

17 SEVENTEEN

1717 McKinney Avenue | Dallas, TX 75202





YES, WE HAVE A ONE-ACRE ROOFTOP DECK...

17Seventeen is a 19-story Class AA office tower located in the **heart of Uptown**. The building is situated on the corner of McKinney Avenue and North Akard Street making it walkable to Uptown, the Arts District, Downtown, and Victory Park.

17Seventeen's main attraction is the **one-acre rooftop deck** (yes, it's the largest amenity deck in Dallas). The space is heavily landscaped with greenery, fire pits, tables, and a pool.

The building also boasts a **22-story LED light feature** that changes color based on whether the Mavs or the Stars are playing next door. American Airlines Center is a quick five-minute walk from the building.

THE BUILDING HAS AMENITIES FOR DAYS.

In addition to the one-acre rooftop deck, the building is home to a 4,000 SF fitness center, locker rooms, a building conference center / tenant lounge, and a fantastic deli.

17Seventeen is connected to Gables Park 17, a luxury apartment community.

- 3:1000 parking
- Large conference center
- Locker rooms
- Tenant lounge
- Regions Bank drive-thru and ATM
- WellSpace™ initiatives include:
 - Air sterilization system in building HVAC eliminating up to 99% of germs and viruses in the air
 - NanoSeptic continuous self-cleaning technology on high-touch community surfaces
 - Limited capacity and enhanced cleaning of amenity spaces
- 24/7 cardkey access and on-site courtesy officer
- On-site management and engineering by Gaedeke Group



COME SEE FOR YOURSELF.

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