



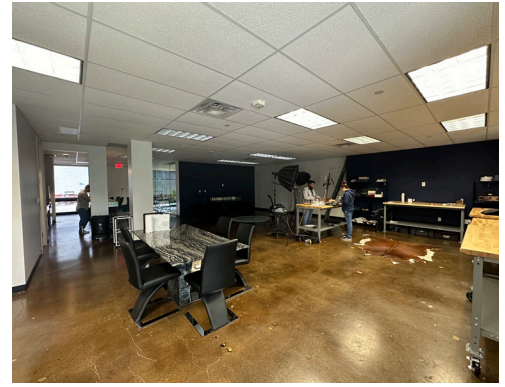
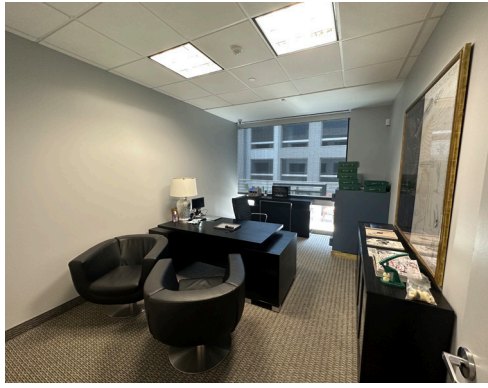
2811 McKinney Avenue
Suite 260 & 280 - 7,436 RSF
Dallas, TX 75204

UPTOWN OFFICE SUBMARKET



**Sublease
Opportunity**

Interior Photos



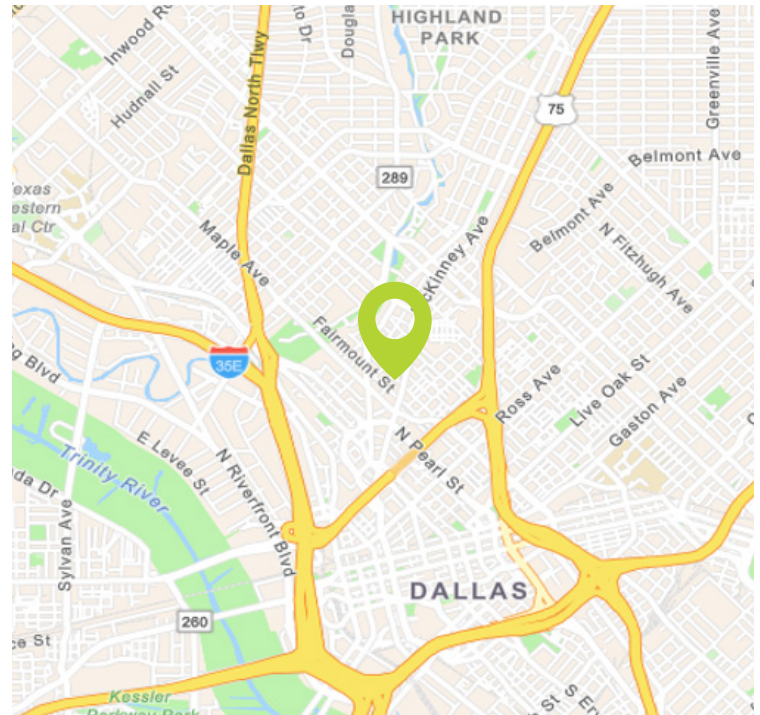


2811 McKinney Avenue, Suite 260 & 280

Dallas, Texas

Building Highlights

- 96,734 SF Office Building in the Heart of Uptown
- Built in 1985; Renovated in 2022
- Walkable Area Amenities
- Building Conference Center (adjacent to Sublease suite)
- Scenic Courtyard with Water Feature
- Covered Parking - 3:00/1,000 RSF
- On-Site Security
- Walkable Area Amenities
 - Dream Café
 - Cremona
 - Foxtrot Market
 - Whole Foods Market
 - Starbucks
 - Chipotle
 - Numerous salons and gyms

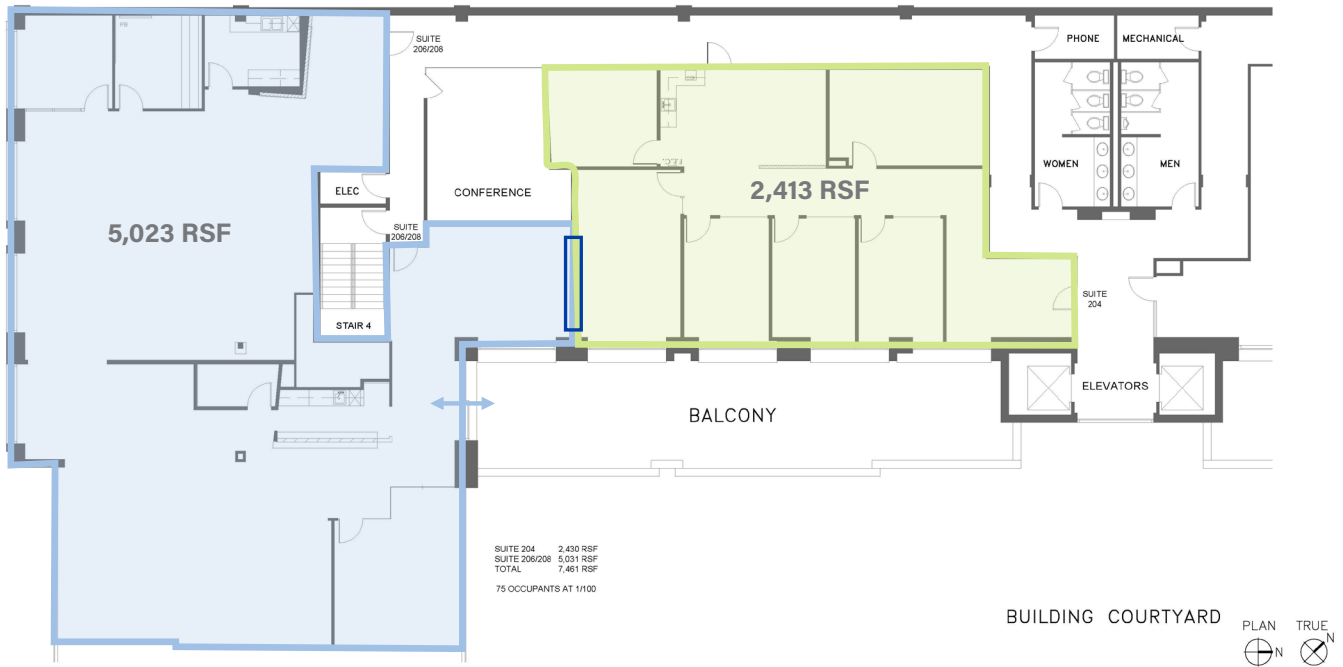


Sublease Features

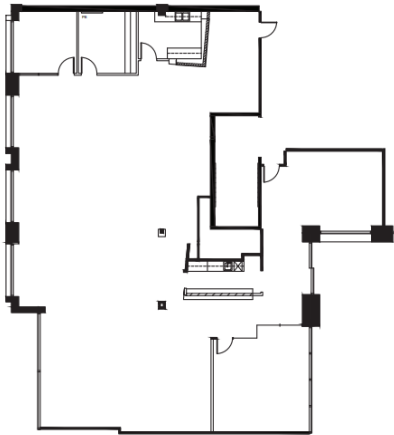
- Suite 260 - 2,413 Rentable Square Feet
- Suite 280 - 5,023 Rentable Square Feet
- Elevator Exposure, Private Balcony, Large Bullpen, Reception, 7 Private Offices, 3 Break Areas
- Outstanding Views of McKinney Avenue
- Quick Availability
- Furniture Available for Plug-n-Play Solution
- Sublease includes two separate suites; may be taken individually or combined as needed
- Sublease Term through April 30, 2027



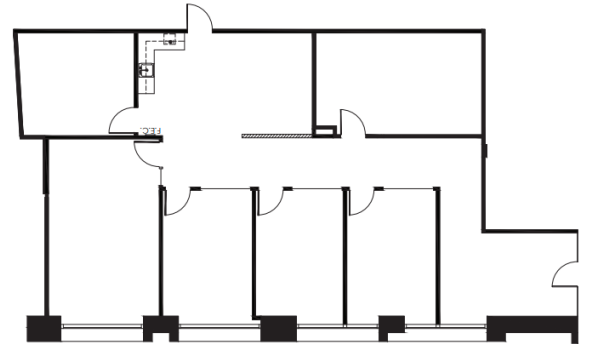
Floor Plan



Suite 280



Suite 260



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