



# M ONE MCKINNEY

3232 McKinney Avenue  
Dallas, Texas 75204

## LEASING TEAM

### ELLIOT PRIEUR

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### ALLISON JOHNSTON

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**GAEDEKE**GROUP



## 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 / WiredScore Certified Gold

## 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** \$26.00-\$28.00 NNN + E

Estimated 2019 OPEX \$13.31 / RSF

Estimated 2019 Electricity \$2.03 / 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

### FIBEROPTIC PROVIDERS

AT&T

Century Link

Cogent

Spectrum Business Fiber

XO Communications

Zayo

