

Texas Capital Center

2000 MCKINNEY



THE ULTIMATE
LIVE - WORK - PLAY
EXPERIENCE

LEASED BY:  CUSHMAN & WAKEFIELD

WELCOME TO THE HEART OF UPTOWN

Boasting a world-class property package in a dynamic neighborhood setting, Texas Capital Center delivers one of the most convenient and elevated tenant experiences in Dallas. Covering a full city block in the pedestrian-friendly Uptown district, this Class AA destination offers exceptional walkability and access to some of the city's most sought after dining, retail and entertainment.

PROPERTY HIGHLIGHTS

- 456,906 RSF Class AA building
- 26,000 RSF average floor plate size
- 3/1,000 structured garage parking
- Exceptional fitness, dining and service amenities on-site
- Adjacent to the renowned Klyde Warren Park
- Over 50 walkable dining, retail, hotel and entertainment amenities within three (3) blocks
- Direct access to M-Line trolley connecting McKinney Avenue and Uptown
- Unobstructed panoramic views of the Dallas CBD and Klyde Warren Park



 **Texas Capital Center**
2000 MCKINNEY AVENUE, DALLAS, TX 75201
WILCOX BRIDGE PROPERTY COMPANY

PROMINENT OWNERSHIP



LONDON HOUSE, CHICAGO



PALLADIUM, PRAG

UNION INVESTMENT REAL ESTATE

With over 58 years of experience, Union Investment offers tenants a secure, reliable and financially stable ownership team, with a strong history of overseeing nearly 500 elite-level properties across the world. Union Investment's commitment to creating innovative, collaborative and sustainable workplace environments is evident in the design of Texas Capital Center which boasts best-in-class business and lifestyle amenities.

METZLER REAL ESTATE

Working alongside Union Investment in an advisory role, Metzler Real Estate brings decades of experience, operating in real estate markets across North America, to provide independent advice, tailored services and an entrepreneurial approach to developing creative strategies that help their property teams excel.

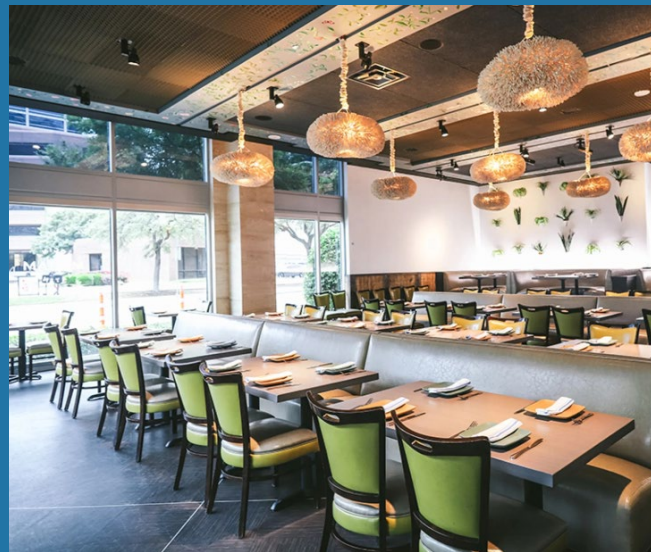


555 MISSION, SAN FRANCISCO



CHILEHAUS, HAMBURG

HOSPITALITY-INSPIRED EXPERIENCE



With one of Uptown's most upscale and comprehensive amenity packages,

Texas Capital Center boasts a hospitality-inspired experience, designed to serve tenants from morning coffee to after hours fitness routines.



The building's enhanced lobby makes a striking first impression, while STK Steakhouse provides an elegant backdrop for client lunches and the full service fitness center helps keep wellness top of mind.

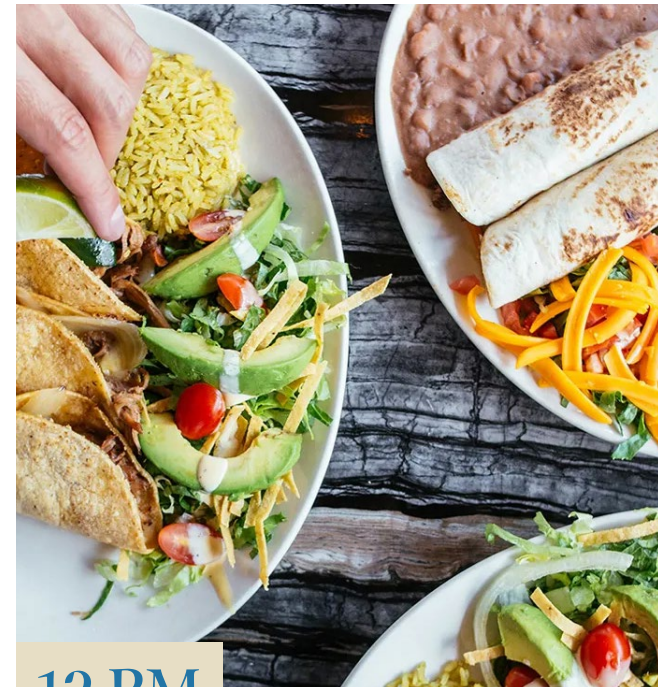
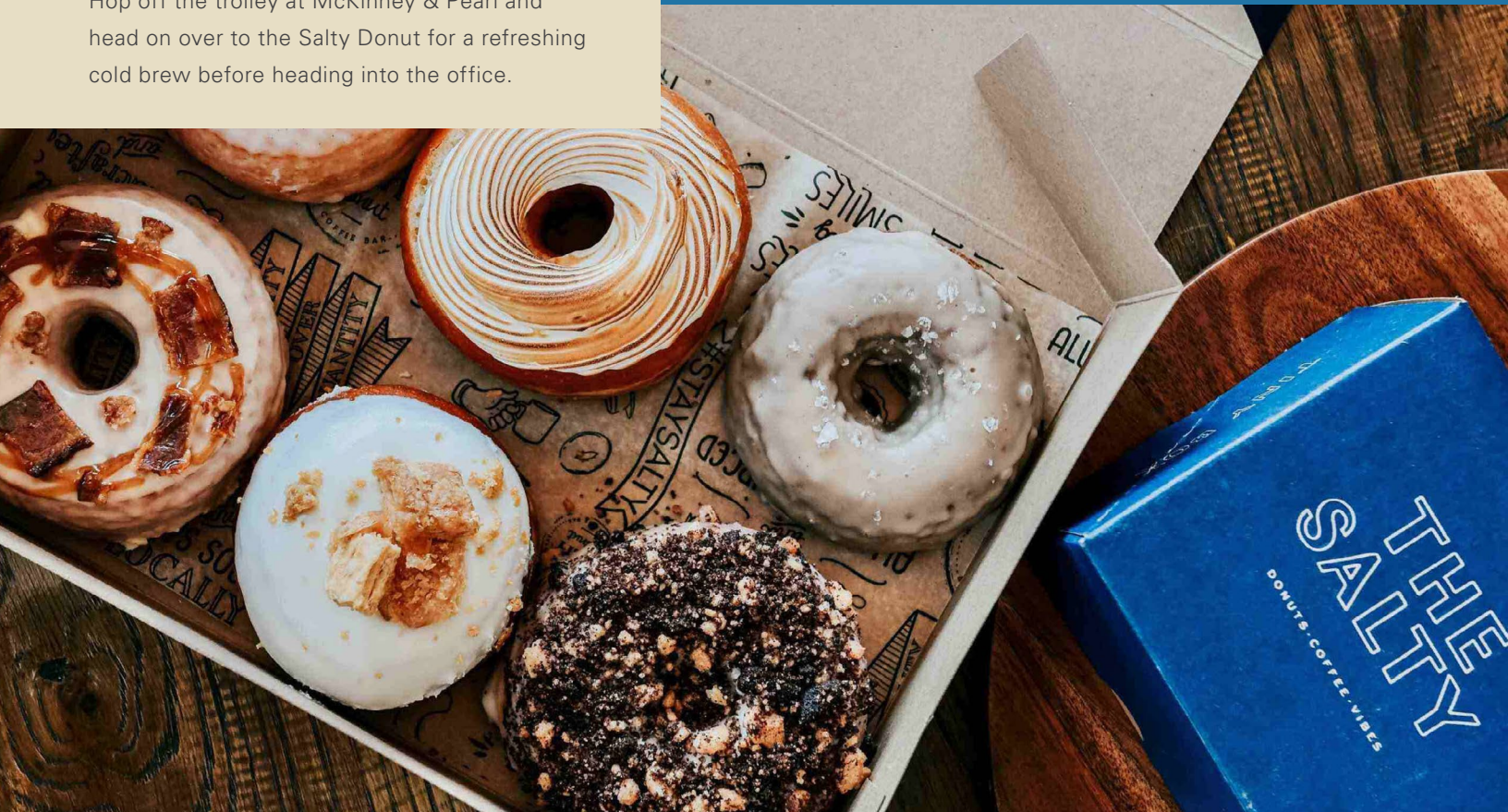


A RETREAT FROM THE ORDINARY

With the ability to access more than 50 neighborhood amenities by foot, Texas Capital Center gives tenants unbeatable access to the best of Uptown Dallas. Whether grabbing a delicious artisanal coffee before clocking in, taking clients out to lunch or getting together for a team happy hour, this vibrant district offers a perfect destination for any occasion.

8 AM

Hop off the trolley at McKinney & Pearl and head on over to the Salty Donut for a refreshing cold brew before heading into the office.



12 PM

Walk downstairs to Miriam Cocina Latina to host clients for a fresh and flavorful lunch meeting.



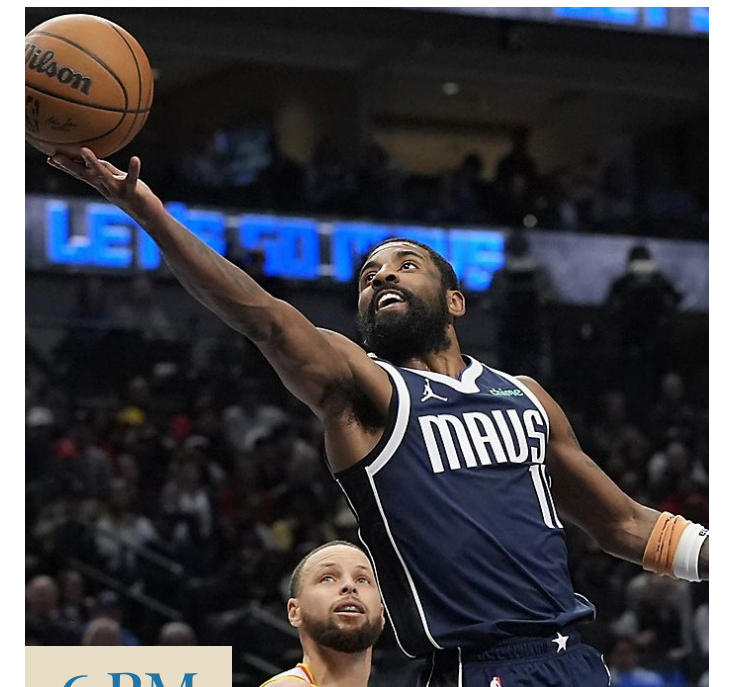
2 PM

Take a break from the desk and head outside to Klyde Warren Park to recharge and take an afternoon call in the sun.



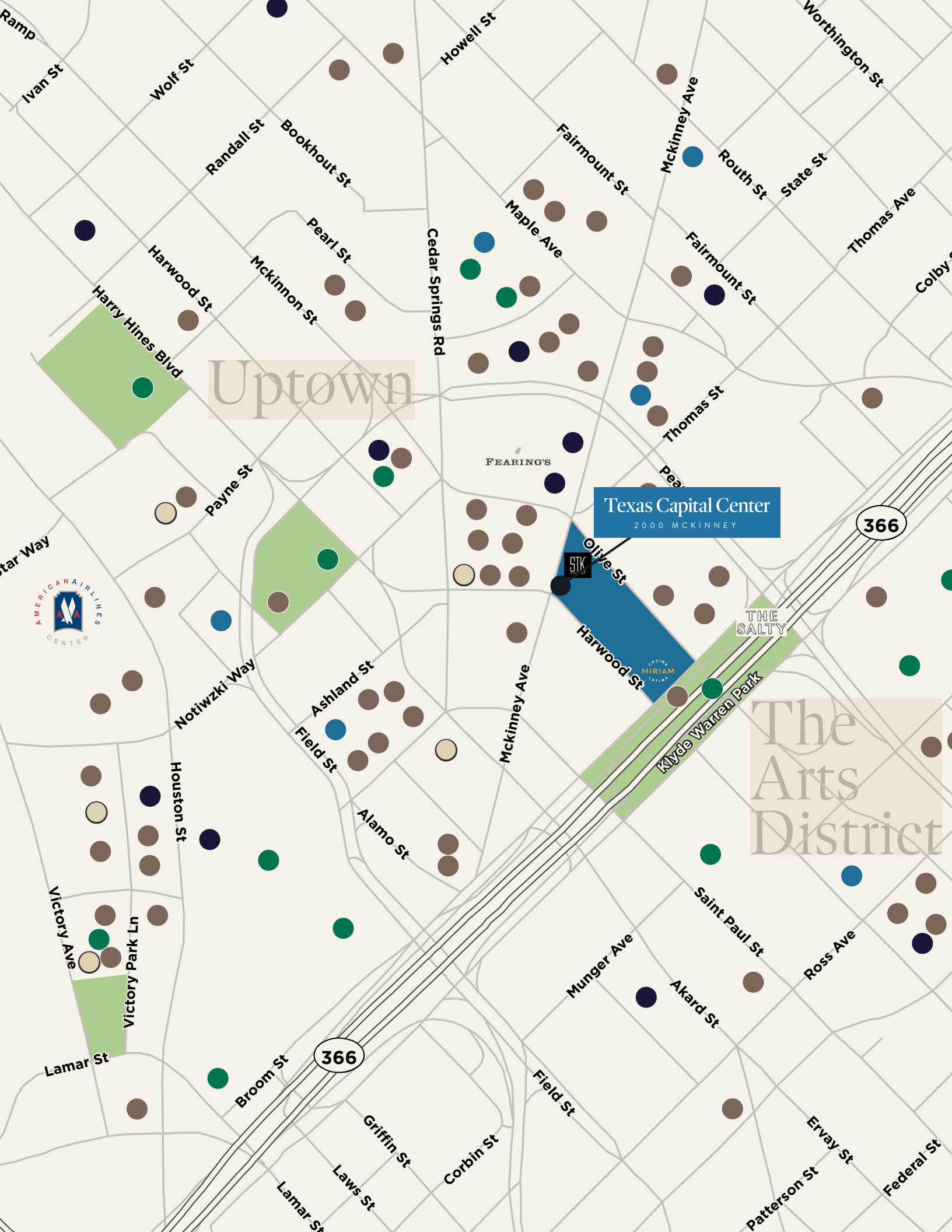
4 PM

Get together with the team over craft cocktails for a fun happy hour downstairs at STK.



6 PM

Enjoy an easy walk over to Victory Park for quick bite before cheering on the Mavericks at American Airlines Center.



EXPLORE UPTOWN BY FOOT

Located in the heart of Dallas's most walkable live-work-play community, Texas Capital Center takes tenants through beautiful, tree-lined streets to offer easy access to Uptown's eclectic selection of fast-casual eateries, upscale restaurants, trendy bars and convenient retail and more.



BEST WALK SCORE IN DALLAS	BIKE SCORE
98	99

- 56** RESTAURANTS
- 14** ENTERTAINMENT & ARTS
- 14** HOTELS

- 6** SHOPPING
- 5** FITNESS



WALKABLE LIFESTYLE AMENITIES

**Located in the vibrant,
pedestrian-friendly
Uptown district,**

Texas Capital Center offers tenants an unparalleled experience in the heart of Dallas. Just steps from an array of top-tier dining options, retail, and entertainment, this Class AA destination combines world-class amenities with the ultimate convenience.



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The Next Chapter of Klyde Warren Park

Representing one of Dallas's most successful public-private partnerships, the two-acre expansion of Klyde Warren Park will feature an all-weather, events pavilion with artificial turf and increased green space. This evolution will offer tenants of Texas Capital Center a walkable destination to soak in the outdoors and a new generation of Uptown entertainment.

MCKINNEY AVE

N HARWOOD ST

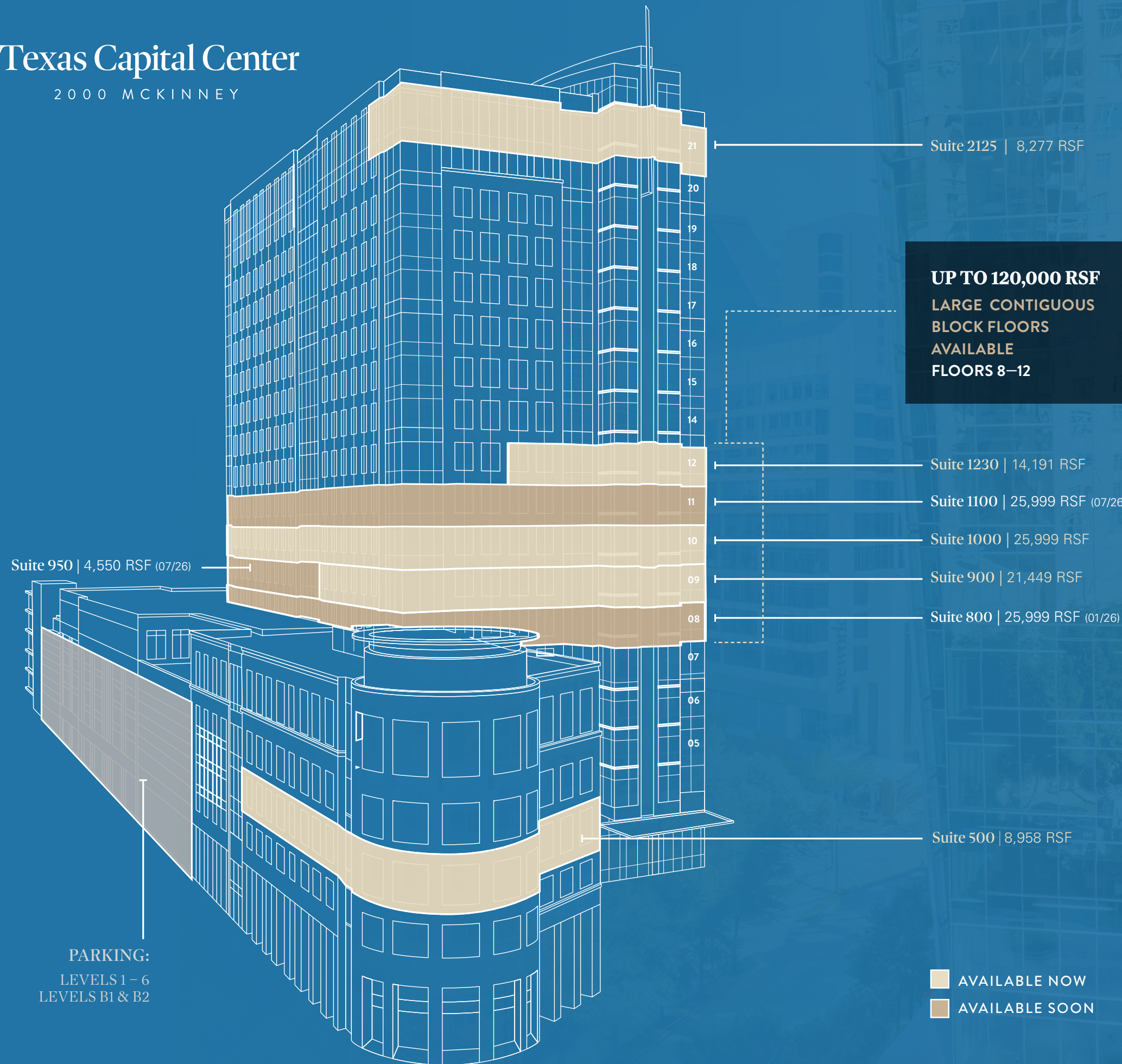
OLIVE ST

KLYDE WARREN PARK

WOODELL RODGERS FRWY

Texas Capital Center

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A NEW ICONIC LEASING OPPORTUNITY

in Uptown's Landmark Tower

**Single Tenant and
Multi Tenant Floor
Opportunities Available**

**Up to 120,000 RSF
Contiguous Space**

Large Block Floors Available 8-12

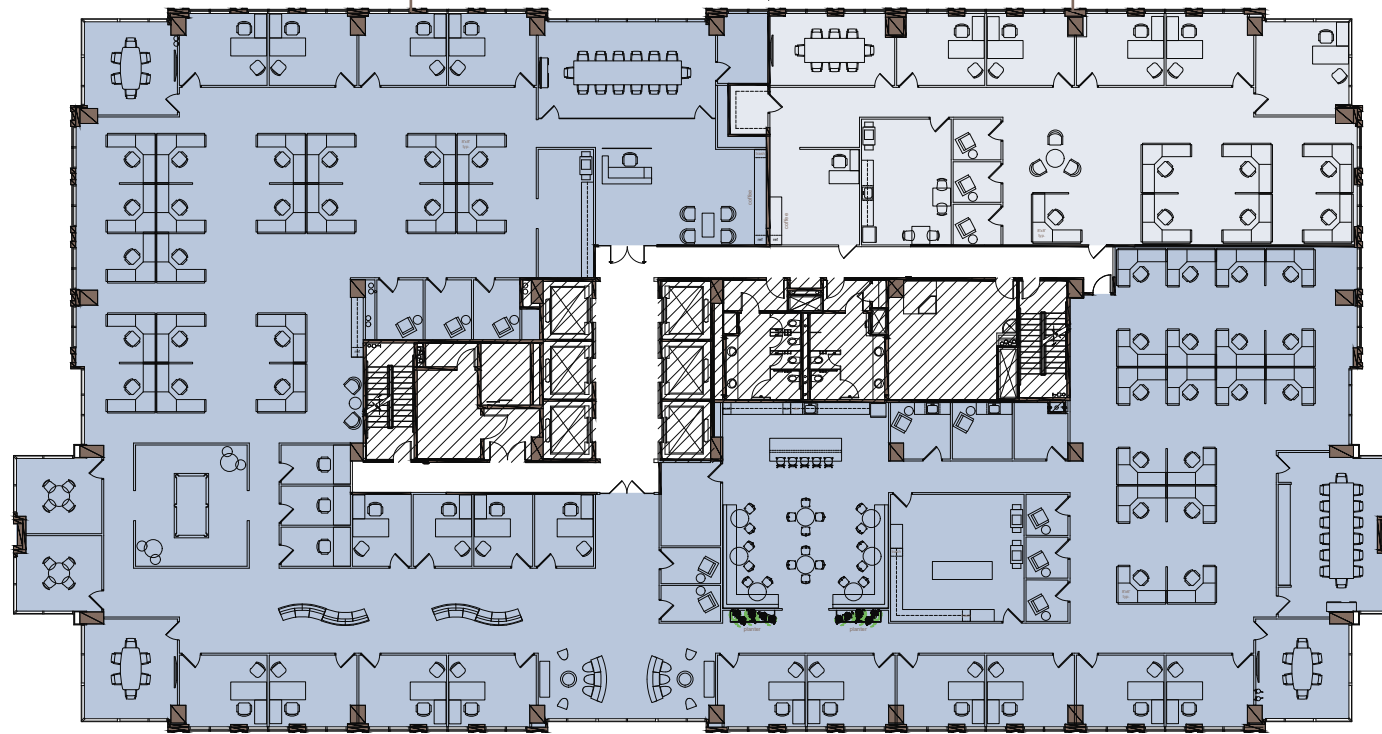
9TH FLOOR MULTI-TENANT HYPOTHETICAL

SUITE 900

21,449 RSF

SUITE 910

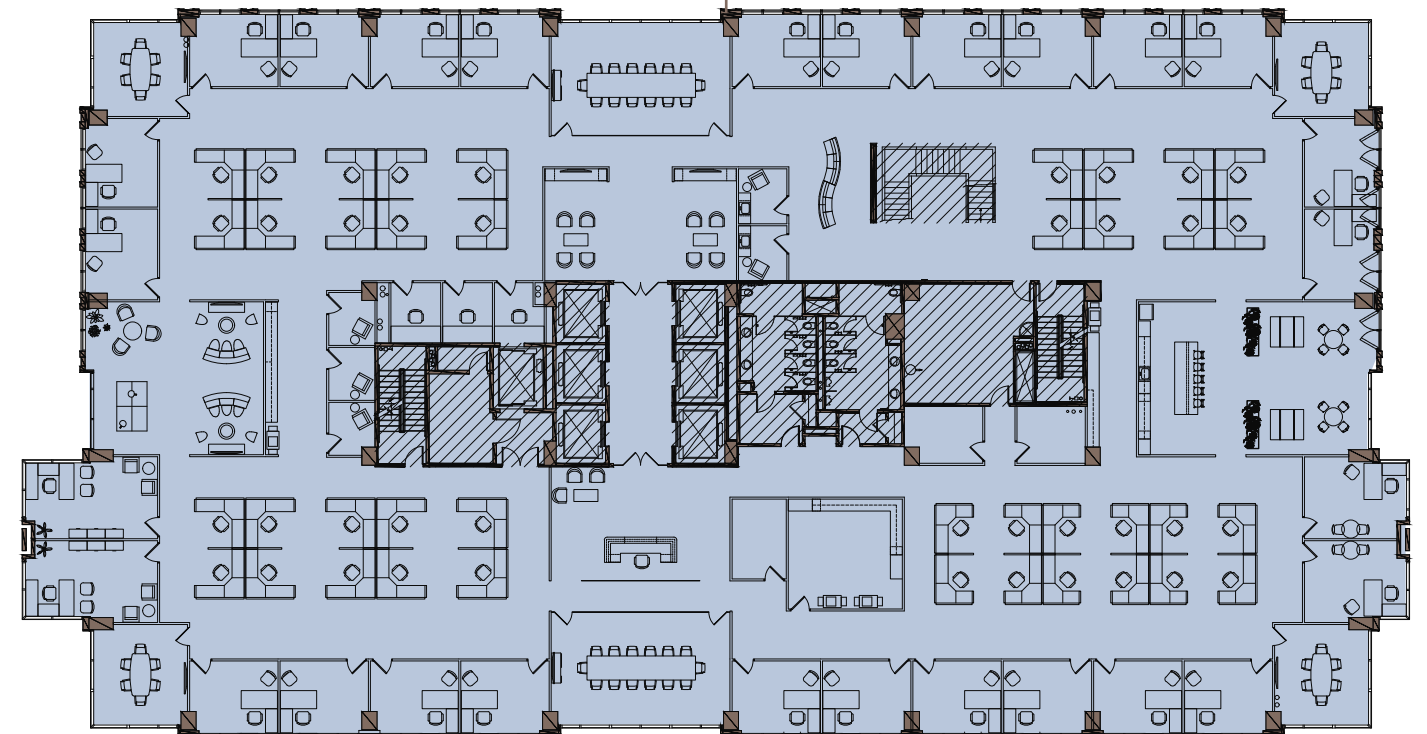
4,550 RSF



10TH FLOOR SINGLE-TENANT HYPOTHETICAL

ENTIRE FLOOR

25,999 RSF



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FOR LEASING
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A PROPERTY OF:



ADVISOR:

METZLER

LEASED BY:



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