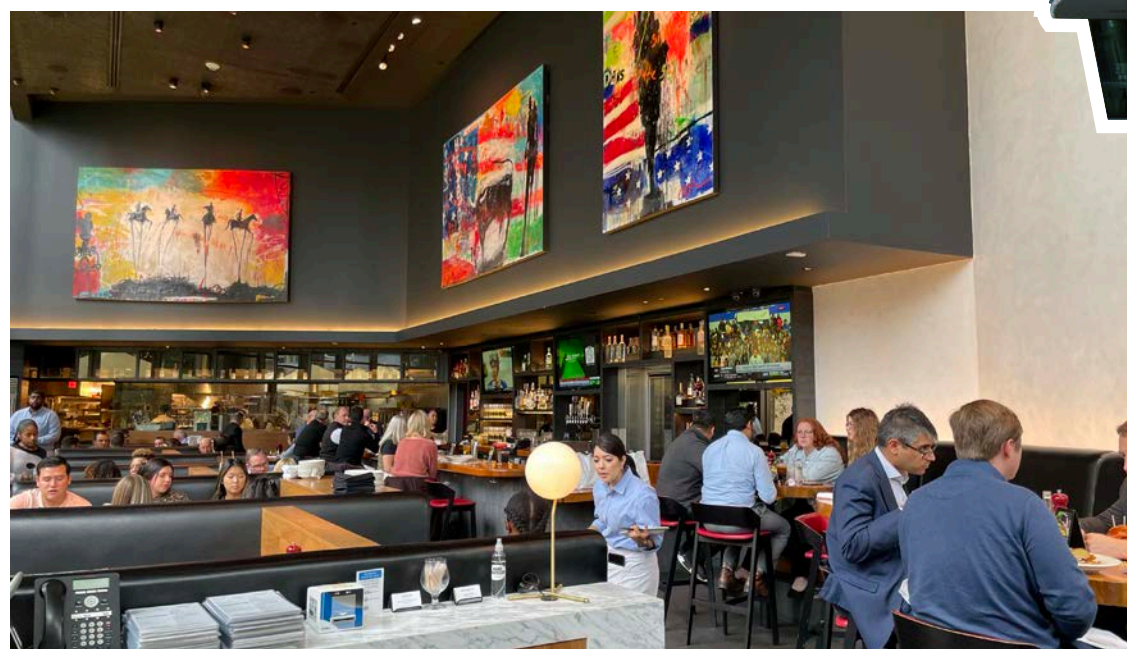


MCKINNEY & OLIVE

2021 MCKINNEY AVE



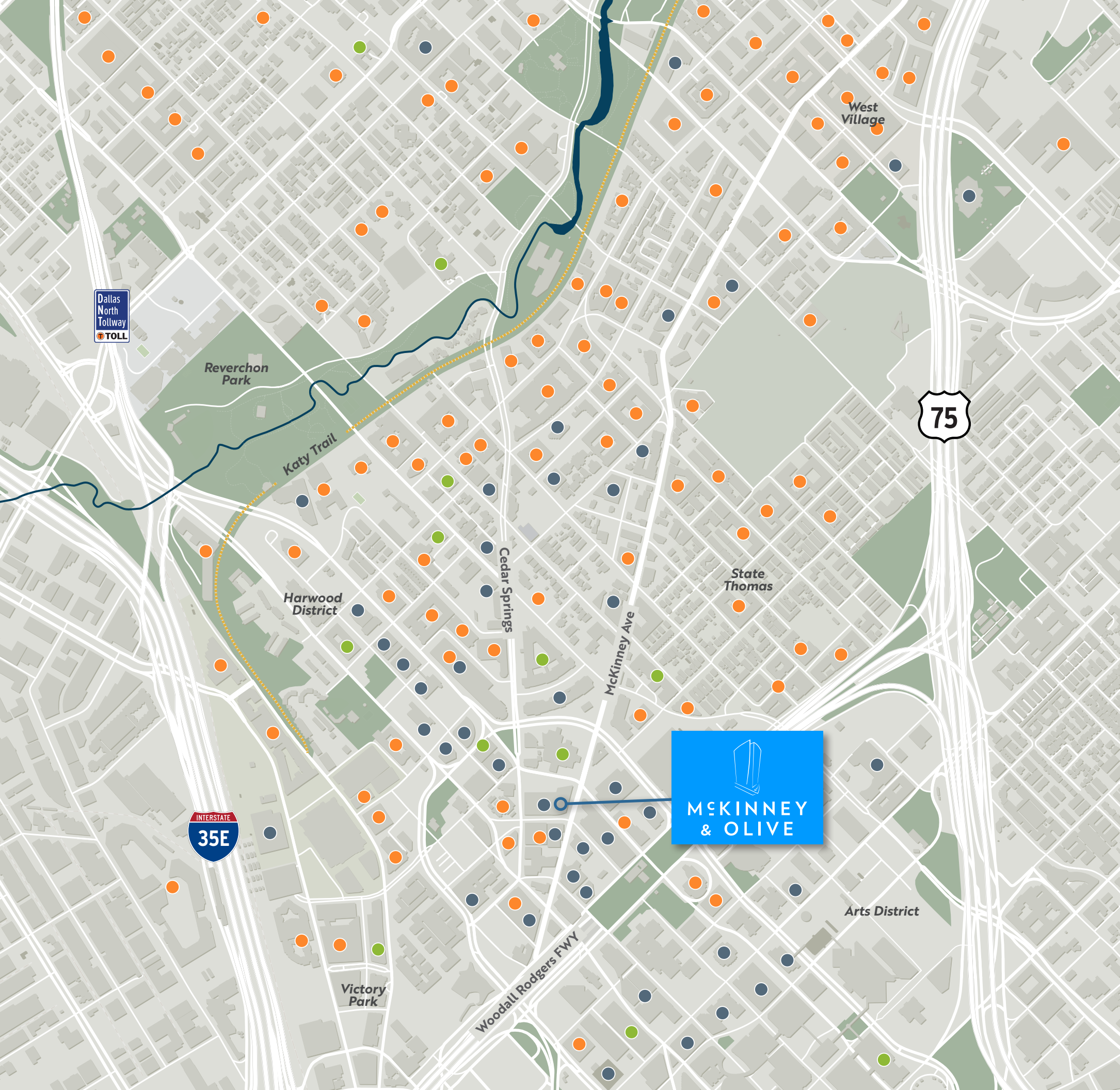
EXCLUSIVE 2ND GENERATION
RESTAURANT OPPORTUNITY



MCKINNEY & OLIVE IS A CLASS AA OFFICE BUILDING

designed by world-renowned architect Cesar Pelli offering world-class architecture, 550,000+ SF premier Class AA office space occupied by law firms and financial groups, 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, and Sweat 440.



WELCOME TO UPTOWN

Blending chic urban living with walkable streets, standout dining, and beloved local spots, Uptown serves as Dallas' premier business and lifestyle district.

14M+ SF
Office Square Footage

45+
Office Buildings (50k SF+)

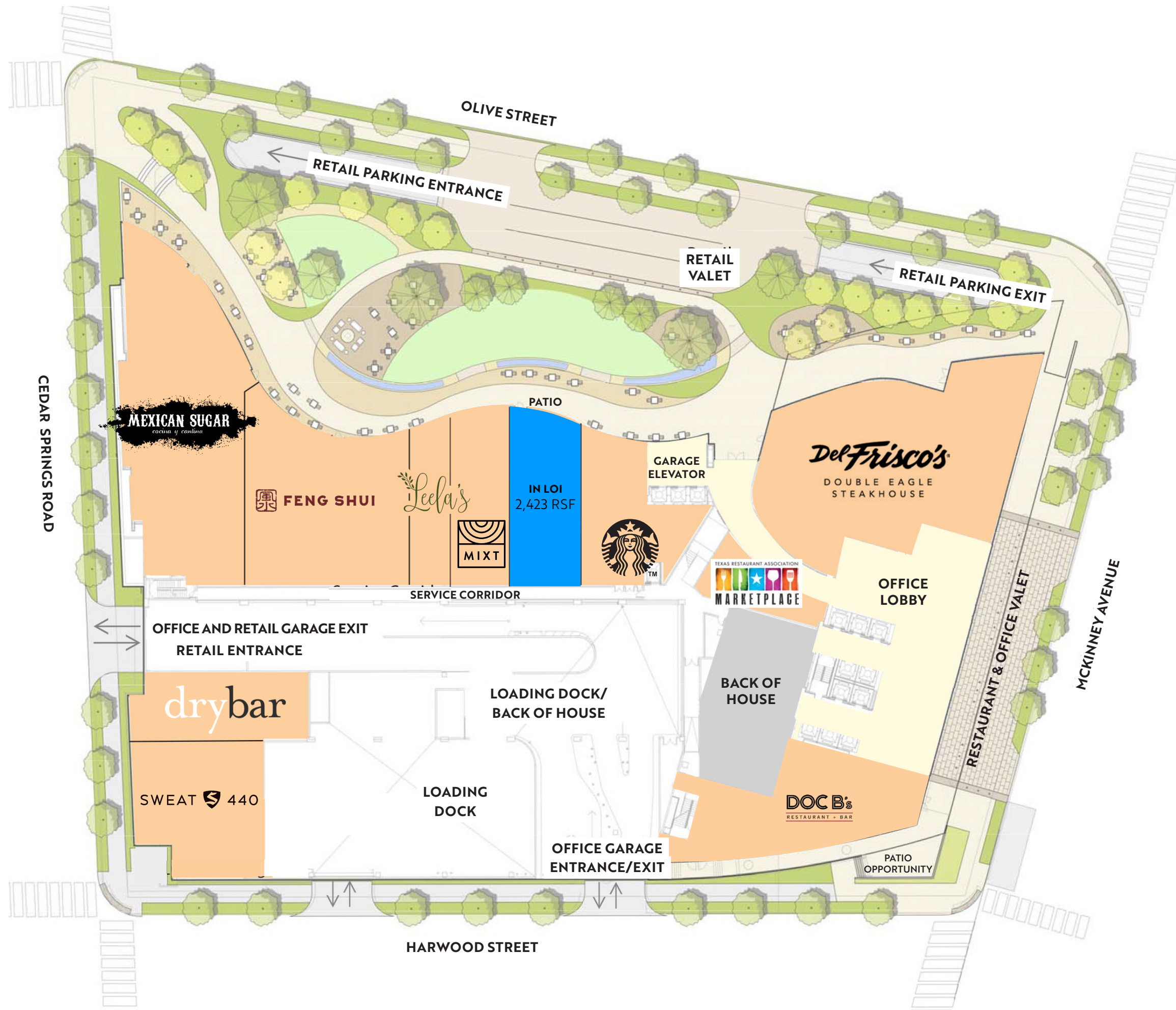
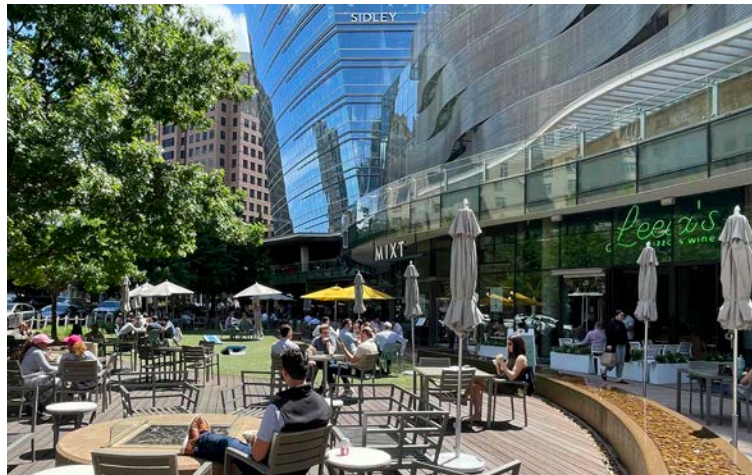
41K+
Housing Units

114+
Multifamily Complexes (20+ units)

8K+
Hotel Keys

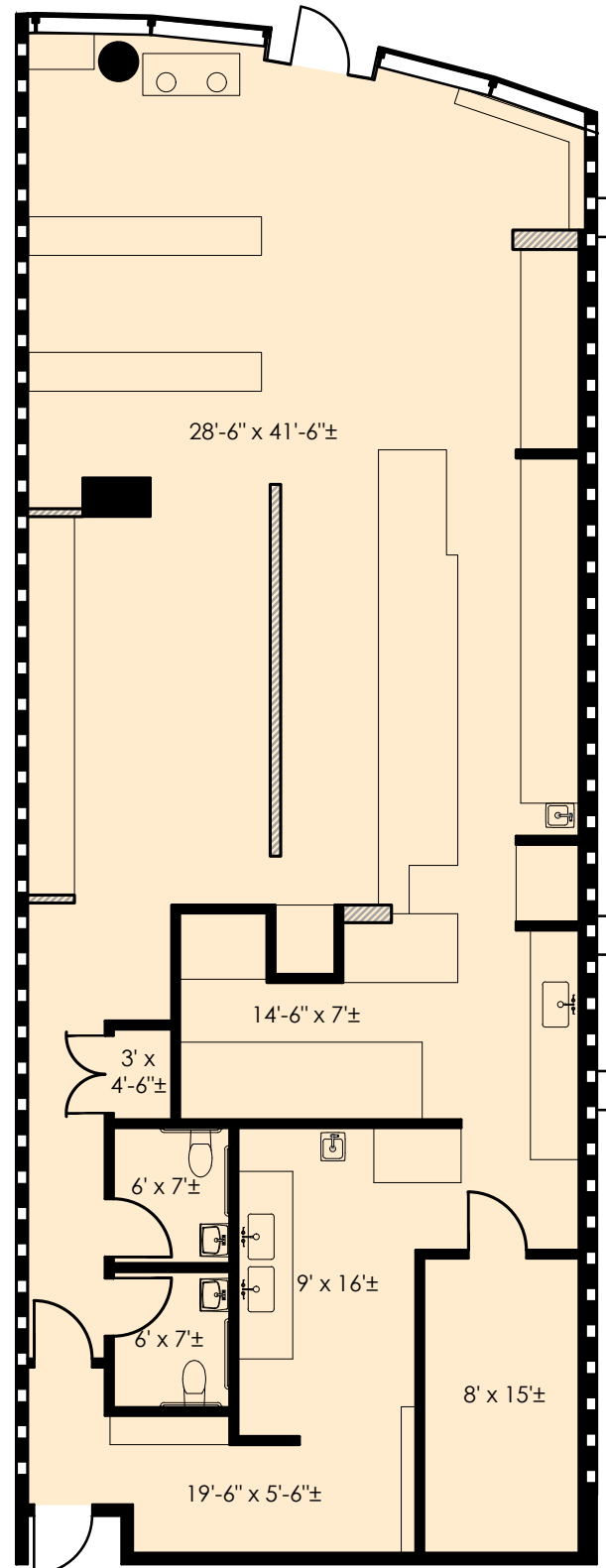
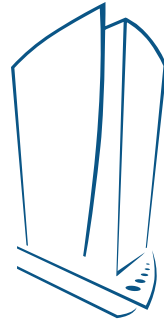


VALET & GARAGE PARKING AVAILABLE



RESTAURANT LAYOUT

2,423 RSF

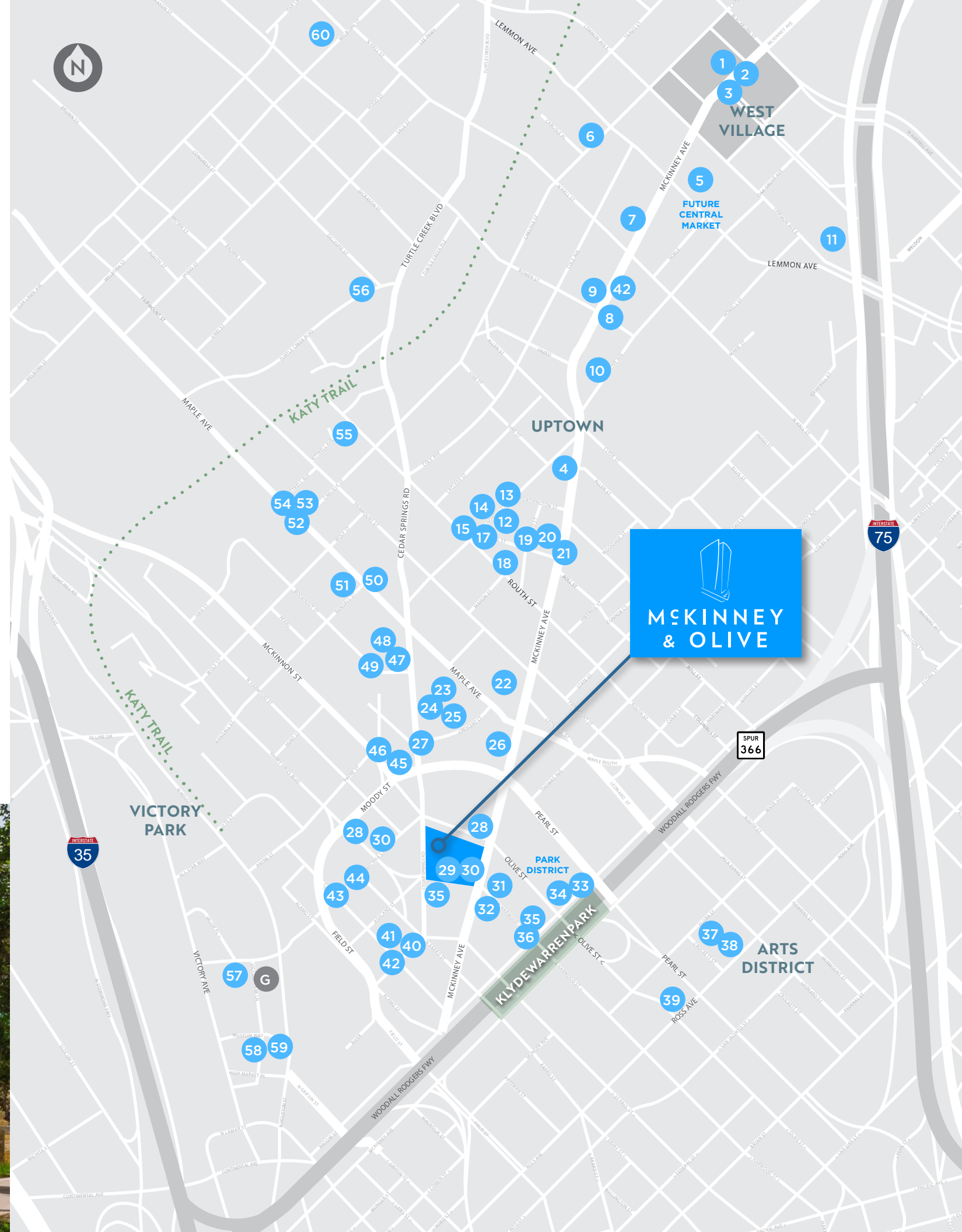
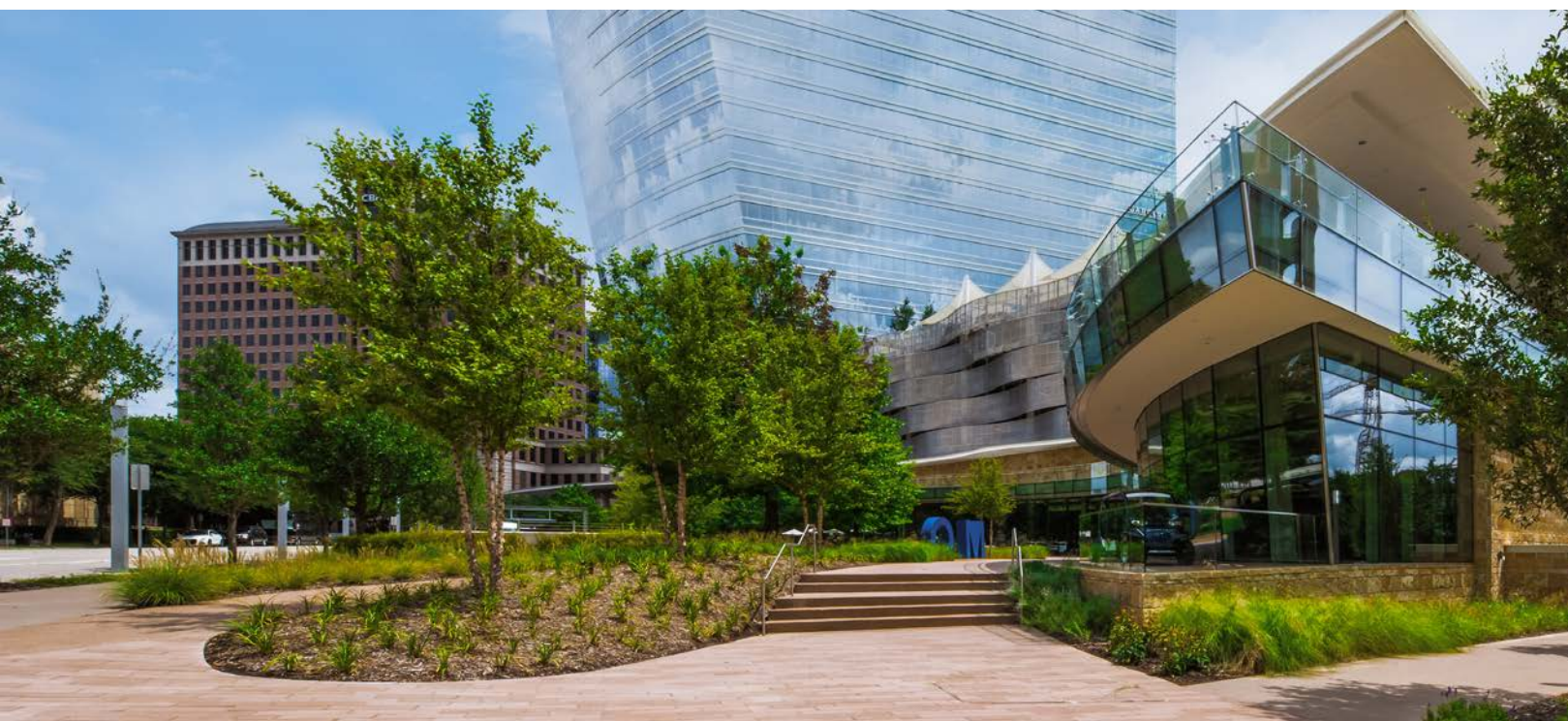


DINING & ENTERTAINMENT

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.

DINING/ENTERTAINMENT DESTINATIONS

- | | | |
|-----------------------------------|------------------------------|---------------------------------|
| 1 Hudson House | 22 Trulucks | 43 Te Deseo |
| 2 Malai | 23 Capital Grille | 44 Happiest Hour |
| 3 DL Macks | 24 Sixty Vines | 45 Ocean Prime |
| 4 Gloria's Latin Cuisine | 25 Nobu | 46 Flower Child |
| 5 Future Central Market | 26 Moxie's | 47 Little Ruby's |
| 6 The Rustic | 27 Avra | 48 Torchy's Tacos (Coming Soon) |
| 7 Lyla | 28 Fearings | 49 Elephante |
| 8 Blue Sushi | 29 Mexican Sugar | 50 Nuri Steakhouse |
| 9 Mi Cocina | 30 Del Frisco's Double Eagle | 51 Uchi and Uchiba |
| 10 Ka Thai | 31 STK Steakhouse | 52 Catch |
| 11 San Martin Bakery & Restaurant | 32 Haywire | 53 Nick and Sam's |
| 12 Dream Café | 33 Yardbird | 54 Doce Mesas |
| 13 Written by the Seasons | 34 Perry's Steakhouse | 55 Katy Trail Ice House |
| 14 Domodomo | 35 Miriam Cocina Latina | 56 The Mansion Restaurant |
| 15 The Bread Club | 36 Mi Cocina on the Park | 57 Hero Sports Bar |
| 16 Mamani | 37 La Stella | 58 Mesero |
| 17 Two Hands | 38 Musume | 59 Billy Can Can |
| 18 Las Palmas | 39 Sloane's Corner | 60 Babel |
| 19 Bowen House | 40 The Henry | |
| 20 S&D Oyster Company | 41 North Italia | |
| 21 Cache Bar | 42 Ten Sushi | |



MCKINNEY & OLIVE



For additional information, please contact:

Jack Gosnell

214 577 2123

jack.gosnell@cbre.com

Elizabeth Herman Fulton

707 889 7872

elizabeth.herman@cbre.com

Marissa Stave

214 709 4779

marissa.stave@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE

Granite

 **Highwoods**