

17 SEVENTEEN

1717 McKinney Avenue | Dallas, TX 75202





YES, WE HAVE A ONE-ACRE ROOFTOP DECK...

17Seventeen is a 19-story Class AA office tower located in the **heart of Uptown**. The building is situated on the corner of McKinney Avenue and North Akard Street making it walkable to Uptown, the Arts District, Downtown, and Victory Park.

17Seventeen's main attraction is the **one-acre rooftop deck** (yes, it's the largest amenity deck in Dallas). The space is heavily landscaped with greenery, fire pits, tables, and a pool.

The building also boasts a **22-story LED light feature** that changes color based on whether the Mavs or the Stars are playing next door. American Airlines Center is a quick five-minute walk from the building.

AND A LOCATION THAT SPEAKS FOR ITSELF.

You can walk just about anywhere in Uptown from 17Seventeen, and we have the **94 walk score** to prove it. Some of our favorite spots include The Henry, Meso Maya, CorePower Yoga, Tom Thumb, and The Happiest Hour.

Klyde Warren Park is also only a stone's-throw away, which means you could be in food truck heaven around lunchtime. Ask us about the upcoming park expansion.



NORTH
ITALIA

THE HENRY

MESOMAYA
COMIDA Y COPAS

WATER GRILL
EST. 1989
UPTOWN

EL FENIX
MEXICAN RESTAURANT
SINCE 2016

**VILLAGE
BURGER
BAR**



DRIVE TIMES

2 MINUTES
Downtown

10 MINUTES
Love Field Airport

30 MINUTES
DFW Airport
Legacy / Frisco

345

75

THE BUILDING HAS AMENITIES FOR DAYS.

In addition to the one-acre rooftop deck, the building is home to a 4,000 SF fitness center, locker rooms, a building conference center / tenant lounge, and a fantastic deli.

17Seventeen is connected to Gables Park 17, a luxury apartment community.

- 3:1000 parking
- Large conference center
- Locker rooms
- Tenant lounge
- Regions Bank drive-thru and ATM
- 24/7 cardkey access and on-site courtesy officer
- On-site management and engineering by Gaedeke Group



COME SEE FOR YOURSELF.

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