



McKinney
2500 2600

ONE UPTOWN DALLAS, TX

SHOP COS.

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ABOUT

PROJECT SCOPE

Rare 2nd generation restaurant opportunity available in the heart of Uptown Dallas. This site is positioned at the base of a luxury residential tower (198 units), and enjoys constant foot traffic and a dense daytime and evening population. The location features a two-story wraparound terrace along McKinney & Routh and offers off-street valet. It sits amid an exciting mix of upscale restaurants, office towers and mixed-use developments, with iconic attractions like The Crescent, The Quad, West Village and the McKinney Avenue trolley all within easy reach.

Uptown Dallas is one of the city's most walkable, high-income, high-density neighborhoods.

TRAFFIC COUNTS

McKinney Ave.:	13,372 VPD
Maple-Routh Connection:	10,593 VPD

DETAILS

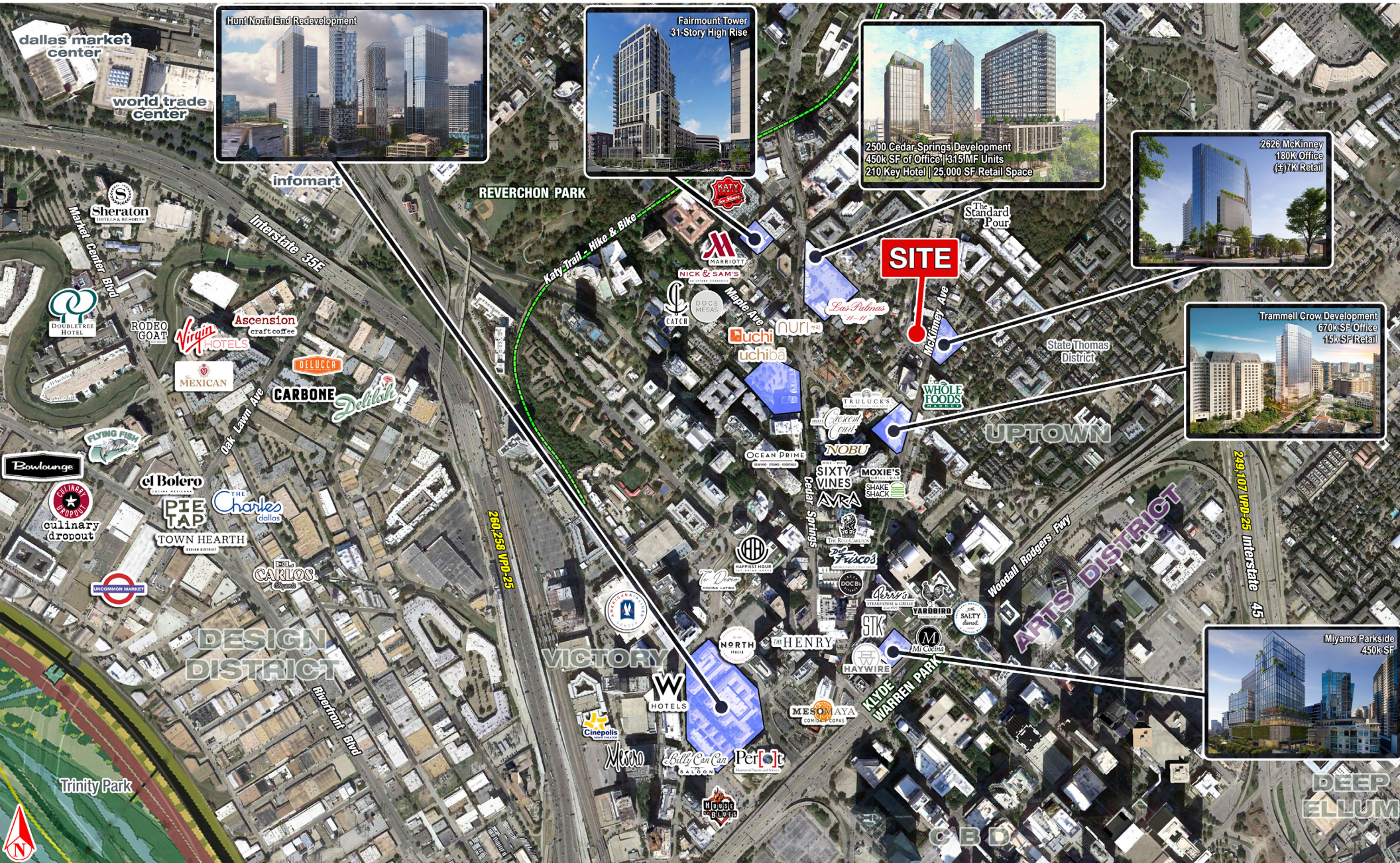
- 9,818 SF 2nd Generation Restaurant Available (Divisible)
- Level 1: 6,071 SF 2nd Gen Restaurant + 2,125 SF Patio
- Level 2: 3,747 SF Available + 2,380 SF Balcony Patio
- Valet Parking
- In The Area:



UPTOWN AERIAL



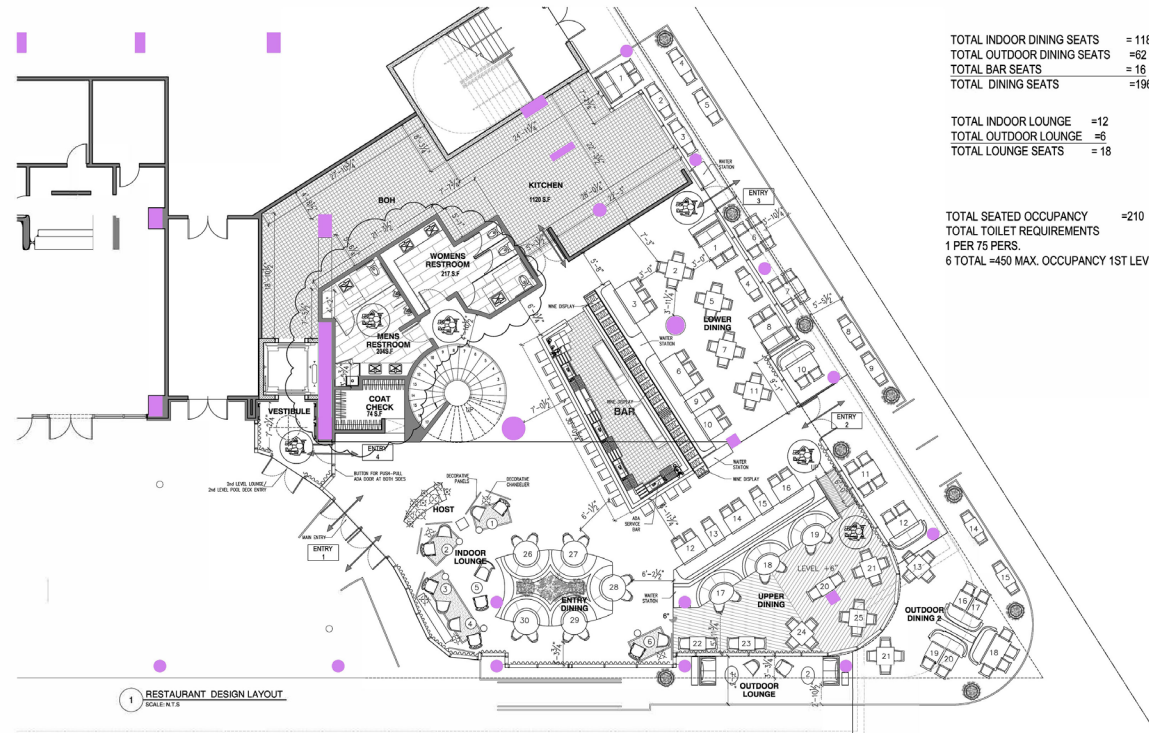
TRADE AERIAL



SPACE PLANS

First Level

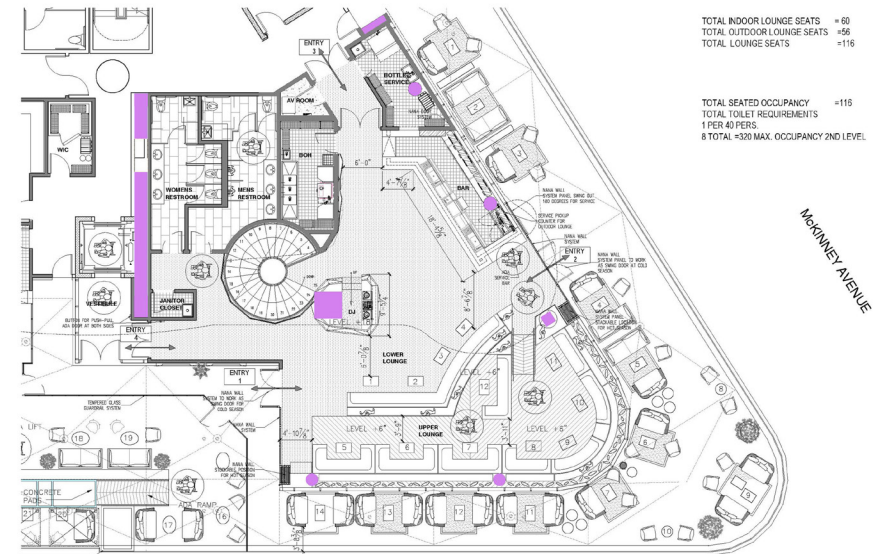
Second Level



TOTAL INDOOR DINING SEATS = 118
 TOTAL OUTDOOR DINING SEATS = 62
 TOTAL BAR SEATS = 16
 TOTAL DINING SEATS = 196

TOTAL INDOOR LOUNGE = 12
 TOTAL OUTDOOR LOUNGE = 6
 TOTAL LOUNGE SEATS = 18

TOTAL SEATED OCCUPANCY = 210
 TOTAL TOILET REQUIREMENTS
 1 PER 75 PERS.
 8 TOTAL = 450 MAX. OCCUPANCY 1ST LEVEL



NEIGHBORHOOD RESTAURANTS



UCHI

Uchi's menu includes hot and cold tastings, makimono, yakimono, tempura, sushi, and sashimi.



SIXTY VINES

Casual New American kitchen & wine bar offering bites & wines on tap in spacious, modern surrounds.



CAPITAL GRILLE

The Capital Grille is a fine dining restaurant known for its dry aged steaks, award-winning wine list and professional service in an atmosphere of relaxed elegance.



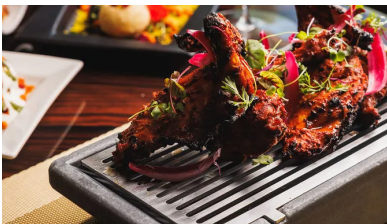
NOBU

Experience fine dining in Uptown Dallas, TX at Nobu, featuring world-renowned Japanese cuisine, exquisite cocktails, and an unforgettable dining experience.



CATCH

Stylish locale at Maple Terrace serving Asian-style seafood & steaks with unique craft cocktails.



MAMANI

Chic and sophisticated, yet warm and welcoming, Mamani features classic French cuisine that's rooted in Paris and draws inspiration from the French and Italian Rivieras.



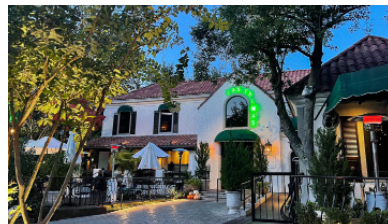
NICK & SAMS

Our universal appeal is a result of exceptional prime steaks, chops, seafood, and world class sushi, in addition to the best selections of Japanese Wagyu in the U.S.



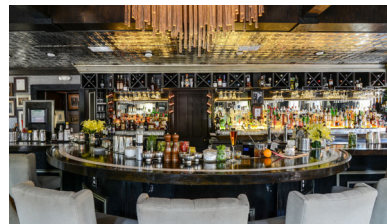
DOCE MESAS

Doce Mesas has California coastal vibe with breezy indoor-outdoor flow & an elevated Mexican cuisine in a family friendly, captivating ambiance.



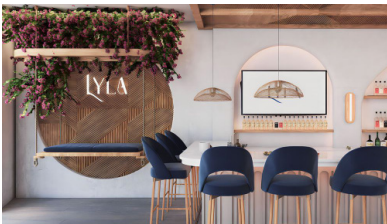
LAS PALMAS

Flavorful Tex-Mex cuisine made with the highest quality ingredients in a hospitable and energetic atmosphere.



BOWEN HOUSE

Plush, Victorian-style watering hole in a vintage house serving craft cocktails & a meat-heavy menu.



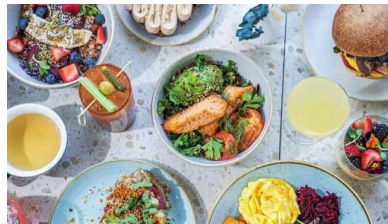
LYLA

Coastal Italian restaurant inspired by the beautiful destinations of Capri, Santorini, and St. Barths.



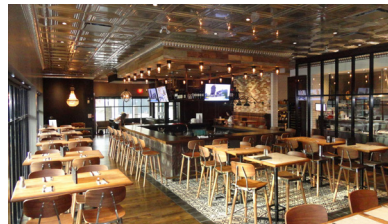
AVRA

Upscale Greek restaurant at The Crescent serving up grilled octopus, lobster pasta, and branzino.



TWO HANDS

Australian-inspired cafe & bar serving all-day breakfast & brunch dishes in a casual space.



MOXIES

Canadian-based chain serving crowd-pleasing New American dishes & cocktails and share our passion for fresh ingredients.



FLOWER CHILD

Flower Child has healthy, wholesome meals for everyone. Organic, healthy fare fast-casual spot featuring craft cocktails.

PHOTOS



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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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

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