



2811 MCKINNEY
AVENUE

2811 McKinney Avenue | Dallas, TX 75204

EXPERIENCE THE LIVELY UPTOWN DISTRICT

Welcome to 2811 McKinney, a fully remodeled office building located in Dallas' premier Uptown District. Enjoy ease of accessibility, walkable neighborhood amenities, and a newly refreshed building with onsite perks to attract and retain talent.

WHAT'S NEW?

- CORRIDORS
- BUILDING EXTERIOR
- INTERNAL COURTYARD
- ONSITE RESTAURANTS
- MOVE-IN READY SPEC SUITES

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

THE WORKPLACE EXPERIENCE

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



LOCATION

15 MINUTE WALK

10 MINUTE WALK

5 MINUTE WALK



AT THE HEART
OF THE UPTOWN
DISTRICT

94

OUT OF 100
WALK SCORE

65+

AMENITIES
WITHIN WALKING
DISTANCE

Situated in the bustling heart of the Uptown submarket, 2811 McKinney offers an ideal pedestrian-friendly environment. You'll find yourself surrounded by world-class restaurants, entertainment, hotels, and residential.

AMENITIES

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

Foxtrot Market
The Standard Pour
Uptown Nail Spa
Playground Bar

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

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

THE QUAD RESTAURANT COLLECTION

Two Hands
Written by The Seasons
Domodomo Sushi
LDU Coffee
Mimani

Yutaka
The UPS Store
Blackfriar Pub
La Palmas Tex-Mex
Circo TX

Avanti Ristorante
Trophy Room
Jakes Burgers and Beer

THE UPTOWN EXPERIENCE

15

MINUTE DRIVE TO
Dallas Love Field

25

MINUTE DRIVE TO
DFW International Airport

7+

HOTELS
Within walking distance

25+

RESTAURANTS
Within walking distance

ON-SITE RESTAURANTS



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

KRISTI WADDELL
972.759.7711
kwaddell@cawleypartners.com

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.