



How A Class-A+ Office Building Continues to Improve for its Tenants

On the corner of McKinney Avenue and Olive Street in Dallas' Uptown neighborhood stands McKinney & Olive, an award-winning office building designed by famed architect César Pelli. The building offers 536,000 square feet of Class A+ office space and upscale retail as well as restaurants, a rooftop terrace, fitness studio and conference center. McKinney & Olive has enjoyed 95% tenant occupancy since it opened for business, because it offers customers almost everything they need in a place to work.

But having it all doesn't mean there's nothing to add. Crescent Property Services, the company that manages McKinney & Olive, is always looking for new ways to please their customers. Property managers began testing programs to offer low-cost, convenient lunches on site.



“ We coordinated our own restaurant popups to set up shop to sell lunch. But they were very inconsistent, and it was mostly just sandwiches. Then we tried bringing food trucks, but again, we just didn't have the consistency. ”

— **ANGELIQUE WADE**
SENIOR PROPERTY MANAGER AT MCKINNEY & OLIVE

That's when McKinney & Olive was approached by Fooda, a company that organizes a daily rotation of authentic restaurants that visit buildings on site to set up and sell food directly to building tenants.

“Fooda came and we realized, this is great, and essentially what we were trying to do ourselves, but they handle all the planning and logistics,” Wade said.



McKinney & Olive is home to industry-leading companies in advertising, finance, and law — professions where time is money. So it’s no surprise that tenants immediately took to a program that offers an affordable lunch inside the building. The building quickly became one of Fooda’s top sites in Dallas.

85.7% OF WORKERS WITH ACCESS TO FOODA BELIEVE IT HAS CONTRIBUTED TO IMPROVING THEIR WORKPLACE 

based on survey data of 26,000 people

“It’s going very well. Our customer’s wanted something that was quick and affordable, and this is a price point that’s very friendly. I recently had a chance to talk to some customers I saw in line for Fooda and all of them were extremely happy with the service - something I’ve heard again and again.”

— **LYA DE LA CRUZ FOSTER**
PROPERTY MANAGER AT MCKINNEY & OLIVE

Customer satisfaction is clearly a priority for Crescent Property Services, so it’s no surprise that they have won the National Commercial Real Estate Customer Service Award for Excellence 10 times. Across all Fooda sites nationwide - from Class-C to Class-A buildings, tenants tell us that Fooda’s onsite restaurant Popup program ranks as one of their most appreciated amenities.

Is your building interested in delighting its employees like McKinney & Olive?

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