 1,428 to 19,966 square feet with a mix of open-office and office-intensive layouts to accommodate all business sizes and needs.

Various in-suite features include high ceilings, high-end finishes, private offices, large break rooms and kitchen areas, conference rooms, open layouts for individual workstations, full-floor availability, outdoor patio access, and stunning Uptown views.











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## *Leasing Information*

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