



— TWO THOUSAND —
McKINNEY

World-class workplace environment in the center of it all.

PROPERTY HIGHLIGHTS:

- 456,906 SF Class AA Building in the Heart of Uptown
- Distinguished Tenant Base
- 21 Stories
- 25,000 SF Average Floorplate
- 3/1,000 Structured Garage Parking
- Adjacent to Klyde Warren Park
- Over 100 Walkable Amenities (Dining, Retail, Hotels, Green Space, & Food Trucks)
- Direct Access to M-Line Trolley Connecting all of McKinney Avenue and Uptown
- Unobstructed Panoramic Views of the CBD and Klyde Warren Park

BUILDING AMENITIES:

- On-Site Fitness Facility
- On-Site Dining Options
 - Murphy's Deli
 - Miriam Cocina Latina
- On-Site Property Management and Engineering
- On-Site Car-Wash
- On-Site Shoe Shine

TYPICAL FLOORPLATE
25,000 SF



PHOTOGRAPHY BY KEVIN TODORA

RECENT
Renovations



Area Amenities

● RESTAURANTS WITHIN A 5 MINUTE WALK

- | | | |
|---|-------------------------------|----------------------|
| 1. Perry's Steakhouse | 13. Village Burger Bar | 26. Ascension Coffee |
| 2. Murphy's Deli | 14. Wing Street | 27. Crescent Club |
| 3. Doc B'S | 15. Pei Wei | 28. Nobu Restaurant |
| 4. Del Frisco's Double Eagle Steakhouse | 16. Snap Kitchen | 29. Captial Grille |
| 5. Roti Mediterranean | 17. Morton's Steakhouse | 30. Sixty Vines |
| 6. Fearing's Restaurant | 18. Potbelly | 31. Dickey's BBQ |
| 7. Water Grill | 19. Smashburger | 32. Truluck's |
| 8. Starbucks | 20. Meso Maya | 33. St. Anne Court |
| 9. Malibu Poke | 21. El Fenix | 34. Happiest Hour |
| 10. Savor Gastropub | 22. Taqueria La Ventana | 35. Mercat Bistro |
| 11. Food Trucks | 23. Shake Shack | 36. Ocean Prime |
| 12. Ruth's Chris Steakhouse | 24. Moxie's | |
| | 25. East Hampton Sandwich Co. | |

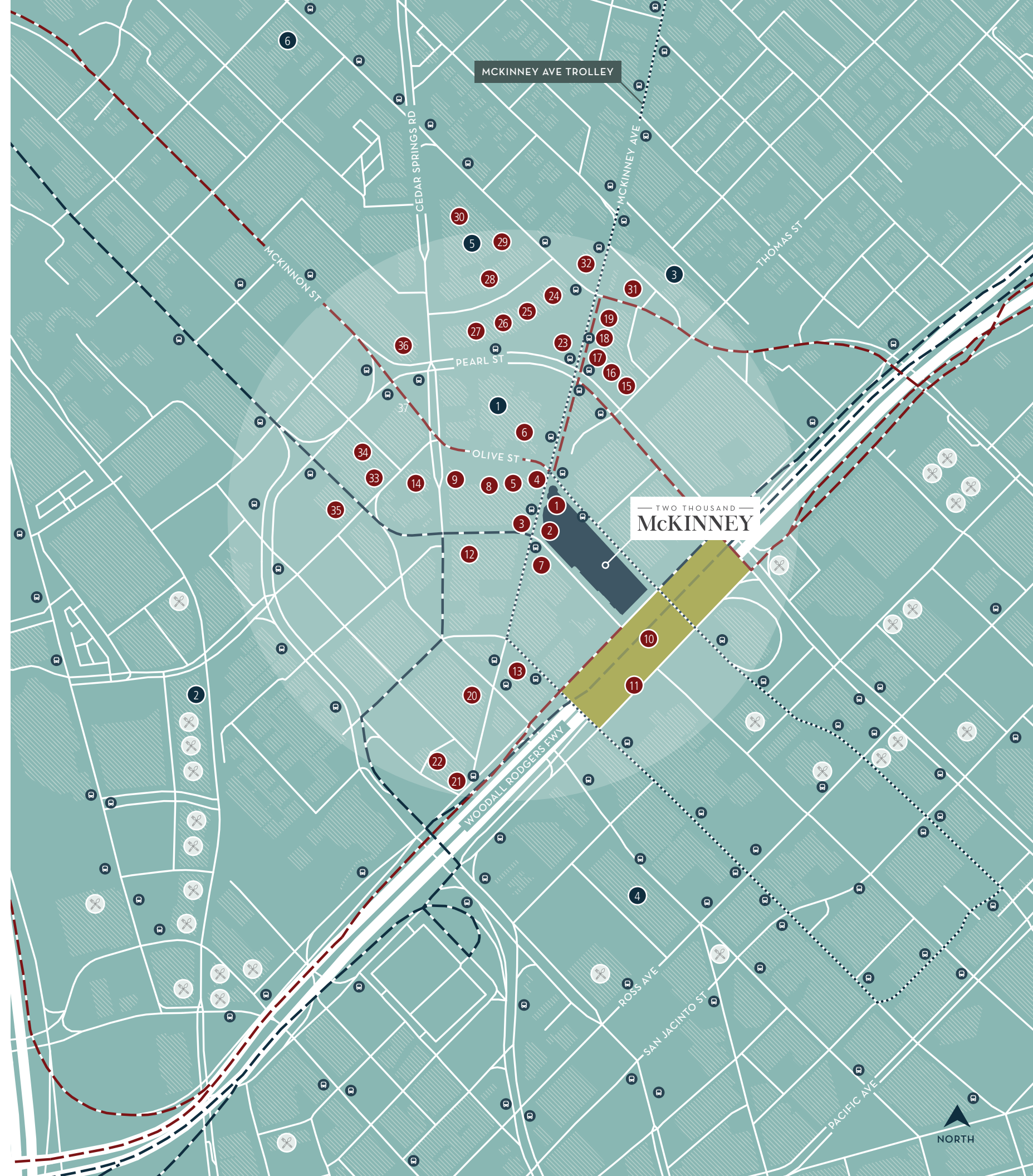
● OTHER AREA RESTAURANTS

- | | | |
|------------------------------------|-----------------------------------|---------------------------------|
| - Ascension Annex | - Havana Social Club | - Salsa Limón |
| - Au Bon Pain | - House of Blues Restuarant & Bar | - Sammy's BBQ |
| - Billy Can Can | - Imoto | - Señor Bean |
| - Blackfriar Pub | - Jimmy Johns | - Shooters Dallas |
| - Buda Juice | - Jinya Ramen Bar | - Sixty Vines |
| - Buzz Brews | - Jorge's | - Snappy Salads |
| - Café Victoria | - Katy Trail Ice House | - Starbucks |
| - Carmines Pizza | - Kenichi | - Stoneleigh P |
| - Coal Vines Pizza | - Marie Gabrielle | - Subway |
| - Cook Hall | - McKinney Avenue Tavern | - Tei-An |
| - Corrientes 348 | - Medina | - The Capital Grill |
| - Cremona Bistro | - Mesero | - The Common Table |
| - Dakota's | - Musume | - The Ginger Man |
| - Dickey's BBQ | - Olivella's Neo Pizza | - Tortaco |
| - Dolce Riviera | - Pop Bar | - Tristan Simon Restaurant Hall |
| - Dream Café | - Proof + Pantry | - Uchi |
| - East Hampton Sandwich Co. | - Pyramid Restaurant & Bar | - Whole Foods |
| - Fogo de Chao | - Quizno's | - W Living Room |
| - Freshii | - Roti Mediterranean | - Wolfgang Puck Café |
| - Gui Korean Japanese Bistro & Bar | - Royal Blue Grocery Store | - Yolk |
| - Hard Rock Café | - S & D Oyster Company | - Yutaka Sushi Bistro |

● LUXURY HOTELS:

- | | | |
|-----------------|---------------|-------------------------|
| 1. Ritz-Carlton | 3. Hotel ZaZa | 5. Hotel Crescent Court |
| 2. W Hotel | 4. Fairmont | 6. The Stoneleigh |

- - - EGRESS
 - - - INGRESS
 MCKINNEY AVE TROLLEY
 BUS STOP





OVER 100
Walkable
Amenities

VIEWS OF
Klyde Warren
Park & CBD



DIRECT ACCESS TO THE
M-Line Trolley
CONNECTING ALL OF MCKINNEY
AVENUE, UPTOWN, & CBD

Building Facts

OWNERSHIP	Union Investment Real Estate GmbH
DEVELOPER	Lincoln Property Company
ADDRESS	2000 McKinney Avenue
YEAR DELIVERED	2008
TYPICAL FLOOR PLATE	25,000 SF
HOURS OF OPERATION	24-Hour Availability M-F 7:00 am – 7:00 pm Sat 8:00 am - 1:00 pm
SECURITY	Security coverage is provided on a 24-hour basis including cameras viewing the lobby entrances and loading docks. The security guards patrol the grounds, the building and the garage 24/7. The office building and elevators feature after-hours card access.
PARKING	3/1,000 SF
ELEVATORS	6-high rise traction elevators 1-high rise traction service 3-garage transaction elevators 1-Annex traction elevator 1-Executive transaction elevator
CEILING HEIGHT	Slab to slab: 13' 10" Typical Finished ceiling height: 9' 0" 7th floor finished ceiling height: 14' 21st floor finished ceiling height: 14'
LOCATION	<ul style="list-style-type: none"> • Features incomparable walkability making it pedestrian friendly and exceptional ingress/egress. • Located on an entire block bounded by McKinney Avenue, Olive, Harwood, and Woodall Rodgers. • Situated on 2.9 acre site adjacent to Klyde Warren Park. • Impressive workout and spa facilities are within walking distance at the Crescent, The Ritz and Uptown Fitness. • A true 24/7 environment to live, work, and play.

Committed to Excellence at 2000 McKinney

\$4 MILLION RENOVATIONS COMPLETE

Key Elements of the Redevelopment:

- Enhanced Drive-Up Appeal/New Outdoor Seating Area
- Energizing the Lobby Experience
- Improving Key Common Areas Within Building
- New Restaurant - Miriam Cocina
- Affirming a New Restaurant Concept for the Perry's Space



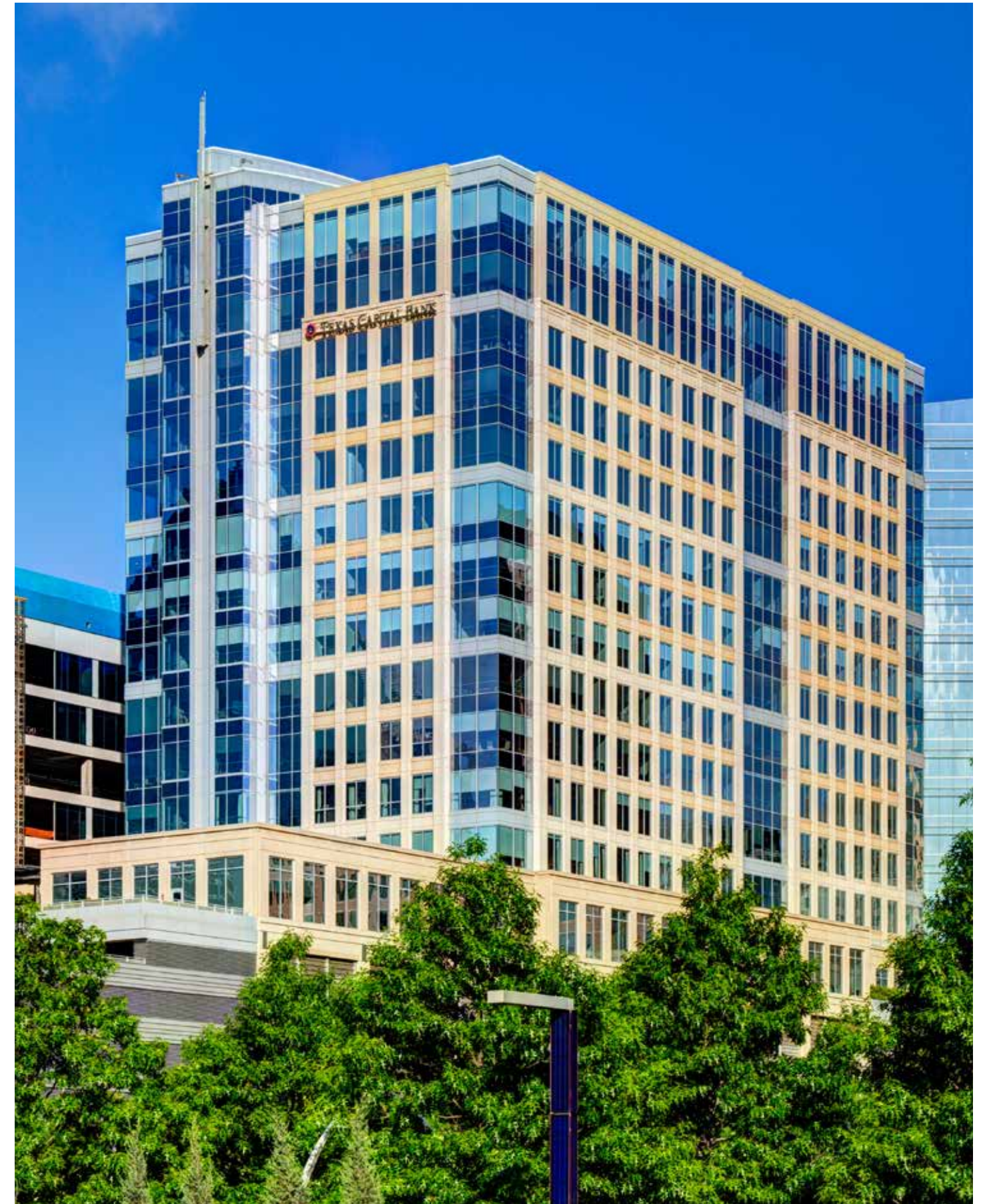
ENHANCED ARRIVAL
EXPERIENCE



LOBBY
TRANSFORMATION

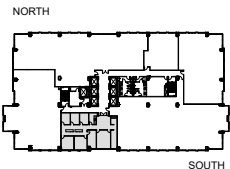
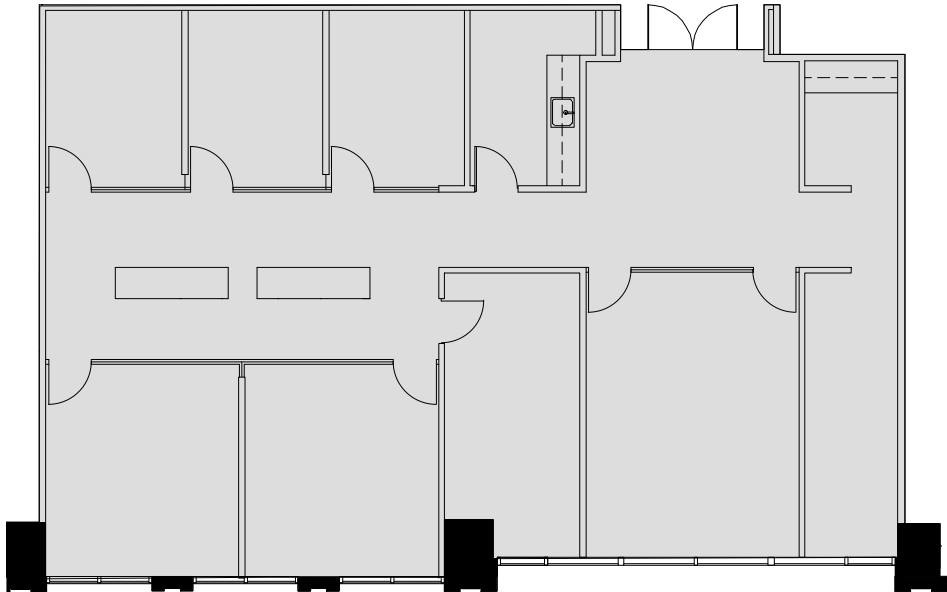


20TH FLOOR COMMON
AREA IMPROVEMENTS

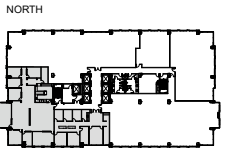


Available Floorplans

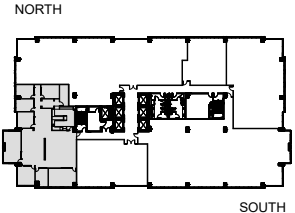
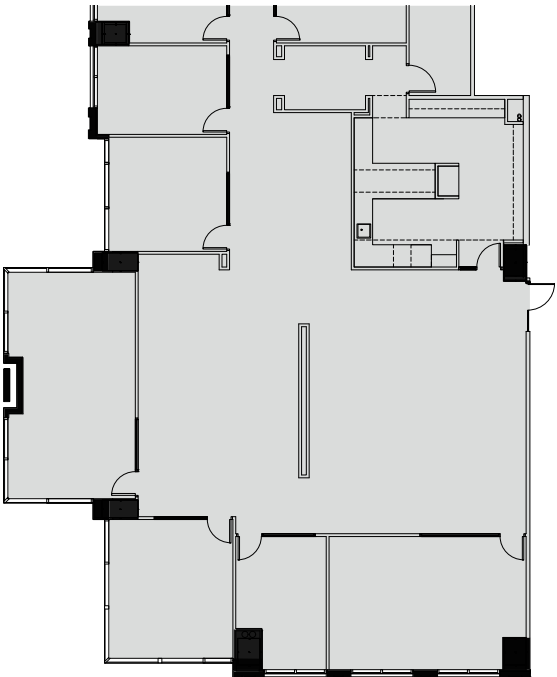
Suite 1230
2,511 RSF



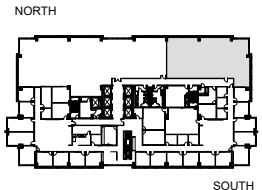
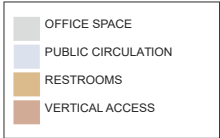
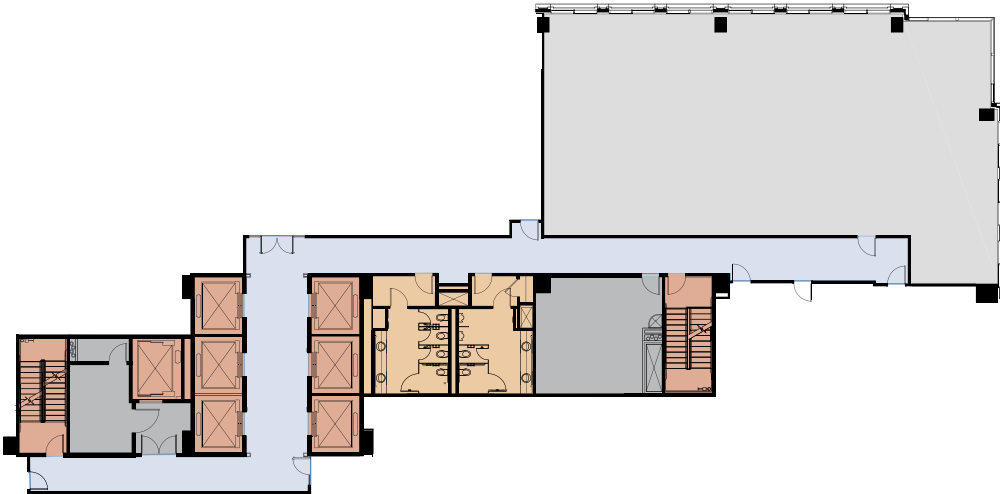
Suite 1230 & 1250
7,254 RSF



Suite 1250
4,742 RSF



Suite 2050
3,577 RSF
Views of The CBD and Klyde Warren Park





For Leasing Inquires, Please Contact:

Leasing Information

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