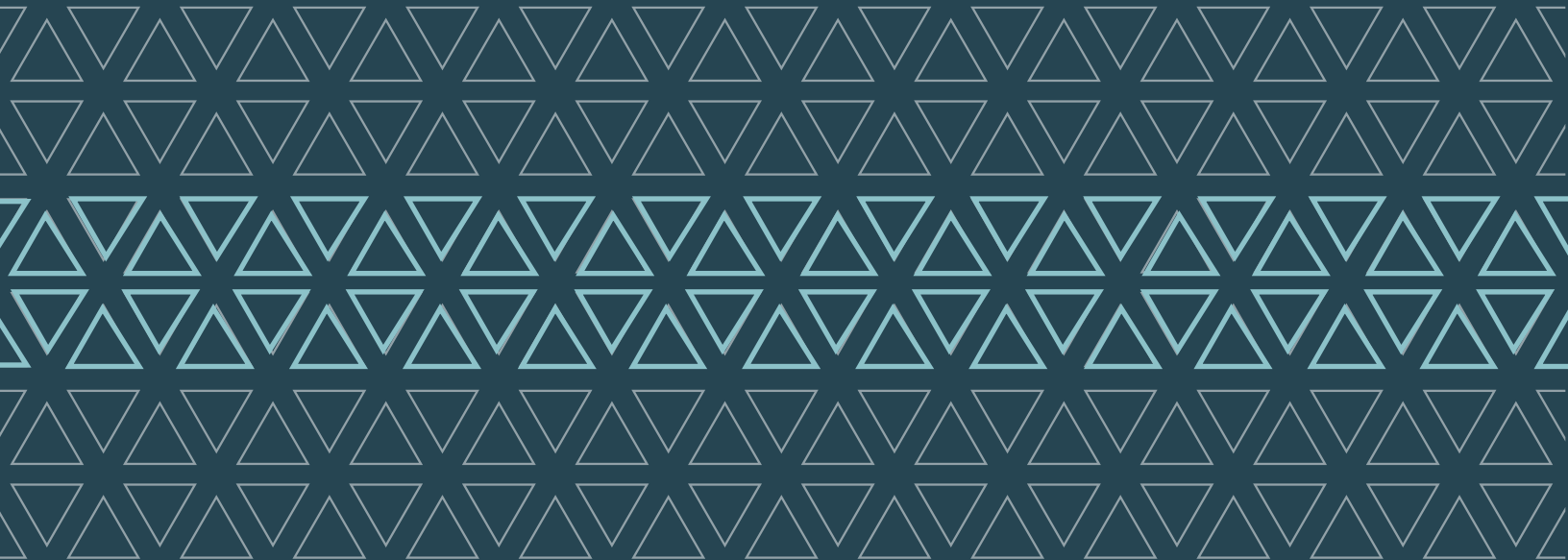


# 2515 | MCKINNEY



# PREMIER DESTINATION IN UPTOWN

## THE NEW 2515 MCKINNEY

2515 McKinney transforms the tenant experience, providing convenience and community with newly added on-site amenities and an abundance of surrounding retail offerings. The updated design and luxury finishes create an elevated work experience allowing tenants to thrive in an environment that will entice collaboration and engage productivity. Situated in a prime location of the most desired submarket in Dallas, with tremendous views and a presence on the Dallas skyline unlike any other, your new work address is calling.

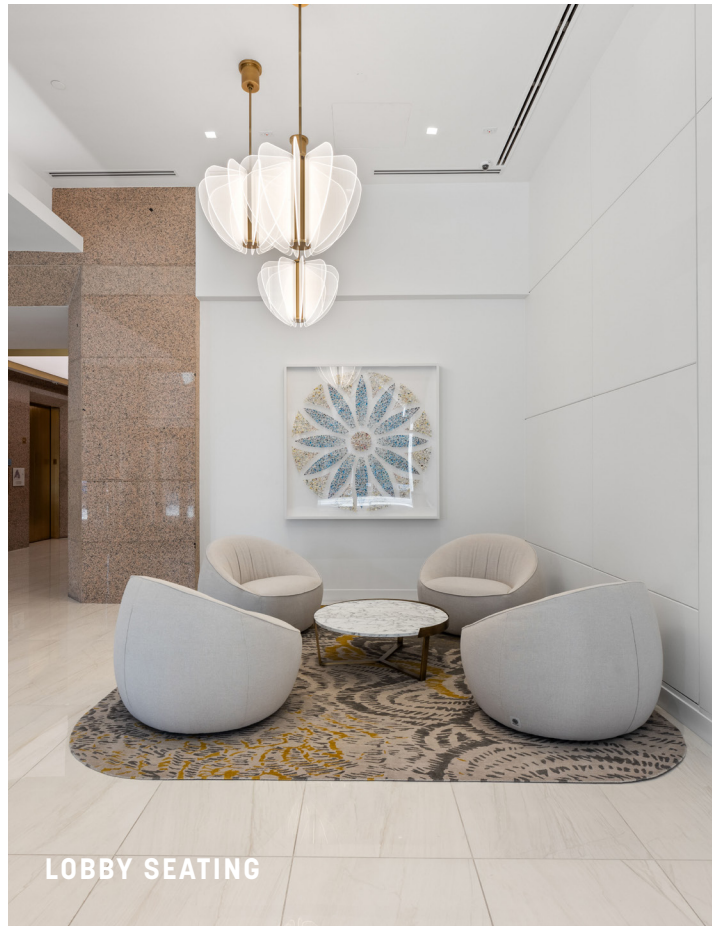


LOBBY SEATING





BUILDING ELEVATORS



LOBBY SEATING



TENANT LOUNGE





LDING LOBBY / GRAB AND GO SNACK STATION



**CLASS AA**

Office Space

**178,940**

Rentable Square Footage

**17**

Stories

**+/- 18,000 SF**

Typical Floor Size

**3:1,000**

Parking Ratio



UL Health Certified



LEED Silver Certified



BOARDROOM





FITNESS CENTER







FITNESS CENTER

# WE ARE STRONGER TOGETHER AT 2515 MCKINNEY

2515 McKinney's new and exclusive state-of-the-art fitness center is the new destination for all your fitness needs. This fitness center provides its guests with a luxury gym experience, complete with locker rooms, private showers, and hot towel service, all within your workplace.



FITNESS CENTER



# THE NEIGHBORHOOD

96

WALKING  
SCORE

150+

DINING  
OPTIONS

15+

FITNESS  
CENTERS

15+

NEARBY  
HOTELS

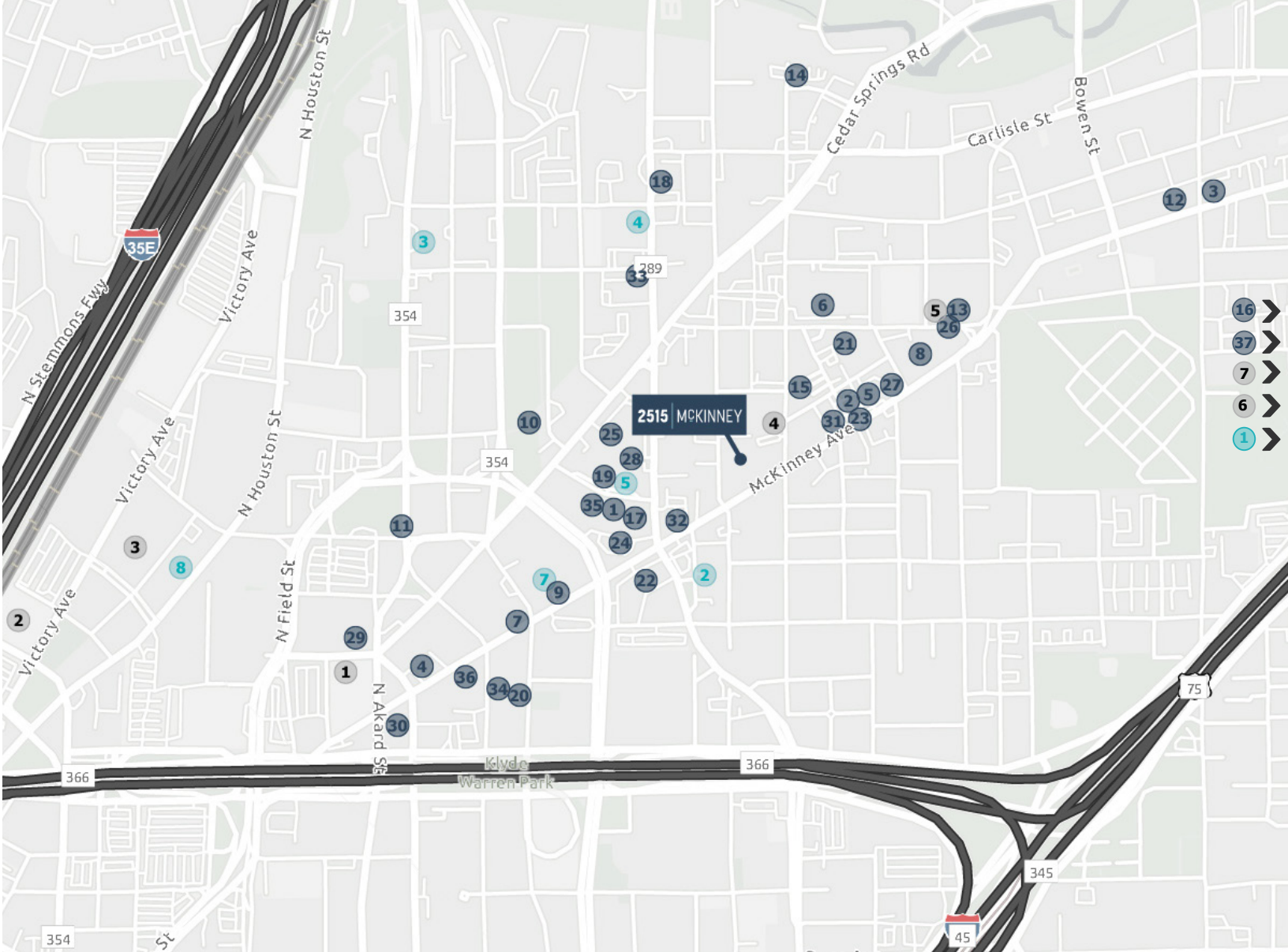
2515 McKinney sits in the heart of one of Dallas' most walkable neighborhoods. Tenants can easily enjoy over 200 restaurants and retailers at their doorstep as well as many of the city's most upscale hotels, such as The Crescent, Hotel Zaza, and The Ritz-Carlton. The neighborhood also offers a selection of fitness centers catering to uptown's true live, work, and play environment.

The Class AA building was recently renovated and includes a newly renovated lobby and tenant lounge, a new fitness center and outdoor patio, grab-and-go lunches and snacks and a management office conveniently located on the first floor.



OUTDOOR PATIO





# UNMATCHED WALKABILITY

## DINING

01. Ascension Coffee
02. Bowen House
03. Bread Winners Cafe & Bakery
04. Cava
05. Chipotle Mexican Grill
06. Crushcraft Thai Eats
07. Del Frisco's Double Eagle Steak House
08. Dream Cafe
09. Fearing's Restaurant
10. Flower Child
11. Happiest Hour
12. Hopdoddy Burger Bar
13. Jimmy John's
14. Katy Trail Ice House
15. Las Palmas Tex-Mex
16. Mi Cocina
17. Moxie's
18. Nick & Sam's

19. Nobu
20. Perry's Steakhouse & Grille
21. Pokeworks
22. Potbelly Sandwich Shop
23. S & D Oyster Company
24. Shake Shack
25. Sixty Vines
26. Starbucks
27. Tates
28. The Capital Grille
29. The Henry
30. Village Burger Bar
31. Yutaka Sushi Bistro
32. Truluck's
33. Uchi Dallas
34. Doc B's Fresh Kitchen
35. East Hampton Sandwich
36. Haywire
37. Sweetgreen
38. Whole Foods Market

## FITNESS

01. CorePower Yoga
02. Orange Theory Fitness
03. Mayweather Boxing
04. Pilates Methodology
05. Trophy Fitness Uptown
06. SoulCycle Uptown
07. Pure Barre

## HOTELS

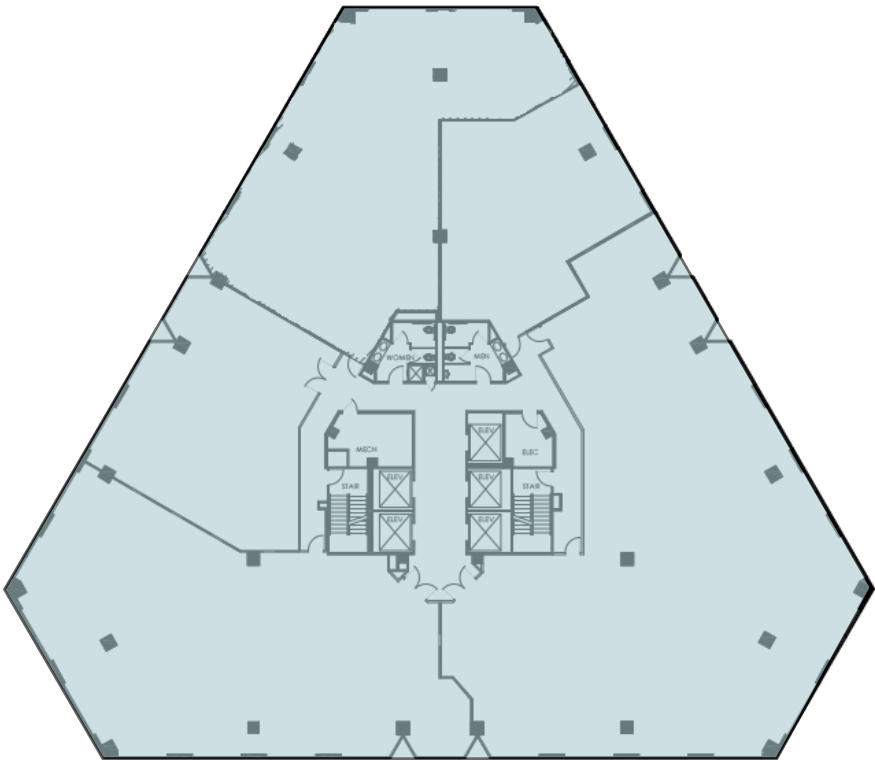
01. Canopy by Hilton Dallas Uptown
02. Hotel ZaZa Dallas Uptown
03. Hyatt House Dallas/Uptown
04. Le Méridien Dallas, The Stoneleigh
05. Rosewood Crescent Hotel
06. Rosewood Mansion on Turtle Creek
07. The Ritz-Carlton Spa
08. W Dallas - Victory



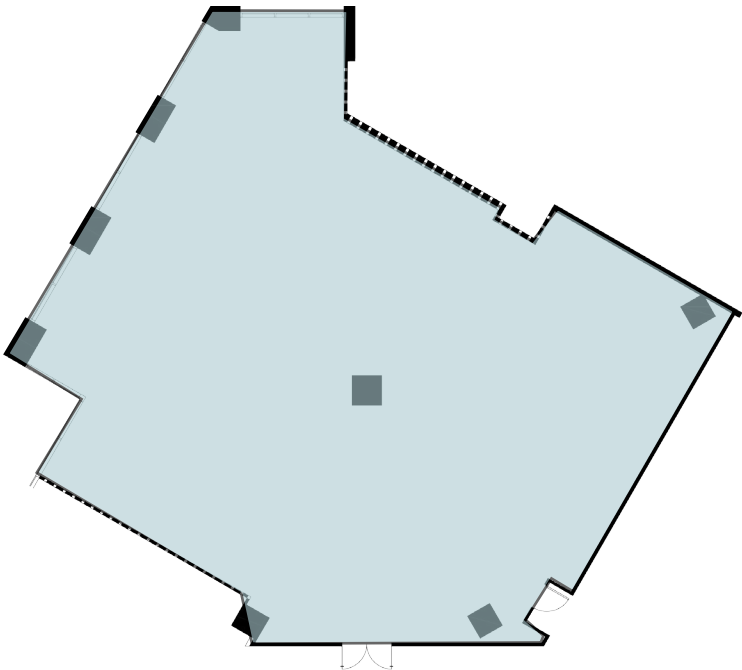
# FLOOR PLANS

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## TYPICAL FLOOR PLATE



## WHITEBOX SPACE | SUITE 100 | 4,550 SF





# FACT SHEET

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## Building

2515 McKinney Avenue, Dallas, TX 75201

Located at the corner of Fairmont and McKinney Avenue in Uptown

## Landlord

Institutional Investors advised by J.P. Morgan Global Alternatives

## Leasing Company

### Stream Realty Partners

Chase Lopez: 214.518.3630  
clopez@streamrealty.com

Patrick Cruz: 214.210.1315  
patrick.cruz@streamrealty.com

## On-Site Property Mangement

### Stream Realty Partners

Blair Miller: 214.953.3957  
blair.miller@streamrealty.com

## Year Built

1985  
2011 Renovated by Gensler  
2023 Renovated by Entos

## Number of Elevators

Four (4) passenger, and one (1) freight

## Parking

3:1,000 covered parking ratio located on floors 1-7

## Ceiling Height

Height to Grid: 8'8.5"  
Height to Structure: 12'6"

## Telecom Providers

Time Warner Cable and AT&T and TW Telecom

## Building HVAC

Monday – Friday: 7:00 AM – 6:00 PM  
Saturday: 8:00 AM – 1:00 PM

After hours HVAC = \$50 per hour

15-16 HVAC zones per floor

HVAC is provided by a (2) 275 ton central chilled water plant located on the roof and a Variable Air Volume system located on each floor.

The Building is heated by Fan Powered Mixing Boxes with electric strip heaters located on the perimeter zones by floor all controlled by a Trane Tracer Summit digital web-based Energy Management System.

Building's chiller system replaced in 2019.

## Security

2515 McKinney offers an, on-site security guard from 7:00 AM – 11:00 PM, Monday through Friday, 8:00 AM - 1:00 PM Saturday, as well as 24/7 monitored cameras on points of entry.

## Life/Fire Safety

Fire System: Fully-addressable and fully-sprinkled wet system in the Building and dry pipe in the garage.

## Emergency System

All emergency systems are backed up by a generator.

## Certifications

Silver Leed (2027)  
UL Verified (2024)

## Operating Expenses

\$18.42 per square foot

## Electricity Contract

\$2.28 per square foot  
8.5 watts per square foot



**2515** | MCKINNEY

## LEASING TEAM

CHASE LOPEZ

214.518.3630

[clopez@streamrealty.com](mailto:clopez@streamrealty.com)

PATRICK CRUZ

214.210.1315

[patrick.cruz@streamrealty.com](mailto:patrick.cruz@streamrealty.com)

