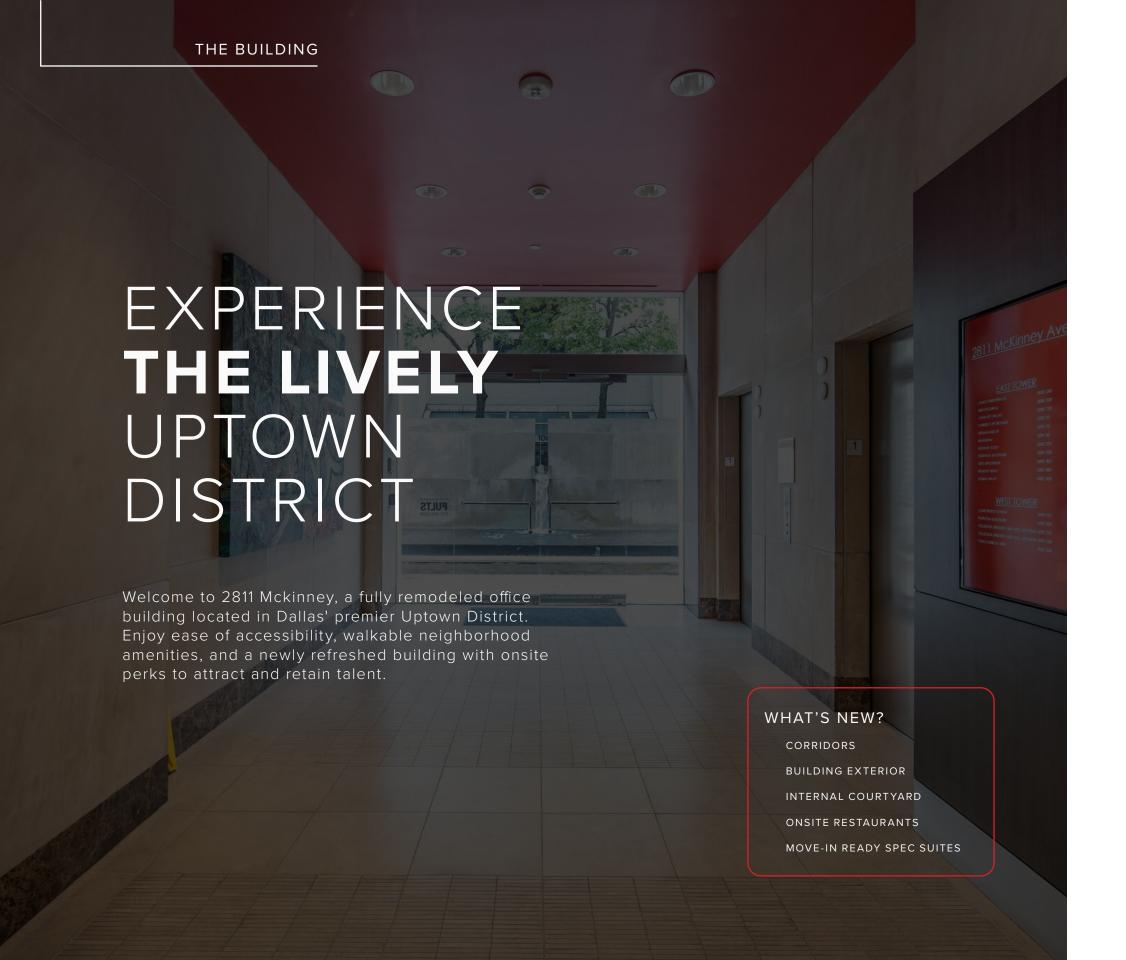


2811 MCKINNEY AVENUE

2811 McKinney Avenue | Dallas, TX 75204



BUILDING RSF

96,734 RSF

- OFFICE | 74,456 RSF
- RETAIL | 22,220 RSF

TYPICAL FLOOR PLATE

32,000 SF

UNDERGROUND PARKING RATIO

3:1000

UNRESERVED SPACES \$75/MONTH

SECURITY

ON-SITE SECURITY

MONDAY - FRIDAY 6:00 A.M. TO MIDNIGHT SATURDAY 8:00 A.M. TO MIDNIGHT. SUNDAY 7:00 A.M. TO NOON

BUILDING HOURS

MONDAY - FRIDAY

7:00 A.M. TO 6:00 P.M.

SATURDAY

8:00 A.M. TO NOON

TELECOM PROVIDERS

SPECTRUM/CHARTER COMMUNICATIONS AT&T BUSINESS FIBER AT&T SMALL BUSINESS



NEWLY

RENOVATED COURTYARD

UPGRADED

CONFERENCE ROOM

SECURE

UNDERGROUND TENANT PARKING

COVERED

VISITOR PARKING

24/7

BUILDING ACCESS

NEXT DOOR

MANAGEMENT & ENGINEERING FITNESS CENTER

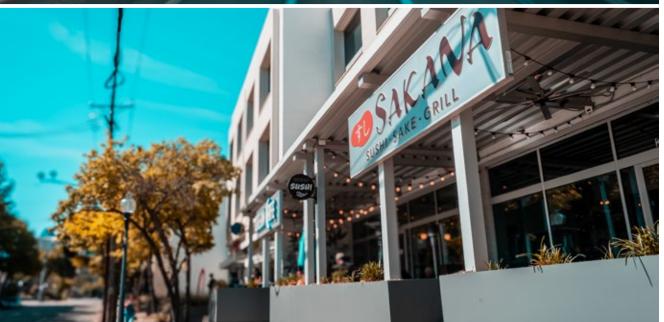
CENTRAL LOCATION

Discover the Convenience of 2811 McKinney Avenue, ideally situated next to Dallas' buzzing Arts District and Klyde Warren Park. In our neighborhood, you'll find an impressive density of gourmet restaurants, trend-leading retail establishments, luxurious hotels, and premium residential developments.

Getting here is simple. With connectivity via the The Dallas North Tollway, as well as Woodall Rodgers Freeway, your commute is easy. There's convenient access to I-35 and I-30 to the west, and the North Central Expressway and I-45 to the east.







15 MIN AWAY

Dallas Love Field

25 MIN AWAY

DFW International Airport

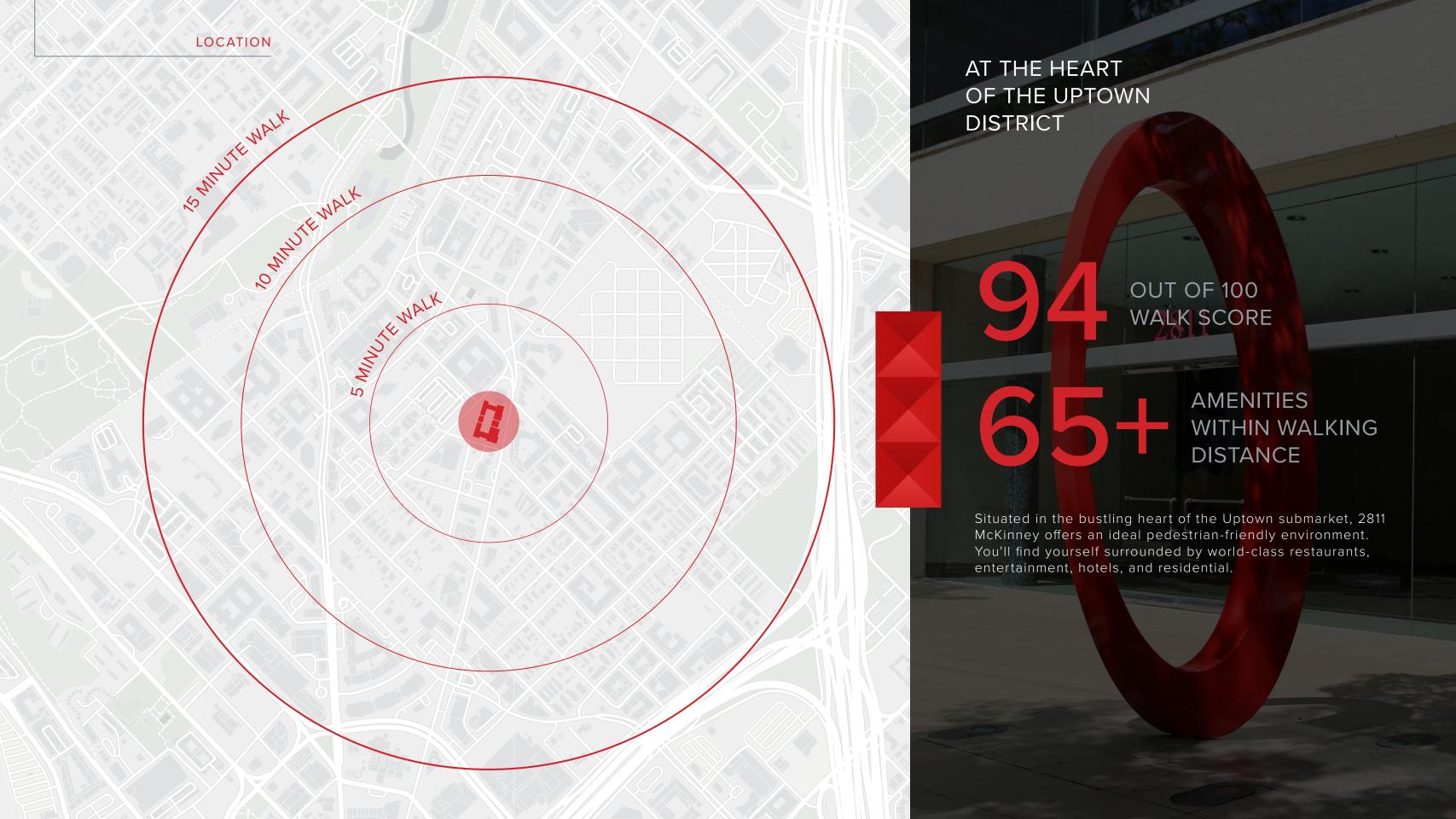
EASY ACCESS TO

Dallas North Tollway

Central Expressway

Interstate 35

McKinney Avenue Trolley



AMENITIES

Starbucks
Jimmy John's
Trophy Fitness Uptown
i Fratelli Pizza Uptown
Urban Donut
Smoothie Factory

Sigel's TNT Tacos & Tequila MoMo's Pasta Two Corks & A Bottle British Beverage Co Crushcraft Thai Eats

THE QUAD RESTAURANT COLLECTION

Two Hands Written by The Seasons Domodomo Sushi LDU Coffee Mimani Q

Yutaka The UPS Store Blackfriar Pub La Palmas Tex-Mex Circo TX Foxtrot Market The Standard Pour Uptown Nail Spa Playground Bar

7-Eleven Tate's Chipotle Mexican Grillr S&D Oyster Company LA Gourmet Pizza Bowen House

Avanti Ristorante Trophy Room Jakes Burgers and Beer

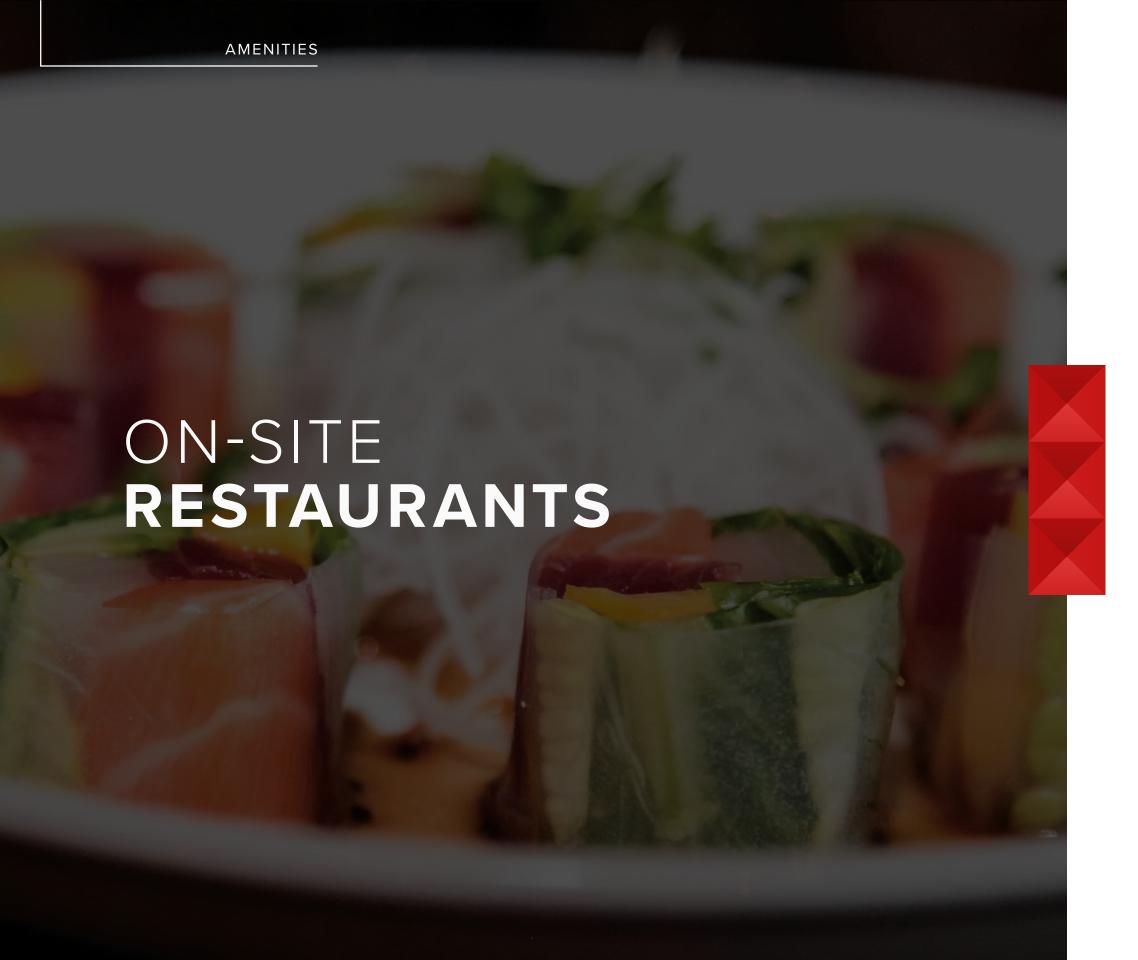


15 MINUTE DRIVE TO Dallas Love Field

MINUTE DRIVE TO DFW International Airport

7+ HOTELS
Within walking distance

25+ RESTAURANTS Within walking distance





Dream Cafe, a Dallas staple since 1988, offers organic, vegan, and just plain healthy food options. The restaurant began as a family business and is still run by siblings Mary and Grady O'Brien.



Sushi Sakana is a premium sushi restaurant that prides itself on high quality taste and service. The menu includes a variety of offerings ranging from sashimi, sushi, and many other hot & cold entrees.

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LEASING CONTACT

ADDIE LUDWIG 972.759.7727 aludwig@cawleypartners.com

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PARKER BOWLIN 972.759.7743 pbowlin@cawleypartners.com

WESTERN SECURITIES

ESTABLISHED · 1932

Ownership: 2811 Mckinney Avenue ("Landlord") which is controlled by WSL Management, LLC, a wholly owned subsidiary of Western Securities Limited.

Western Securities Limited is a private, fully integrated real estate holding, management and development company incorporated in 1932. Their head office and principal place of business are in Calgary, Alberta, Canada. The company continues to be a family owned and operated business, now spanning four generations from the incorporation by the late John J. O'Connor. The business philosophy has been to purchase and develop real estate for the purpose of long-term retention and value-added redevelopment. This philosophy is supported by engaging in-house personnel to manage the majority of our assets; this is consistent with 2811 Mckinney Avenue

Since its inception, the company has acquired and developed various forms of real estate from farm and ranch lands; single family and multifamily dwellings; hotels; commercial buildings; mixed-use projects and enclosed shopping centres. In 1977, the company expanded its operations into the U.S. commercial real estate market and since that time has undertaken a very active program to diversify its holdings and increase its presence in that area. Currently, the U.S. holdings are concentrated in the Dallas, Fort Worth and San Antonio markets. Western Securities and its affiliates are a diversified commercial real estate operation with a long-term perspective.