

MCKINNEY & OLIVE



EXCLUSIVE 2ND GENERATION
RESTAURANT OPPORTUNITY

CBRE



MCKINNEY & OLIVE IS A ONE-OF-A-KIND, CLASS AA OFFICE BUILDING

designed by world-renowned architect Cesar Pelli offering world-class architecture, 507,000 SF premier office space, and exclusive restaurant and retail in the vibrant neighborhood of Uptown Dallas.

The bold architecture of the glass tower provides an eye-catching backdrop to the equally impressionable retail Piazza, which boasts 50,000 SF of ground floor retail and restaurant tenants such as Del Frisco's Double Eagle Steakhouse, Mexican Sugar, Feng Shui, Starbucks, Leela's Wine Bar, DryBar, Cycle Bar, and Doc B's.

DESTINATIONS & DINING

Located at the premier intersection of McKinney and Olive Street, the building is a short walk from Klyde Warren Park and the Dallas Arts District.

HOTELS

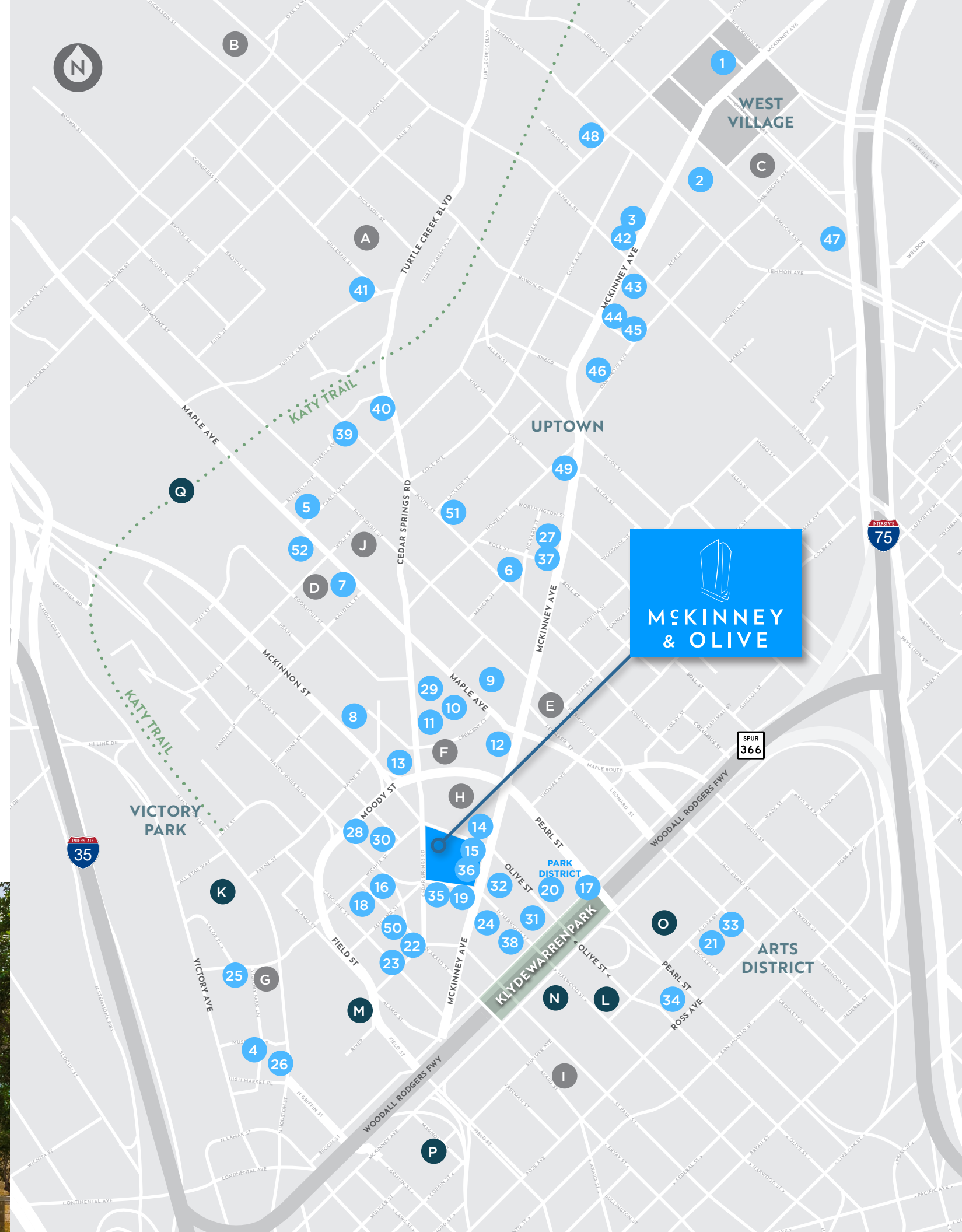
- A The Mansion on Turtle Creek
- B Warwick Melrose
- C Canopy by Hilton
- D Le Méridien Dallas, The Stoneleigh
- E Hotel ZaZa
- F Hotel Crescent Court
- G W Dallas Victory
- H The Ritz-Carlton
- I The Fairmont
- J Marriott Uptown

OTHER ATTRACTIONS

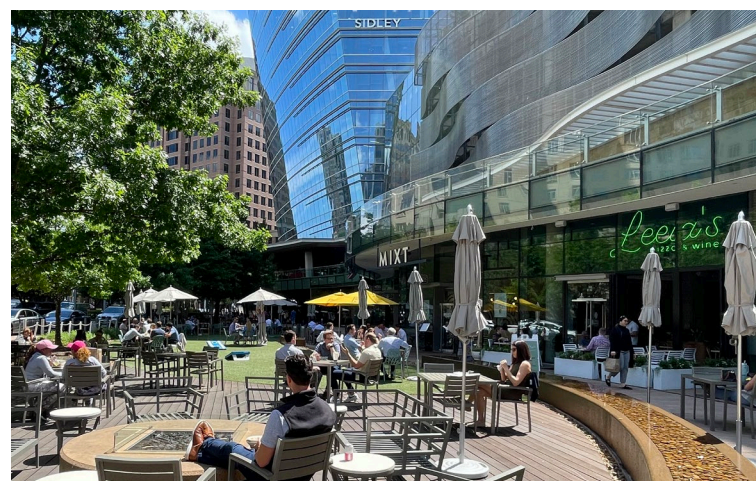
- K American Airlines Center
- L Nasher Sculpture Garden
- M Perot Museum of Nature & Science
- N Dallas Museum of Art
- O Winspear Opera House
- P The Dallas World Aquarium
- Q The Katy Trail

DINING/ENTERTAINMENT DESTINATIONS

- | | |
|------------------------------|-----------------------------------|
| 1 West Village Restaurants | 27 Bowen House |
| 2 Future Central Market | 28 Saint Ann |
| 3 Bread Winners Cafe | 29 Nobu |
| 4 Mesero | 30 Mercat Bistro |
| 5 Nick and Sam's | 31 Mi Cocina on the Park |
| 6 Las Palmas | 32 STK Steakhouse |
| 7 Uchi and Uchiba | 33 La Stella |
| 8 Flower Child | 34 Sloane's Corner |
| 9 Trulucks | 35 Sugar Factory |
| 10 Capital Grille | 36 Mexican Sugar |
| 11 Sixty Vines | 37 S&D Oyster Company |
| 12 Moxie's | 38 Miriam Cocina Latina |
| 13 Ocean Prime | 39 Katy Trail Ice House |
| 14 Fearings | 40 Texas de Brazil |
| 15 Del Frisco's Double Eagle | 41 The Mansion Restaurant |
| 16 Happiest Hour | 42 Primo's |
| 17 Yardbird | 43 Mi Cocina |
| 18 Te Deseo | 44 Ka Thai |
| 19 Doc B's | 45 Blue Sushi |
| 20 Perry's Steakhouse | 46 San Martin Bakery & Restaurant |
| 21 Musume | 47 The Rustic |
| 22 The Henry | 48 Gloria's Latin Cuisine |
| 23 North Italia | 49 Dream Café |
| 24 Haywire | 50 Royal 38 |
| 25 Hero Sports Bar | 51 Two Hands (coming soon) |
| 26 Billy Can Can | 52 Catch (coming soon) |



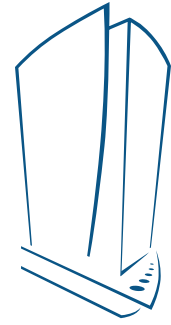
VALET & GARAGE PARKING AVAILABLE



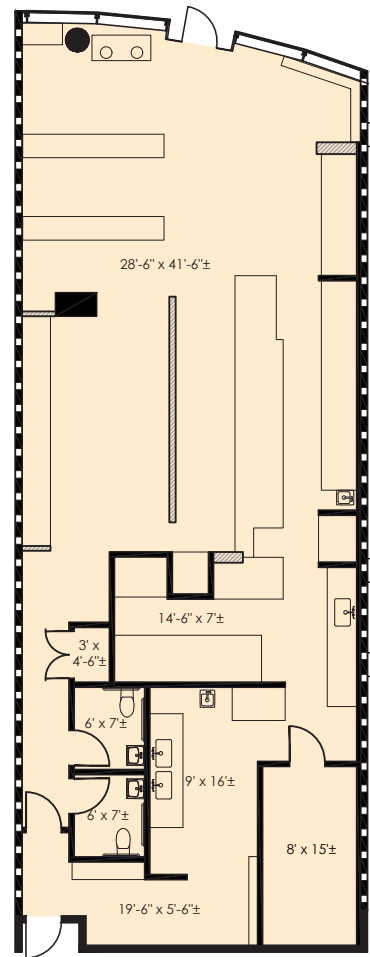


RESTAURANT LAYOUT

2,423 RSF



PATIO OPPORTUNITY



**Perry's Steakhouse. Nick and Sam's. Las Palmas.
Uchi and Uchiba. Trulucks. Flower Child. Capital
Grille. Sixty Vines. Moxie's. Ocean Prime. Fearings.
Del Frisco's Double Eagle. Happiest Hour.
Yardbird. Te Deseo. Doc B's. STK Steakhouse.
Sloane's Corner. Musume. The Henry. North
Italia. Haywire. Billy Can Can. Bowen House.
Saint Ann. Nobu. Bread Winners Cafe. Mi Cocina.
La Stella. Catch. Doce Mesas. Mercat Bistro.**

MCKINNEY & OLIVE



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Granite

 **Highwoods®**