



McKINNEY & OLIVE



Property Highlights

- A 20-story Class AA office building located in Uptown Dallas
- Situated at the intersection of McKinney Avenue and Olive Street, this prime location offers premier office spaces alongside exclusive restaurant and retail options
- Boasting an impressive **Walk Score** of 93
- **THE YARD** | Experience a vibrant ground-floor piazza and an inviting 5th floor terrace
- **EATS** | Multiple dining options available on the ground level to suit every palate
- **MEET** | A conference center on the 5th floor with a capacity for 80 individuals
- **MOVE** | State-of-the-art fitness studio managed by Trophy Fitness, featuring cutting-edge equipment and luxurious spa-like locker rooms
- On-site valet services and 24/7 security monitoring



Granite

Location

2121 McKinney Avenue
Dallas, Texas 75201

Rental Rate

\$62.00 NNN

OPEX

\$25.87 PSF

Electric

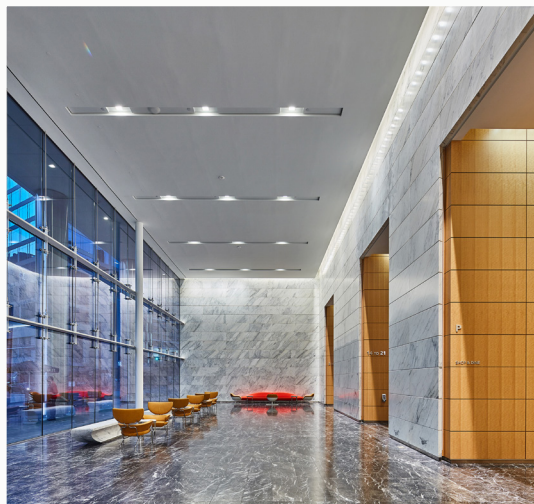
\$0.98 PSF

Parking Details

2.75:1,000

Reserved: \$250-\$350/month

Unreserved: \$175/month



Leasing Information

Robert Jimenez, 972-731-2367
rjimenez@graniteprop.com

Burson Holman, 972-731-2364
bholman@graniteprop.com

Elizabeth Fortado, 972-731-2354
efortado@graniteprop.com

McKinneyandOlive.com
GraniteProp.com