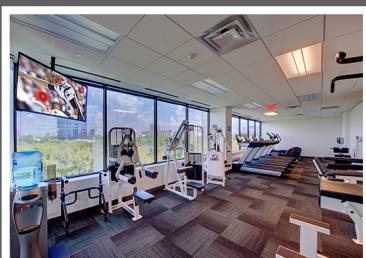
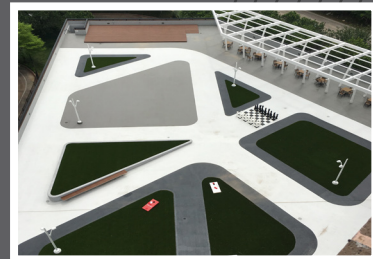
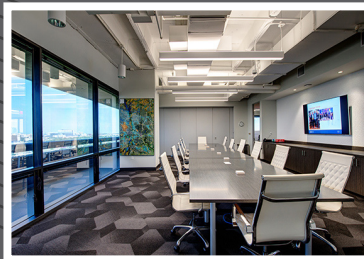




# citymark

3100 MCKINNON STREET, DALLAS, TEXAS 75201

FOR LEASE - FROM 1,487 - 19,966 SF



**ADDRESS:** 3100 McKinnon Street  
Dallas, Texas 75201

**TOTAL SQUARE FEET:** Approximately 226,344 (RSF)

**TOTAL AVAILABLE SQUARE FEET:** Approximately 67,862 (RSF)

**LARGEST CONTIGUOUS:** Approximately 19,966 (RSF)

**AVAILABLE:**

SUITE	RENTABLE SF	
SUITE 120	9,321 RSF	
SUITE 150	1,761 RSF	
SUITE 575	12,542 RSF	
SUITE 700	19,966 RSF	(FULL FLOOR)
SUITE 1000	16,678 RSF	(FULL FLOOR)
SUITE 1125	6,107 RSF	
SUITE 1155	1,487 RSF	

**BUILDING CLASS:** Class A

**# FLOORS:** Eleven (11) Stories

**TELECOM PROVIDERS:** Time Warner Cable, Verizon  
AT&T, XO, Logix, Cbeyond

**PARKING:** Surface and covered parking  
3.2/1000  
\$50.00/month Unreserved Parking  
\$100.00/month Reserved Parking

**EXPENSES:** Opex: \$11.58 PSF  
Electricity: \$1.87 PSF

**BUILDING HOURS:** Monday-Friday 7:00am – 7:00pm  
Saturday 8:00am – 1:00pm

**SECURITY:** On-site 24/7 - Access Control System  
(Key Card)

**ELEVATORS:** 5 passenger; 1 freight

- BUILDING AMENITIES:**
- Direct, secured access to the Katy Trail
  - All new fitness center complete with Men's and Women's locker rooms/showers
  - 75-person capacity Conference Center with large break area and catering capabilities
  - 24-hour Security Personnel
  - First floor tenant lounge with Wi-Fi
  - Spacious, outdoor deck park available for corporate events
  - On-site Property Management and engineering personnel
  - On-site café provided by Murphy's Deli
  - Shoe shine provided by Tommy Hill
  - Located in the desirable Uptown area, with many restaurants, hotels, high rise housing units, retailers and banks; all within one mile of Citymark



## Contact

**Richmond Collinsworth**  
972.776.7041  
rcollinsworth@bradford.com

**Melanie Hughes**  
972.776.7046  
mhughes@bradford.com



## LESS THAN 1/2 MILE

### DINING

OCEAN PRIME  
 MARIE GABRIELLE  
 NICK & SAM'S  
 MATTITO'S  
 KATY TRAIL ICE HOUSE  
 TEXAS DE BRAZIL  
 COAL VINES  
 THE COMMONTABLE  
 SAINT ANN'S  
 NOBU  
 STARBUCKS  
 VICTORY TAVERN  
 OAK  
 MEDDLESOME MOTH  
 FEARING'S  
 PLACE AT PERRY'S

### HOTELS

HYATT SUMMERFIELD UPTOWN  
 STONELEIGH HOTEL  
 ROSEWOOD CRESCENT  
 HOTEL SAINT GERMAIN  
 ROSEWOOD MANSION  
 RITZ-CARLTON  
 HOTEL ZAZA  
 MAPLE MANOR  
 SISU UPTOWN RESORT  
 THE VILLAS AT THE MANSION

### SERVICES

WELLS FARGO BANK  
 SUNSTONE YOGA  
 FIGHTING 4 FITNESS  
 GOLD'S GYM  
 TROPHY FITNESS CLUB  
 BANK OF AMERICA

### APARTMENTS

THE ASHTON  
 GLASS HOUSE  
 TRIANON BY WINDSOR  
 MAPLE TERRACE  
 SKYE OF TURTLE CREEK  
 TERRACE HOUSE  
 TOPAZ

## LESS THAN A MILE

### DINING

PERRY'S STEAKHOUSE  
 EL FENIX  
 PRIVATE SOCIAL  
 COSMIC CAFE  
 BREADWINNERS CAFE  
 STEEL  
 GLORIA'S RESTAURANT  
 SOUTHPAW'S ORGANIC GRILL  
 HOPDODDY'S  
 HOOK LINE & SINKER  
 JAKE'S HAMBURGERS  
 SAMMY'S BAR-B-Q  
 DEL FRISCO'S GRILLE  
 LOS LUPES  
 BLEU ARTICHOKE CAFE  
 NASHER CAFE BY WOLFGANG PUCK

### HOTELS

WARWICK MELROSE HOTEL  
 W DALLAS - VICTORY  
 SHERATON SUITES  
 BEST WESTERN MARKET CENTER  
 BAILEY'S UPTOWN

### SERVICES

DIESEL FITNESS  
 USPS  
 OFFICE DEPOT

### APARTMENTS

THE TAYLOR  
 POST COLE'S CORNER  
 THE MARQUIS OF STATE THOMAS  
 IMT SEVILLE  
 CARLISLE ON KATY TRAIL  
 RIVIERA AT WEST VILLAGE  
 GABLES PARK 17  
 POST UPTOWN VILLAGE  
 POST VINTAGE  
 GABLES UPTOWN TOWER  
 MCKINNEY UPTOWN  
 STATE THOMAS RAVELLO

### CONDO TOWERS

BLEU CIEL  
 AZURE

### ARENAS

AMERICAN AIRLINES CENTER

### Contact

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## WORK HERE. PLAY THERE.



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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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