

FOR LEASE

±8,680 SF

PROPERTY HIGHLIGHTS

- Freestanding retail or office building containing 8,680 SF.
- Surrounded by office, retail, residential, and bordered by the three most traveled streets in town.
- Located in the heart of Uptown Dallas, the city's most walkable live-work-play community.
- Property surface parking has 21 surface spaces, including rooftop availability.
- Located one block from Clyde Warren Park - soon to be home of the world's tallest interactive water fountain



1899 McKinney

DALLAS, TEXAS



3-MILE POPULATION

144,271 - NORMAL
236,640 - DAYTIME



PARKING
21 SURFACE



RENTAL RATE
NEGOTIABLE



PROPERTY SIZE
8,680 SF

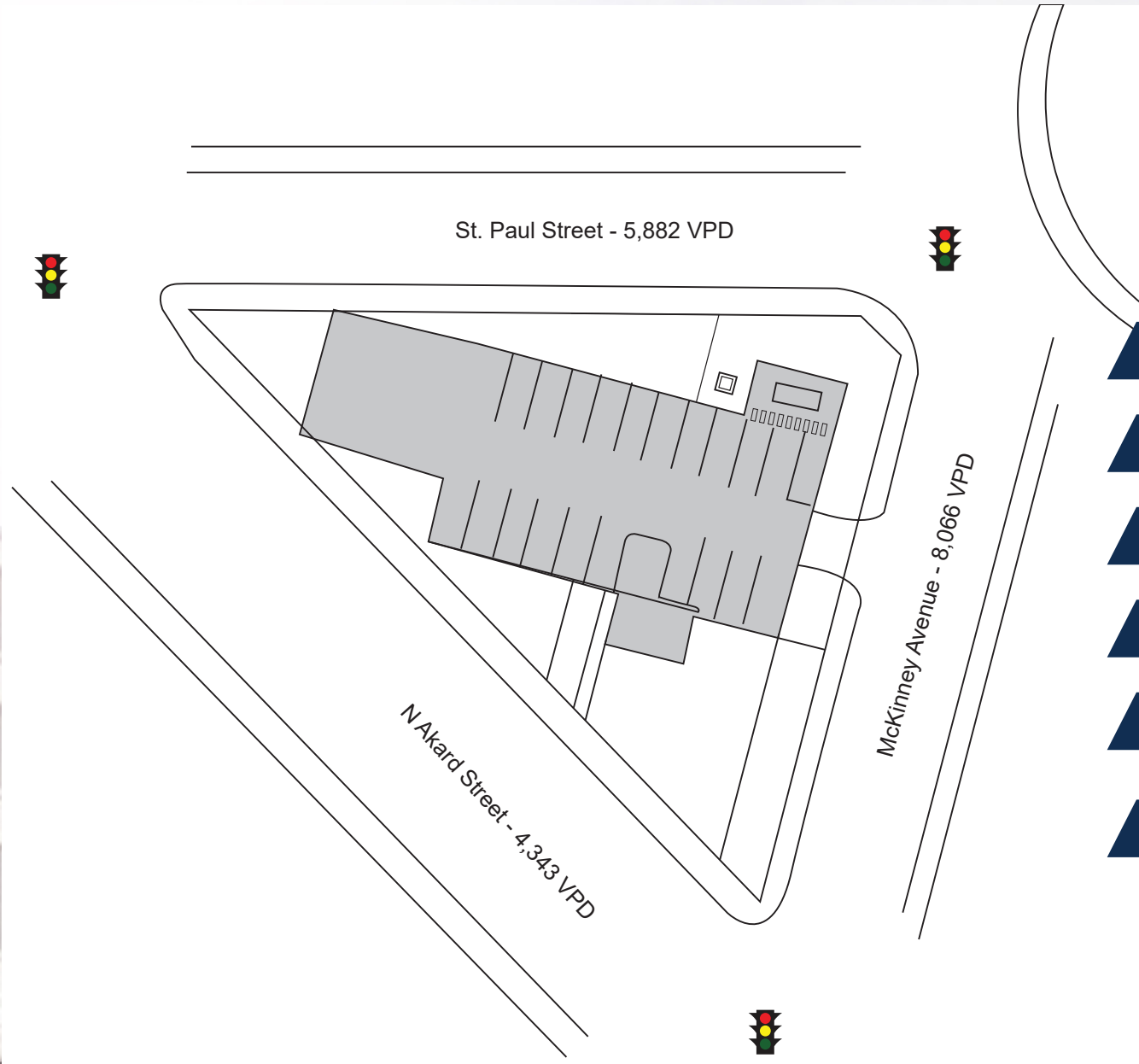
NEWMARK

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1899 McKinney

DALLAS, TEXAS

SITE **PLAN**



ROOFTOP **PARKING**

CENTRALLY **LOCATED**

PLANNED **RENOVATION**

OFFICE **OR RETAIL USE**

GREAT **COURTYARD AREA**

AMAZING **WINDOW FRONTAGE**



1899 McKinney

DALLAS, TEXAS

ARTIST RENDERINGS



1899 McKinney

DALLAS, TEXAS

UPTOWN AERIAL

Legend

- Arts/Entertainment
- Multifamily
- Office
- Hotel
- Freestanding Retail



SPUR
366



MCKINNEY AVENUE



75



INTERSTATE
35E

WOODALL RODGERS FREEWAY

N AKARD STREET

N FIELD STREET

N GRIFIN STREET

N PEARL STREET

1899 McKinney

DALLAS, TEXAS

CEDAR SPRINGS ROAD

MCKINNEY AVENUE

WOODALL RODGERS FREEWAY

N AKARD STREET

RETAIL AERIAL





1899 McKinney

DALLAS, TEXAS

Uptown is a neighborhood in Dallas, Texas with a population of 17,304. Uptown is in Dallas County and is one of the best places to live in Texas. Living in Uptown offers residents a dense urban feel and most residents rent their homes. In Uptown there are a lot of bars, restaurants, coffee shops, and parks. Many young professionals live in Uptown and residents tend to be liberal.

Uptown is known for its eclectic bar and restaurant scene, including lively sports bars, posh global bistros and hip cocktail lounges. The action centers on McKinney Avenue, where a free vintage trolley trundles past boutiques selling high-end fashion and chic western wear. Attracting joggers and cyclists, the Katy Trail skirts Turtle Creek, passing parks, beer gardens and the cool Museum of Geometric and MADI Art.

Uptown is one of the most pedestrian-friendly areas in all of Texas. It is largely “new urbanist” in scope; the majority of facilities considered “Uptown institutions” are relatively new and were created during the late 20th and early 21st Centuries’ new urbanist urban planning movement. Popular with young professionals, mixed-use development is the norm and an increasingly pedestrian culture continues to thrive.

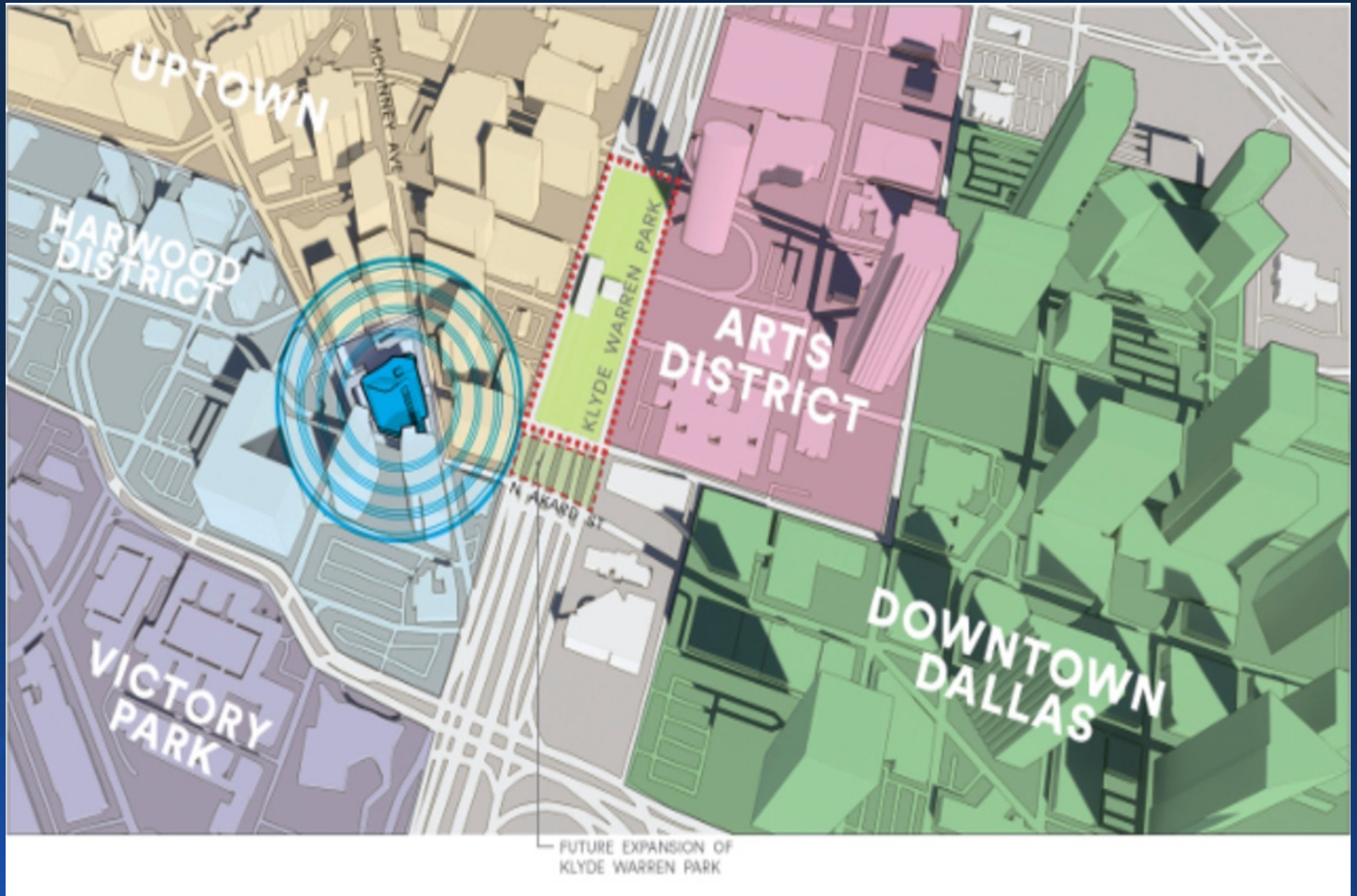
AREA OVERVIEW



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DALLAS, TEXAS

NEIGHBORHOOD **MAP**



INFORMATION ABOUT BROKERAGE SERVICES

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.

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

Newmark Knight Frank Licensed Broker /Broker Firm Name or Primary Assumed Business Name	537005 License No.	Email	713.626.8888 Phone
Arispah Hogan Designated Broker of Firm	342405 License No.	lhogan@ngkf.com Email	713.490.9994 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eva Horton Sales Agent/Associate's Name	714610 License No.	ehorton@ngkf.com Email	678.447.4041 Phone

Buyer/Tenant/Seller/Landlord Initials

Date