



DALLAS, TEXAS

# HARWOOD ONE

HARWOOD DISTRICT

N<sup>o</sup>1  
HARWOOD



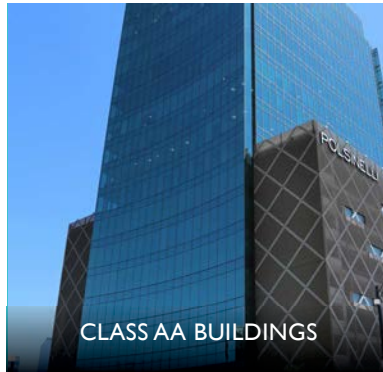


# HARWOOD ONE

## AMENITIES



DOWNTOWN VIEWS

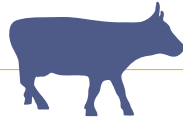


CLASS AA BUILDINGS



24/7 COMMAND CENTER

PG. 2



The district of HARWOOD began in 1984 with the opening of the Rolex Building, Uptown Dallas' first office development. Developed by globally acclaimed Harwood International, HARWOOD currently showcases more than 3.5 million square feet of premier class AA office, residential, and retail space set within a park-like campus with gardens and art-filled lobbies. HARWOOD will continue to grow to include over seven million square feet totaling over \$3 billion in office, retail and residential development.

- / Concierge services, including dry cleaning drop-off and shoe shine
- / HARWOOD GEM cars
- / Over 8.5 acres of gardens and pocket parks
- / FedEx and UPS drop boxes
- / Car wash pick up and delivery
- / Residential living on-campus
- / 5-star personalized services including in-office catering from our critically acclaimed restaurant, Marie Gabrielle
- / Wireless capabilities
- / Weekly events open to tenants
- / The Ann & Gabriel Barbier-Mueller Museum: The Samurai Collection



MARIE GABRIELLE  
RESTAURANT AND GARDENS



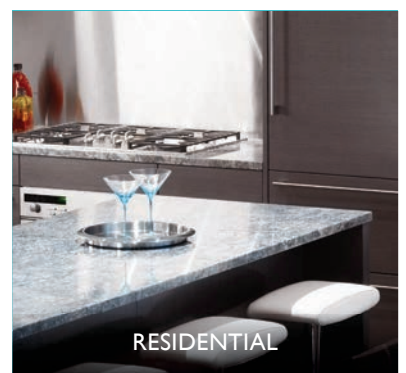
SAINT ANN  
RESTAURANT & BAR



THE ANN & GABRIEL  
BARBIER-MUELLER MUSEUM



FITNESS CENTER



RESIDENTIAL

+ | 214 871 0871

2501 N. HARWOOD  
14TH FLOOR  
HARWOOD,  
DALLAS, TX 75201

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CONCIERGE & VALET



KATY TRAIL



PRIVATE IN-OFFICE  
CATERING

- / HARWOOD Professionals Organization (HPO)
- / Live music 6 days of the week
- / Volleyball tournaments
- / Private health club featuring Technogym equipment with showers and lockers at Saint Ann Court and 2728
- / Direct access to the Katy Trail, 30 linear acres of walking and biking trails
- / Two sand volleyball courts and a bocce ball court at The Grove
- / Camp Gladiator and yoga classes on-campus
- / Squash Court at No.10
- / Bike racks

PG. 3

HARWOOD RESTAURANTS

*Saint Ann*  
RESTAURANT BAR GARDEN ART

*Dolce Riviera*  
RISTORANTE ITALIANO

THE  
GROVE  
AT HARWOOD

MERCAT  
BISTRO



HAPPIEST HOUR

*Marie Gabrielle*  
restaurant and gardens

MAGNOLIAS  
— SOUS LE PONT —

WHY DALLAS?

TOP 3

IN THE NATION  
IN JOB GROWTH

(US Bureau of Labor Statistics)



MERCAT BISTRO



CLEAN MACHINE  
CAR WASH



ART-FILLED LOBBIES



8.5 ACRES OF GARDENS

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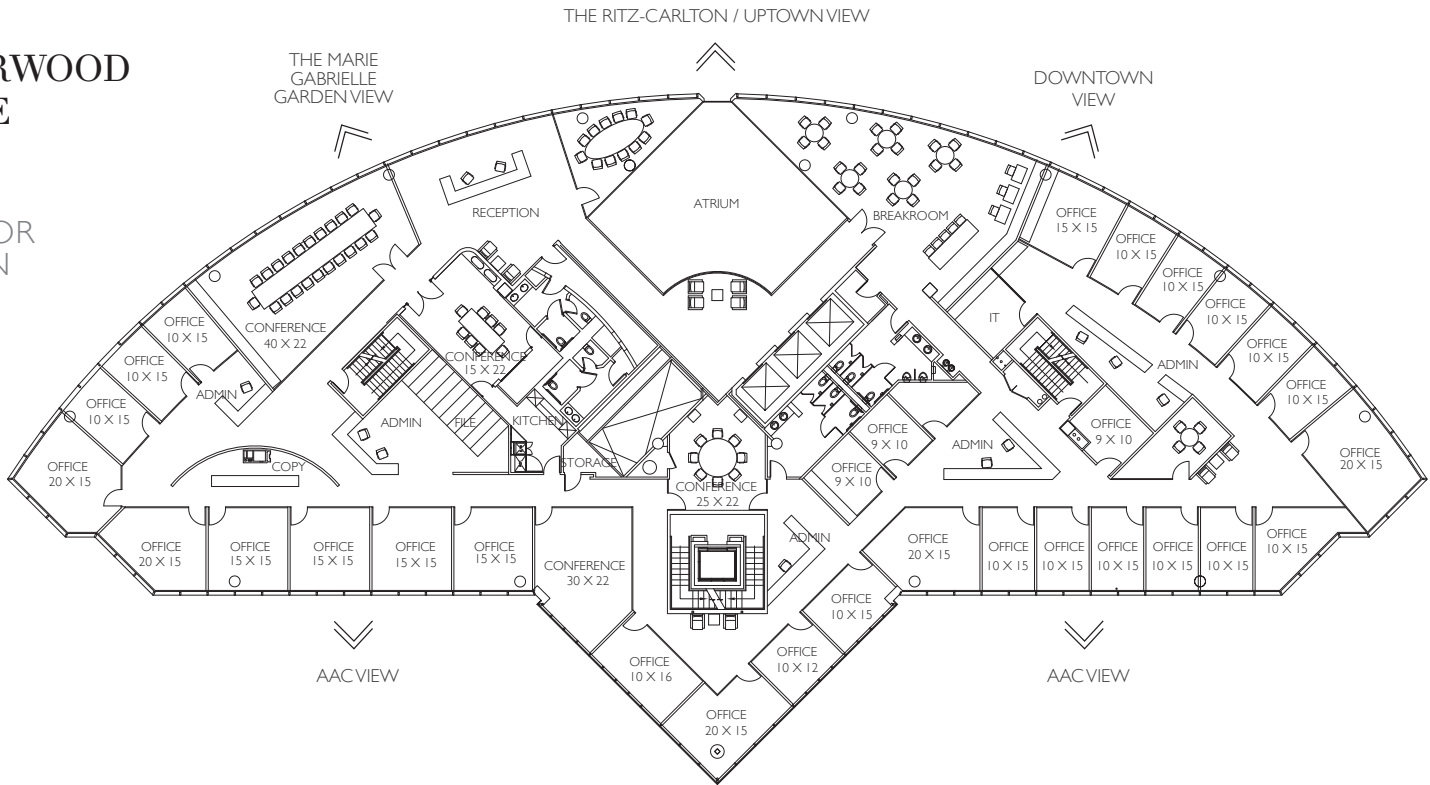


## SUITE 600 | 17,636 RSF

### HARWOOD ONE

#### FLOOR PLAN

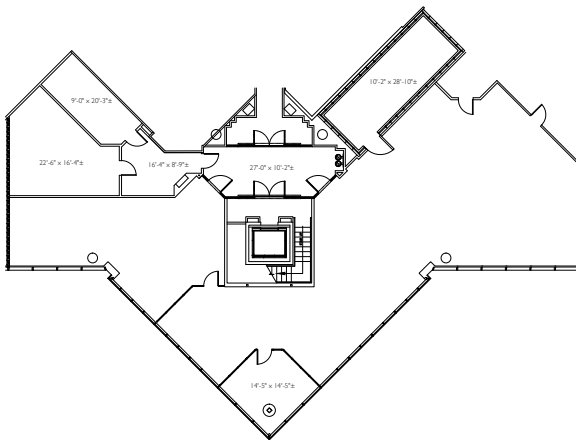
PG. 4



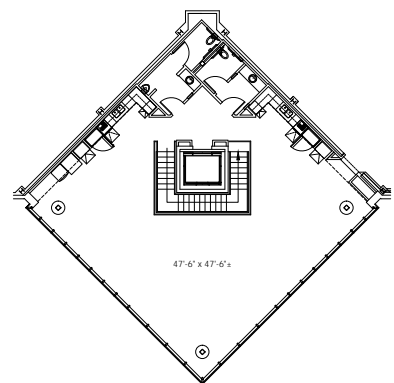
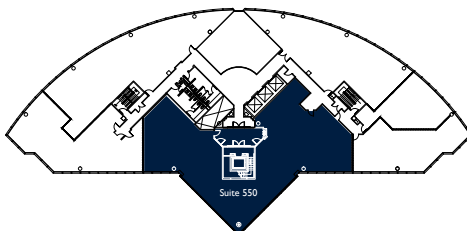
Floor plan depicts a test fit option.

## SUITE 550 | 6,026 RSF

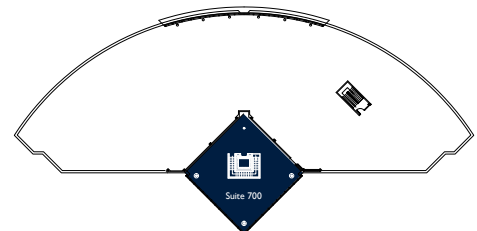
## SUITE 700 | 2,720 RSF



Key Plan



Key Plan







## THE BUILDING

- / Since its doors opened in 1984, HARWOOD ONE has been an Uptown landmark, known as Uptown's first office building
- / 7 stories of world-class, modern yet timeless architecture
- / Features an atrium-style lobby accessible from a front circular drive, the parking garage and the Marie Gabrielle Gardens via a skybridge
- / Overlooks the 1.5 acre European-style garden, Marie Gabrielle
- / Delivers state-of-the-art operating efficiencies and strategic business advantages in a sophisticated corporate setting
- / Walking distance to the Crescent, The Ritz-Carlton, AAC, Victory Park
- / HI on-campus ownership and management
- / 24-hour controlled building access and concierge
- / 24/7 manned command center



## SUITES 550, 600 & 700

- / Suites can be combined for 26,382 RSF of contiguous space
- / Elevator exposure
- / Parking 3 per 1000
- / Views to Downtown, Uptown, Marie Gabrielle Gardens, The Ritz-Carlton, AAC, Victory Park

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# HARWOOD DISTRICT

## HARWOOD ONE

### AMENITIES

PG. 6



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WHY DALLAS?

#1

NATIONALLY  
IN ABSOLUTE CHANGE  
IN POPULATION AND JOB GROWTH  
FROM 2016 TO 2020  
(Moody's Analytics)

#3

TOP US METRO AREAS FOR  
CORPORATE RELOCATIONS &  
BUSINESS EXPANSIONS  
(Site Selection Magazine)

HARWOOD TOWERS

1. Harwood NO. 1 2651 N. Harwood St.
2. Harwood NO. 2 2728 N. Harwood St.
3. Harwood NO. 3 2727 N. Harwood St.
4. Harwood NO. 4 2828 N. Harwood St.
5. Harwood NO. 5 Azure
6. Harwood NO. 6 Saint Ann Court
7. Harwood NO. 7 Frost Tower
8. Harwood NO. 8 The Rolex Building
9. Harwood NO. 9 Bleu Ciel
10. Harwood NO. 10 2850 N. Harwood St.

HARWOOD RESTAURANTS

1. Marie Gabrielle Restaurant and Gardens
2. Saint Ann Restaurant & Bar
3. Mercat Bistro
4. Magnolias: Sous Le Pont
5. The Grove
6. Happiest Hour
7. Juice Bar (Coming Soon)
8. Gourmet Grocery Market (Coming Soon)
9. The Grove Taco Truck
10. Dolce Riviera
11. Bistro (Coming Soon)

SPORTS & OUTDOOR

1. American Airlines Center
2. Mavs Ballpark - Heroes Baseball
3. Katy Trail
4. Klyde Warren Park
5. Pike Park
6. Trinity Strand Trail
7. Reverchon Park
8. Volleyball Courts at The Grove
9. Chess & Checkers at Marie Gabrielle Gardens
10. Bocce Ball Courts at The Grove

ARTS & CULTURE

1. The Ann & Gabriel Barbier-Mueller Museum: The Samurai Collection
2. AT&T Performing Arts Center
3. Dallas Museum of Art
4. Dallas Symphony Orchestra
5. Dee & Charles Wyly Theater
6. House of Blues
7. Morton H. Meyerson Symphony Center
8. Nasher Sculpture Center

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