

ONE MCKINNEY PLAZA

3232 McKinney Avenue, Dallas, Texas 75204

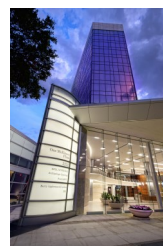
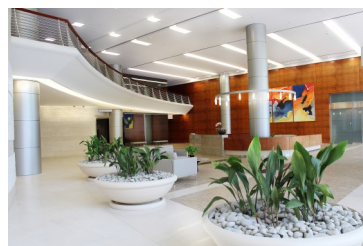
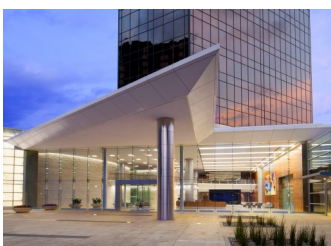


VIBRANT UPTOWN LOCATION AT MCKINNEY AND HALL

CONTIGUOUS SPACE	1,323 - 63,689 rentable square feet
LEASE TERM	5 - 10 years
RENTAL RATE	\$26.00 - \$27.00 NNN Estimated 2018 Op Expenses \$13.69/rsf Estimated 2018 Electricity \$1.65/rsf
COMMON AREA FACTOR	16.80%
OCCUPANCY RATE	77%
TENANT FINISH	Negotiable
BUILDING HOURS	M-F 7:00 a.m. to 6:00 p.m. Sat 8:00 a.m. to 1:00 p.m.
PARKING	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
- Fiberoptics Providers:
AboveNet, Cogent, Level3, Time Warner, XO Communications
- Convenient Access to Love Field and DFW Airport
- Walkscore 90 - **WALKER'S PARADISE**



LEASING INFORMATION:

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