

FOR LEASE



2811  
MCKINNEY

2811 McKinney Ave, Dallas, TX 75201

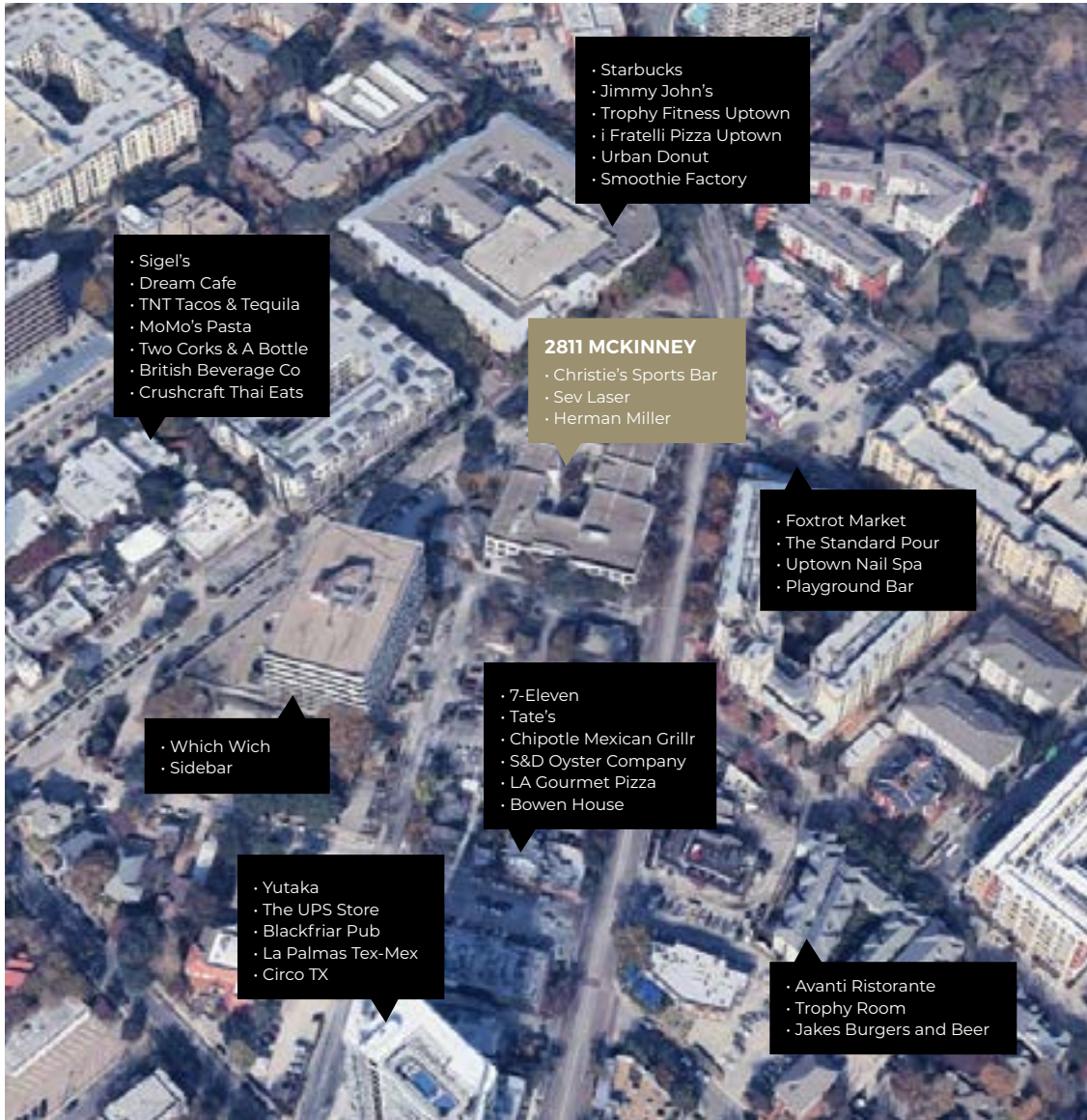
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# LOCATION HIGHLIGHTS



## OFFICE & RETAIL

15 MINUTE DRIVE TO  
Dallas Love Field

25 MINUTE DRIVE TO  
DFW International Airport

7+ HOTELS  
Within walking distance

25+ RESTAURANTS  
Within walking distance

» Located in Uptown, just north of the Woodall Rodgers Fwy, 2811 McKinney is a mixed-use property that is highly accessible to four major freeways and has a Walk Score of 92.

» Comprised of three floors – retail on the main floor and office space available on the two upper floors – 2811 McKinney has a total of 96,734 square feet of rentable space in addition to two levels of secure underground parking.

# TRADE AREA DEMOGRAPHICS

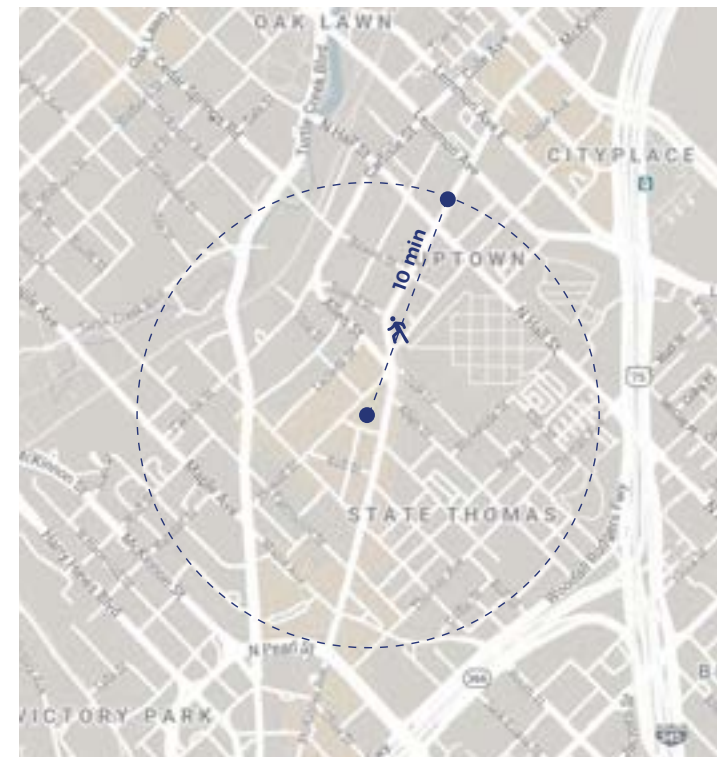
|                                 |  |   |
|---------------------------------|--|---|
| <b>POPULATION</b>               | WITHIN 1 MILE<br>42,330                    | WITHIN 3 MILES<br>192,144                   |
| <b>MEDIAN AGE</b>               | WITHIN 1 MILE<br>34.9                      | WITHIN 3 MILES<br>35.2                      |
| <b>AVERAGE HOUSEHOLD INCOME</b> | WITHIN 1 MILE<br>\$132,186                 | WITHIN 3 MILES<br>\$107,578                 |
| <b>MEDIAN HOME VALUE</b>        | WITHIN 1 MILE<br>\$445,000                 | WITHIN 3 MILES<br>\$426,452                 |
| <b>AVERAGE HOUSEHOLD SIZE</b>   | WITHIN 1 MILE<br>1.5                       | WITHIN 3 MILES<br>1.9                       |
| <b>POST-SECONDARY EDUCATION</b> | WITHIN 1 MILE<br>29,077                    | WITHIN 3 MILES<br>105,613                   |
| <b>TOP OCCUPATION</b>           | WITHIN 1 MILE<br>Professional & Management | WITHIN 3 MILES<br>Professional & Management |



TRANSIT SCORE  
58



WALK SCORE  
92



# PROPERTY HIGHLIGHTS



RETAIL RENTABLE AREA  
22,220 sq. ft.

MUNICIPAL ADDRESS  
2811 McKinney Avenue  
Dallas, TX 75204

CO-TENANTS  
Herman Miller  
Sev Laser  
Christie's Sports Bar

OFFICE RENTABLE AREA  
74,514 sq. ft.

PARKING  
3.00/1,000

LANDLORD  
PJO 2811, Ltd. &  
RVO 2811, Ltd.

MANAGED BY  
WSL Management, LLC

## OFFICE (NNN) 2020 ESTIMATES

|                       |               |
|-----------------------|---------------|
| Operating Costs ..... | <b>\$6.81</b> |
| Property Tax .....    | <b>\$8.38</b> |

|                            |                |
|----------------------------|----------------|
| Total .....                | \$15.19        |
| Electricity .....          | \$1.58         |
| <b>Total w/ Elec .....</b> | <b>\$15.19</b> |

## RETAIL (NNN) 2020 ESTIMATES

|                       |               |
|-----------------------|---------------|
| Operating Costs ..... | <b>\$5.88</b> |
| Property Tax .....    | <b>\$8.38</b> |

|                            |                |
|----------------------------|----------------|
| Total .....                | \$14.26        |
| Electricity .....          | <b>\$0.18</b>  |
| <b>Total w/ Elec .....</b> | <b>\$14.44</b> |

# PROPERTY IMPROVEMENTS



- 1 ATLAS-STYLE CANOPY at main entrance
- 2 BUILDING IDENTITY SIGNAGE under bench seating
- 3 LANDSCAPING AND IRRIGATION
  - » Stone planters at main entrance
  - » Front entry landscaping and irrigation
  - » Steel planter along McKinney
- 4 BENCH SEATING
  - » Built-in wood benches along McKinney Avenue & in front of Christies (Epay, Cedar or Redwood material)
  - » Steel support brackets at wood seating
- 5 LANDSCAPING & IRRIGATION on McKinney Avenue
- 6 RESURFACED PLANTERS along McKinney Avenue
- 7 EXISTING ARTWORK TO REMAIN
- 8 STOREFRONTS DONE BY OTHERS
- 9 NEW EXTERIOR LIGHTING added to the facade

# SUITE DETAILS

CONTACT OWNER FOR FLOORPLAN, SPACE PLAN AND UNIT SPECS



WHITEBOX  
SUITE

SPEC SUITE





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