

PICKARD CHILTON

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FOR IMMEDIATE RELEASE

Pickard Chilton-Designed Knox & McKinney Breaks Ground in Dallas, TX

*12-Story Boutique Office and Retail Project Under Development by
Trammell Crow Company and BDT & MSD Partners*

(New Haven, Conn. – May 18, 2026) – [Pickard Chilton](#), an award-winning architecture studio best known for its innovative and cutting-edge design of corporate headquarters and campuses as well as civic and cultural institutional projects, announces that [Knox & McKinney](#), a boutique office and luxury retail building in Dallas, Texas, has broken ground. The studio is serving as design architect for the 12-story project under development by Trammell Crow Company, BDT & MSD Partners, Gillon Property Group, The Summers Group, and The Retail Connection.



The Class AA building will rise at 4544 McKinney Avenue, on the corner of McKinney Avenue and Knox Street in Dallas' Knox Street neighborhood. Thoughtfully crafted for contemporary tenants, Knox & McKinney will offer 280,000 square feet of premier office space alongside 20,000 square feet of curated ground-floor retail and dining. HKS is the project's architect of record, while DPR Construction is serving as general contractor.

"Knox & McKinney reflects the continued evolution of the workplace as a destination, one that brings together design, performance, hospitality, and a meaningful connection to its urban context," said Jon Pickard FAIA, principal of Pickard Chilton. "Our design responds to

the energy and scale of Knox Street, while creating flexible, light-filled work environments and an active street-level presence that contributes to the pedestrian experience. We are proud to continue our work in Dallas with Trammell Crow Company and to help bring this landmark project to life."

Pickard Chilton's design features a high-performance curtain wall system with natural stone accents, large, insulated glass units with sweeping curved corners that soften the building's presence while offering panoramic views across Knox and toward downtown Dallas. Conceived as a collection of articulated volumes carefully modulated in response to the site and surrounding urban context, the building provides access to terraces on multiple levels, while large, column-free floor plates and floor-to-ceiling glazing support flexible, light-filled work environments.

At the ground level, Knox & McKinney is designed to activate the public realm through retail and restaurant opportunities, a welcoming office lobby, and boutique office space overlooking the street. A modulated brick façade and steel windows help integrate the project with the architectural character of Knox Street.

Hospitality-inspired amenities, including a high-end fitness center, a tenant lounge and private bar, multiple terraces for indoor-outdoor workstyles, and a state-of-the-art conference and boardroom facilities, support a contemporary workplace experience connected to the neighborhood's shops, restaurants, and the Katy Trail.

Jones Day, one of the world's largest law firms, has signed a 76,000 square-foot lease at the building.

The project builds on Pickard Chilton's longstanding work in Dallas and its collaboration with Trammell Crow Company, which began in 2020. Knox & McKinney further reflects the studio's focus on contemporary workplace environments that combine architectural distinction, high-end performance design, and a strong relationship to the city.

ABOUT PICKARD CHILTON

Pickard Chilton is an international architectural practice noted for its expertise in the design of large, complex, and often high-profile buildings including corporate headquarters, high-rise commercial office and multi-family towers, luxury hotels, and academic and life science facilities. The firm's layered perspective informs all of its work, presenting clients with a sophisticated, knowledge-based approach that emphasizes design vision, placemaking, integrity, a focus on client objectives, and exceptional service. Since 2006, projects totaling over 80 million square feet have been designated or targeted LEED Gold or Platinum, representing corporate, commercial, residential, and institutional buildings in design, under construction, or completed – one of the highest amounts in the United States. Headquartered in New Haven, Conn., the firm's recent completed projects include the Tokyo Midtown Yaesu tower in Tokyo, Japan; 600 Fifth in Washington, DC.; The Eight in Bellevue, Wa.; and, AstraZeneca's new R&D facility in Cambridge, Ma. Current projects include The RO development in Houston, Tx.; CoStar Group's new corporate campus in Richmond, Va.; the St. Regis Residences and the Ritz Carlton Residences, both in Houston, Tx.; Sherwin-Williams's new headquarters in Cleveland, Oh.; Northwestern Mutual's North Office Building in Milwaukee, Wi; Mutual of Omaha's new headquarters in Omaha, Ne.; and Linkpillar 1 at Takanawa Gateway City in Tokyo, Japan; as well as commercial and residential developments in Austin, Atlanta, Dallas, Denver, Houston, San Francisco, and Stuttgart, Germany. Please visit www.pickardchilton.com for more information.

ABOUT TRAMMELL CROW COMPANY

Trammell Crow Company (TCC) is a leading commercial real estate developer and wholly-owned subsidiary of CBRE Group, Inc. (NYSE:CBRE), a Fortune 500 and S&P 500 company headquartered in Dallas. Founded in 1948, TCC has developed or acquired 3,000 buildings valued at \$90 billion spanning more than 700 million square feet. As of March 31, 2026, TCC had nearly \$30 billion of projects in process or its pipeline. With approximately 465 employees throughout the United States and Europe in 26 offices, the company serves users of and investors in office, industrial/logistics, healthcare, life science, data center, mixed-use, and multifamily projects through its residential subsidiary, High Street Residential. For more information visit www.TrammellCrow.com.