



# **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**

\$65.00 - \$67.00 NNN

## **OPEX**

\$25.87 PSF

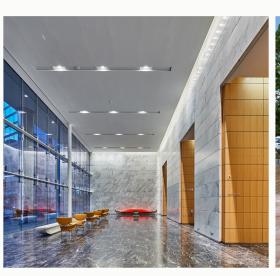
#### Electric

\$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

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