



MCKINNEY & OLIVE

MCKINNEY & OLIVE

Office

Net Rentable Area	507,525 SF
Parking Ratio	2.75:1,000
Typical Floor Plate	28,000 SF
Typical Floor Ceiling Height	10' 0"
Amenities	Fitness Studio, Conference Center, Outdoor Terrace, Outdoor Piazza, On-Site Retail, Wi-Fi in Common Areas, Valet Parking
Awards	



Retail

Net Rentable Area	50,000 SF
Tenant Mix	Fine Dining, Casual Dining, Coffee, Specialty Services
Retail Customers	Del Frisco's Double Eagle Steak House, Doc B's Restaurant + Bar, Starbucks, Mexican Sugar, Leela's Wine Bar, Feng Shui, MIXT, CycleBar, Drybar

Overview

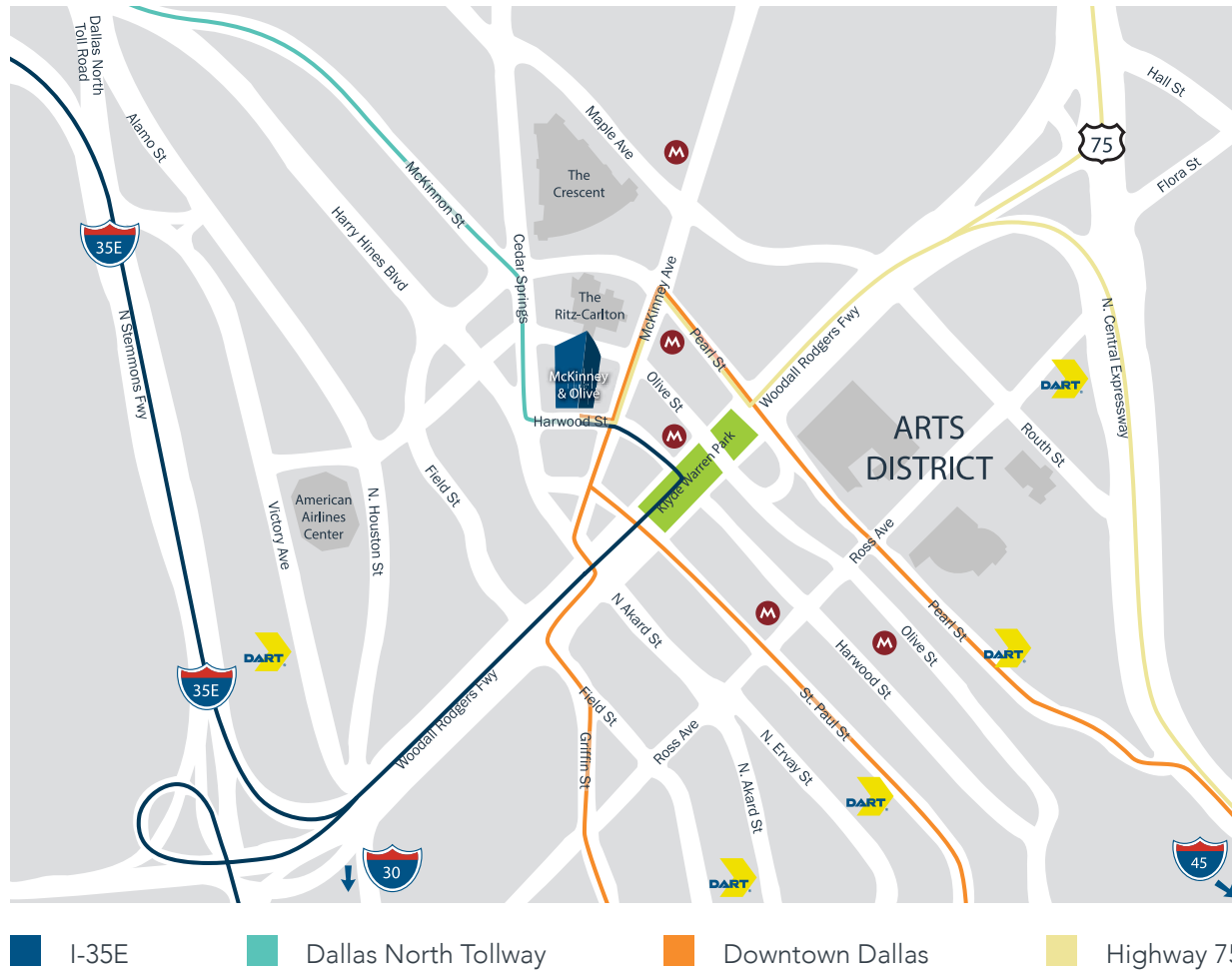
McKinney & Olive is a one-of-a-kind, 20-story Class AA office building, designed by world-renowned architect Cesar Pelli offering world-class architecture, premier office space, and exclusive restaurant and retail in the vibrant, pedestrian-oriented neighborhood of Uptown Dallas.

In an effort to serve both the customers and the community, 50,000 rentable square feet of McKinney & Olive is dedicated to ground-floor retail. The development includes a generous 1-acre piazza designed by James Burnett. The 1-acre piazza features numerous mature shade trees and is available to both customers and the community, further supporting Dallas' vision to increase parks and public spaces in urban areas.

McKinney & Olive has implemented new measures to provide a safe space for our customers and visitors. MERV 13 rated filters have been installed on all air handlers. MERV 13 filters have the ability to block tiny particles including bacteria and viruses. To further sanitize, all air handler coils are cleaned with hot water and disinfected. To top of our air quality, outside air is heavily filtered with UV light sterilization. NanoSeptic technology has been applied to surfaces throughout the building. Powered by light, NanoSeptic surfaces utilize mineral nano-crystals, which create a powerful oxidation reaction. Working 24/7, the surface continually oxidizes organic contaminants. The NanoSeptic surface uses no poisons, heavy metals, or chemicals.



Superior Location





Grand Lobby



Grand Lobby



Concierge Floor Lobby



Concierge Floor Lobby

We're very happy to build McKinney & Olive in Uptown, which we consider the most vibrant and elegant piece of Dallas. We believe our building will contribute to the strength of it's character and make Uptown a richer, more interesting place.

— Cesar Pelli, Architect

Building Features & Amenities



Located in the Heart
of Uptown Dallas



2.75:1,000
Garage Parking



93
Walk Score



1 Acre
Vibrant Outdoor Piazza



On-Site Restaurants and
Trend-Setting Retail



Convenient
Freeway Access



State-of-the-Art
Fitness Center



80-Person
Conference Center



24-Hour
On-Site Security



Situated Along the Route
of the M-LINE Trolley

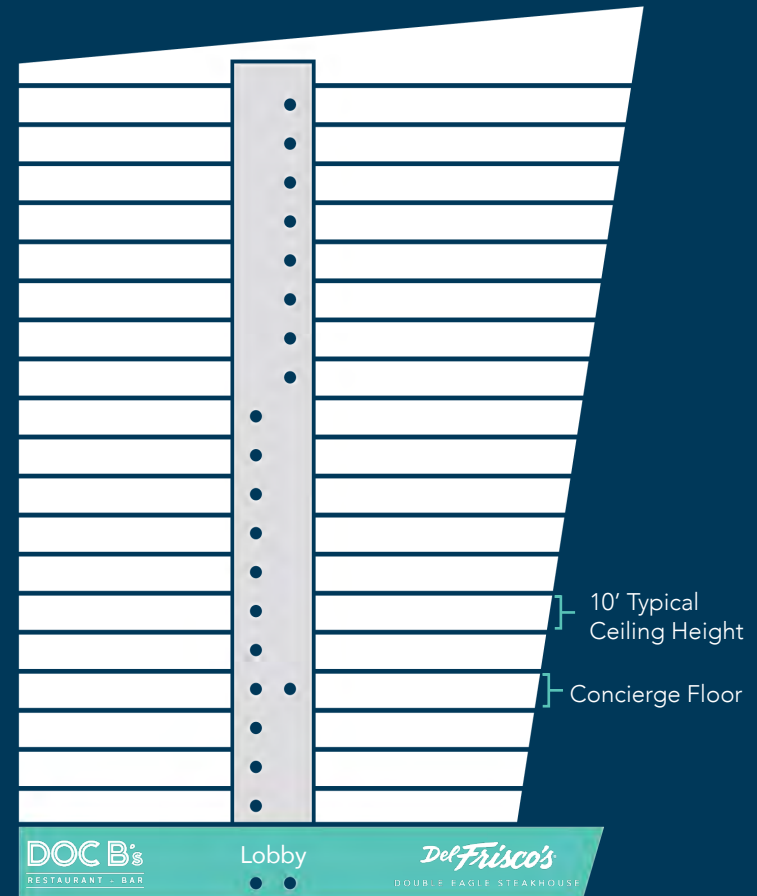


Stacking Diagram

The net rentable area for the building is approximately 558,000 square feet, with 507,525 net rentable square feet allocated to the office component of the development.

Typical floor net rentable area is approximately 28,000 square feet. The low rise elevators serve levels 2 through 12 and the high rise elevators serve levels 14 through 21.

27,175 RSF	21
31,299 RSF	20
31,072 RSF	19
30,751 RSF	18
30,464 RSF	17
30,078 RSF	16
29,399 RSF	15
29,014 RSF	14
28,532 RSF	12
28,365 RSF	11
28,036 RSF	10
27,705 RSF	9
27,487 RSF	8
27,043 RSF	7
26,707 RSF	6
24,345 RSF	5
17,314 RSF	4
17,731 RSF	3
15,007 RSF	2
50,514 RSF	1



Parking Level 1

Parking Level 2

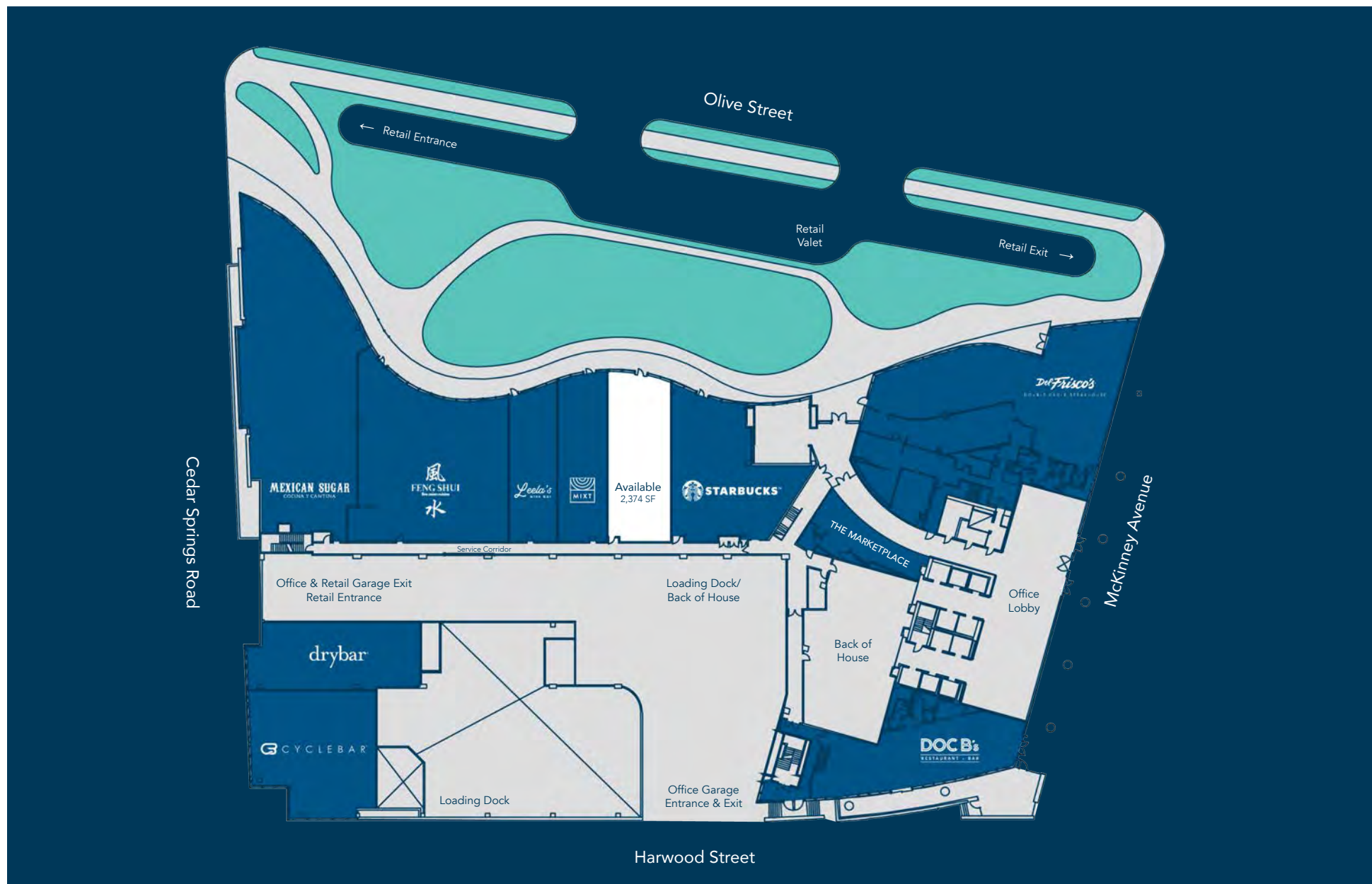




Retail

In addition to office space and amenities, there is 50,000 rentable square feet of ground-level retail space. The award-winning Del Frisco's Double Eagle Steak House is the flagship restaurant at McKinney & Olive. The fine-dining restaurant is located at the main entrance on McKinney Avenue overlooking the vibrant outdoor piazza. Doc B's Restaurant + Bar, Starbucks, MIXT, Leela's Wine Bar and Mexican Sugar offer dining at various price points.

Beyond the sweeping views of Uptown and Downtown Dallas, the exceptional culinary experiences at McKinney & Olive are enhanced by the beautifully landscaped piazza and gathering space – filled with umbrella-covered tables, park benches and water features.





Granite Properties is a privately held commercial real estate investment, development, and management company founded in 1991. The firm owns 12 million square feet of high-quality office space in Dallas, Houston, Atlanta, Denver, Southern California, Boston, and Nashville. Granite is an established investor, developer, and manager with a focus on sustainable, highly-amenitized projects. It has completed more than \$10.3 billion in real estate transactions and more than 30 million square feet of real estate development and acquisitions. Current active development projects in Atlanta, Boston, and Dallas total over 2 million square feet with total costs over \$1.5 billion. Granite focuses on creating extraordinary customer experiences through mixed-use environments, rich amenities, customer-centric service, and innovative wellness features. Granite, NAIOP's 2022 Developer of the Year, was named one of Fortune Magazine's Best Workplaces nine times, ranking #8 on their 2022 Best Workplaces in Real Estate list.



Highwoods is in the work-placemaking business. We believe that by creating environments and experiences where the best and brightest can achieve together what they cannot apart, we can deliver greater value to our customers. Our goal is to provide thoughtful, intentional workplaces where, together, we can create commute-worthy spaces that will recruit, retain, and return talent to the workplace.

Headquartered in Raleigh, Highwoods is a publicly-traded (NYSE:HIW) real estate investment trust (REIT) and a member of the S&P MidCap 400 Index. We are a fully-integrated office REIT that owns, develops, acquires, leases, and manages properties primarily in the best business districts (BBDs) of Atlanta, Charlotte, Dallas, Nashville, Orlando, Raleigh, Richmond, and Tampa.

CREATING EXTRAORDINARY CUSTOMER EXPERIENCES

Granite's Property Experience (PX) Team delivers exceptional services in the form of property management duties and day-to-day experiences for our customers.



Creating Connected Communities at Work

TogetherWeConnect® offers specialized amenities and activities creating meaningful connections in the workplace while giving back to the community.



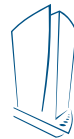
Guided by the Greater Good

Our ESG principles are ingrained into our culture and mission to build a better world for our communities, customers, partners, and team members.



People First. Wellness Always.

Through our Inspire Wellness initiative, we have invested over \$10 million in our buildings maximizing safety, health, and wellness for all.



McKINNEY & OLIVE

972.731.2300 | McKinneyandOlive.com
2021 McKinney Avenue | Dallas, Texas 75201

Granite  **Highwoods®**