

# ONE MCKINNEY PLAZA

3232 McKinney Avenue, Dallas, Texas 75204



## VIBRANT UPTOWN LOCATION AT MCKINNEY AND HALL

<b>CONTIGUOUS SPACE</b>	1,323 - 70,652 rentable square feet
<b>LEASE TERM</b>	5 - 10 years
<b>RENTAL RATE</b>	\$26.00 - \$27.00 NNN Estimated 2017 Op Expenses \$13.70/rsf Estimated 2017 Electricity \$1.65/rsf
<b>COMMON AREA FACTOR</b>	16.80%
<b>OCCUPANCY RATE</b>	80%
<b>TENANT FINISH</b>	Negotiable
<b>BUILDING HOURS</b>	M-F 7:00 a.m. to 6:00 p.m. Sat 8:00 a.m. to 1:00 p.m.
<b>PARKING</b>	3 : 1000 ratio Garage Parking for Tenants and Visitors Reserved Garage - \$150.00/mo plus tax Unreserved Garage - \$75.00/mo plus tax

## FEATURES AND AMENITIES

- 15-Story Class A Office Project  
263,921 RSF  
15-Story Office Tower 248,489 RSF  
2-Story Retail Annex 15,432 RSF
- LEED Certified / Energy Star
- BOMA 360 Designated Building
- On-Site Management & Engineering by Gaedeke Group
- 24/7 On-Site Courtesy Officer  
24/7 Card Key Access
- Tenant Lounge, Conference Facility and Exterior Terrace with complimentary Wi-Fi connectivity
- Superior Views of Downtown Dallas and Turtle Creek
- Shoe Shine Service
- McKinney Avenue Trolley Stop
- Upscale Dining at Del Frisco's Grille and Patrizio
- Fiberoptics Providers: AboveNet, Cogent, Level3, Time Warner, XO Communications
- Convenient Access to Love Field and DFW Airport
- Walkscore 94 - WALKER'S PARADISE



## LEASING INFORMATION:

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