



M

ONE MCKINNEY

3232 McKinney Avenue
Dallas, Texas 75204

LEASING TEAM

ELLIOT PRIEUR

eprieur@gaedeke.com
214.273.3333

ALLISON JOHNSTON

ajohnston@gaedeke.com
214.273.3322



GAEDEKEGROUP

THE BUILDING

Class A
Total project 263,921 RSF
15-story office 248,489 RSF
2-story retail annex 15,432 RSF
LEED / Energy Star

THE PERKS

ON-SITE AMENITIES

On-site management and engineering by Gaedeke Group
Del Frisco's Grille
Tenant lounge
Conference facility
Exterior terrace with Wi-Fi
Superior downtown / Turtle Creek views
Garage parking for tenants and visitors
24/7 card key access and on-site courtesy officer
Shoe shine service

ACCESS

Convenient to Love Field and DFW Airports
Curbside McKinney Avenue Trolley stop
Unmatched walkability - 90 walk score

THE FACTS

AVAILABILITY	958 - 109,440 contiguous RSF
LEASE TERM	5 - 10 years
RENTAL RATE	\$24.00-\$26.00 NNN + E Estimated 2018 OPEX \$14.56 / RSF Estimated 2018 Electricity \$1.81 / RSF
COMMON AREA FACTOR	16.80%
OCCUPANCY RATE	81.5%
TENANT FINISH	Negotiable
BUILDING HOURS	Monday - Friday 7:00 a.m. to 6:00 p.m. Saturday 8:00 a.m. to 1:00 p.m.
PARKING	3:1000 ratio Reserved Garage \$150.00/month plus tax Unreserved Garage \$75.00/month plus tax
FIBEROPTICS PROVIDERS	AboveNet Cogent Level Spectrum Business Fiber XO Communications

