



# 412 S Harwood St

DALLAS, TX

9,476 SF FREESTANDING BUILDING ON HARWOOD PARK

**CBRE**



# An Active + Vibrant Downtown Atmosphere

This bustling downtown location features excellent connectivity-easy access to I-30, and DART Bus and Rail lines, and walkable to Main Street, Deep Ellum, and the greater Dallas CBD.



## HARWOOD PARK

Newly opened 4-acre greenspace with mammoth playground, rain garden water feature, sport court, 2 dog parks, and pavilion.



## EAST QUARTER

Massive mixed-use district covering 8 city blocks of reimagined historic spaces with 200,000 SF office, 336 units residential, and 40,000 SF of Michelin-star rated restaurants.



## DALLAS FARMER'S MARKET

Home to the 26K SF food hall and farmer's market, The Shed, an open air pavilion showcasing locally grown produce, meats and eggs and the Harvest Lofts & Taylor Lofts residential buildings.



## DISCOVERY DISTRICT

AT&T's World HQ is a downtown hotspot where tech, entertainment and culture meet. This project features 65K SF of retail, new restaurants, a food hall with over 18 stalls, and a massive, 104-foot-tall media wall.



## CONVENTION CENTER

The Kay Bailey Hutchison Convention Center is one of the largest convention centers in the nation. Each year, over a million visitors attend major conventions, concerts, meetings and more. Set to undergo a \$4B renovation, the center will remain open during upgrades.



## MAIN STREET DISTRICT

This dense urban district is home to elegant office and residential towers, luxury hotels, and high-end dining, shopping, and entertainment destinations.

# A Unique *Multi-Level* Opportunity



±9,476 SF building across three levels



Updated second and third level loft area



Roof top patio on second level



Close to dining hotspots Brass Ram, National Anthem, Sushi | Bar, Ginger's, Scout, and Partenope



Immediate access to the new 4-acre Harwood Park



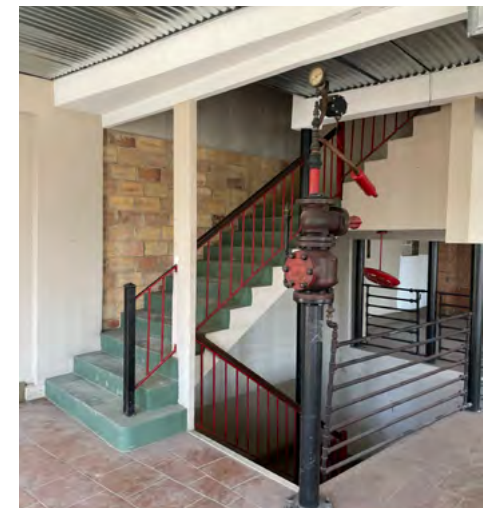
Adjacent to the expansive East Quarter mixed-use District



One block from the Dallas Farmers Market, a 16.5 acre destination attracting north of 1.1M visitors per year



Excellent walkability: 97 Walk Score

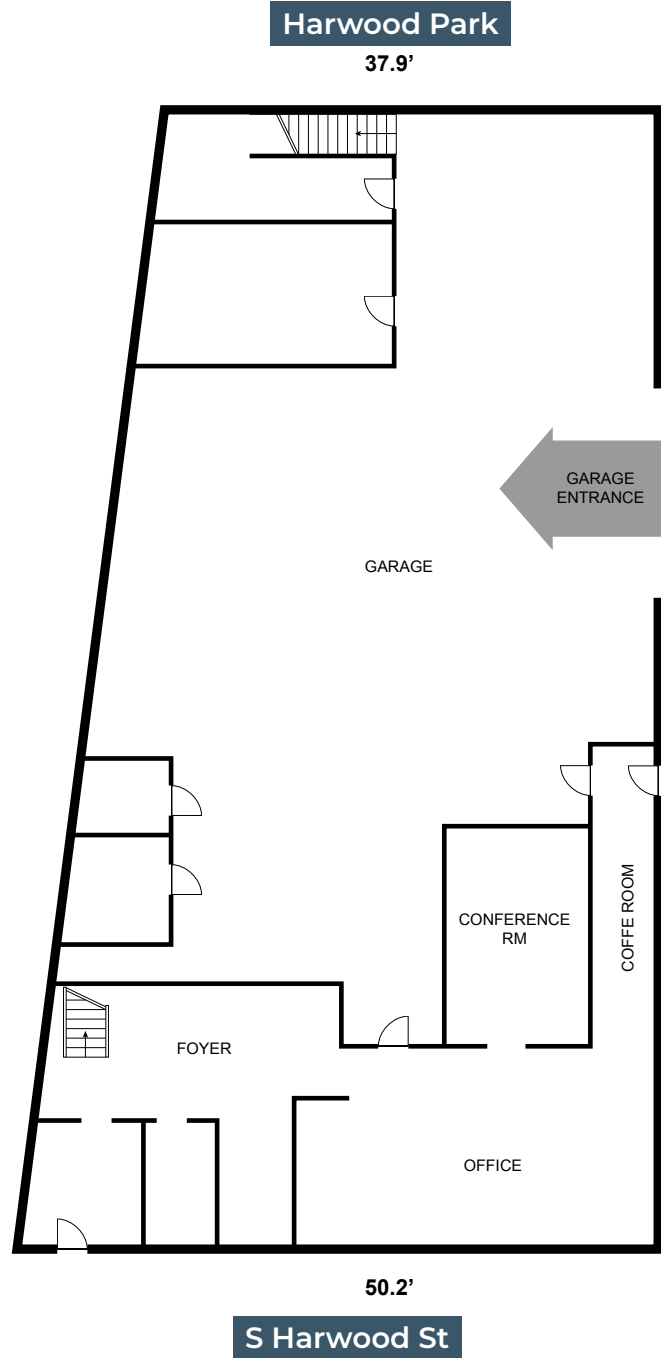


# Floorplans

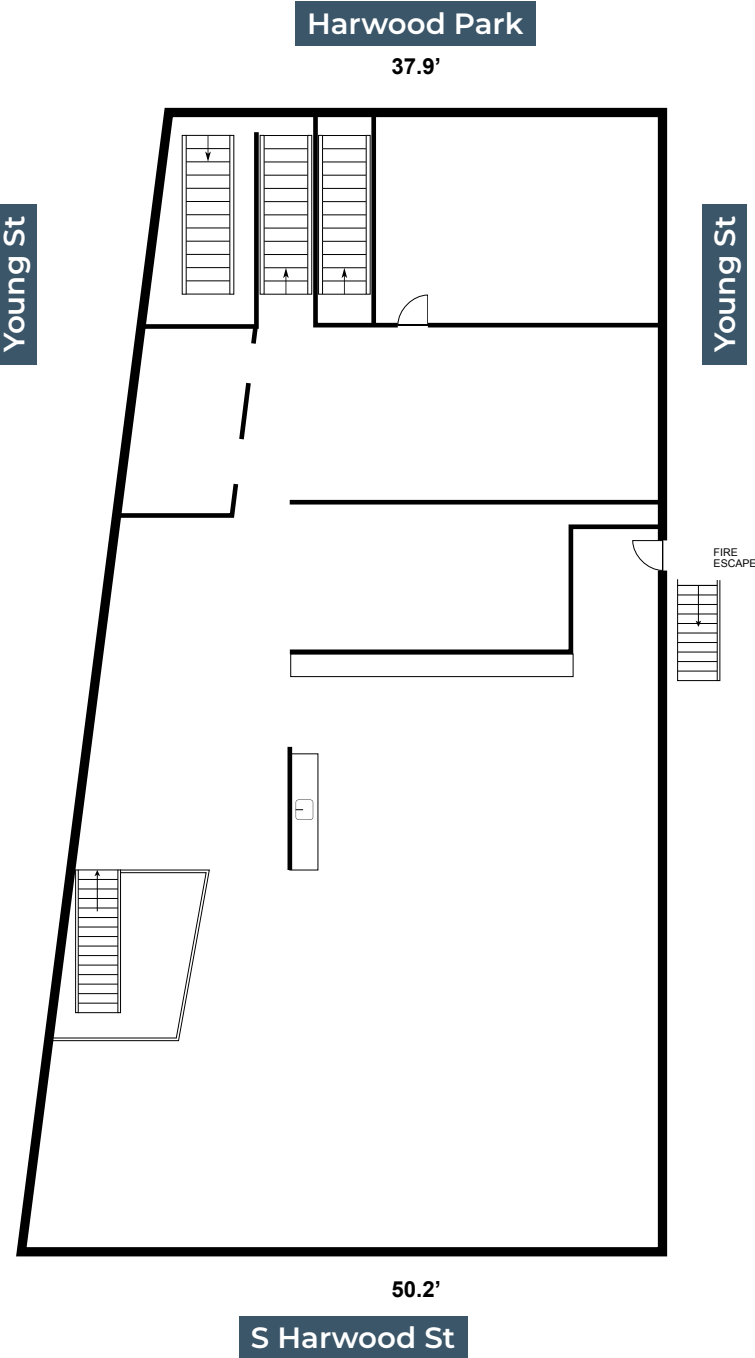
Lot Size: ± 3,988 SF

Building Size: ± 9,476 SF

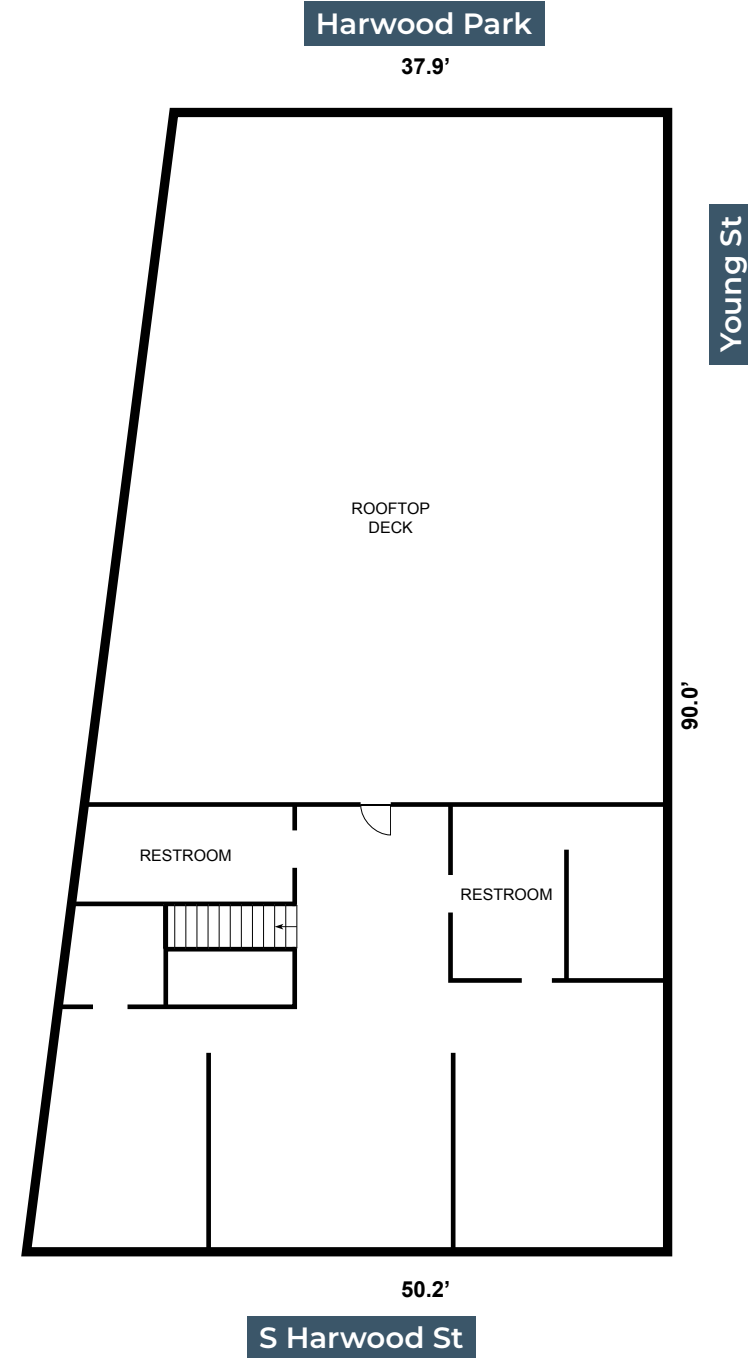
## Ground Floor



## 2<sup>nd</sup> Floor



## 3<sup>rd</sup> Floor



# Historic Urban Building with *Downtown + Park Views*



Harwood Park Is Just Steps Away



2<sup>nd</sup> Level Patio Opportunity  
Overlooking Harwood Park



Floor to Ceiling Windows on Ground Floor



Industrial Design Maintains  
the Building's Heritage



Downtown + Park Views

The building enjoys unprecedented access to the newly completed Harwood Park, which fronts Downtown, East Quarter and Farmers Market on all sides, creating an active meeting point at the epicenter of three distinctly vibrant districts.

# Disclosure + Agreement

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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# 412 S Harwood St

DALLAS, TX

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