



DALLAS, TEXAS

N°15 HARWOOD

HARWOOD DISTRICT

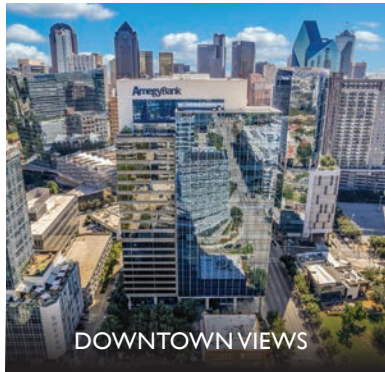




HARWOOD DISTRICT

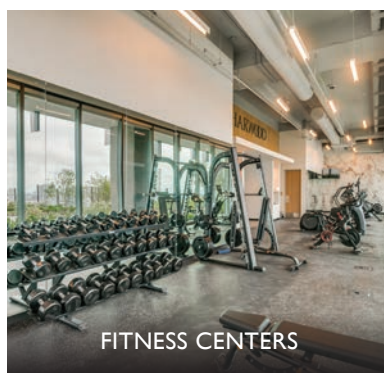
AMENITIES

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, the 19-city block mixed-use master planned neighborhood currently showcases more than 3 million square feet of premier class AA office, luxury residential, retail space, restaurants, and hotel set within a park-like campus with gardens and art-filled lobbies. Harwood will continue to grow to include over 8.1 million square feet of office, retail, and residential development.

- / Concierge services, including dry cleaning drop-off and shoe shine
- / Harwood electric GEM Car service
- / Over 8.5 acres of gardens and pocket parks
- / Conference centers
- / On-site car wash pick up and delivery
- / Tenant lounge
- / 5-star personalized services including in-office catering from our critically acclaimed restaurants
- / Live music
- / Tenant Harwood Perks Programme
- / The Ann & Gabriel Barbier-Mueller Museum: The Samurai Collection
- / FedEx and UPS drop boxes



+ 1 214 871 0871

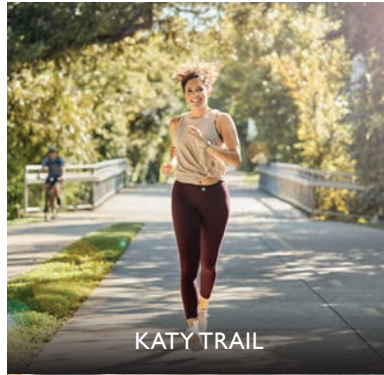
2501 N. HARWOOD
14TH FLOOR
HARWOOD,
DALLAS, TX 75201

leasing@harwoodinc.com

Business plan is subject to change and all documents, designs, plans, renderings, appraisals, projections and acquisition scenarios are offered for informational purposes only. Harwood International disclaims any representation or warranty, either expressed or implied, concerning their accuracy or completeness. All investors are responsible to rely on their own due diligence for their investment decisions.



CONCIERGE & VALET



KATY TRAIL



PRIVATE IN-OFFICE
CATERING

N^o 15
HARWOOD

HARWOOD
DISTRICT

AMENITIES

- / Networking events with Harwood Professionals Organization (HPO)
- / 20 bespoke restaurant concepts
- / Fitness centers, locker rooms, squash court, golf simulator, and pickleball court
- / 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
- / On-campus fitness classes
- / Hôtel Swexan
- / Residential living
- / Bike storage
- / Campus-wide wifi



PG. 3

WHY HARWOOD?

6,000+/-

VISITORS PER DAY
foot traffic in restaurants

5,000+

DAYTIME EMPLOYEES
that work in the Harwood District

30,000

VEHICLES PER DAY
traffic count on McKinnon Street

150,000

HOUSEHOLDS
within 5 mile radius of Harwood District



MERCAT BISTRO



CLEAN MACHINE
CAR WASH



ART-FILLED LOBBIES



8.5 ACRES OF GARDENS

Business plan is subject to change and all documents, designs, plans, renderings, appraisals, projections and acquisition scenarios are offered for informational purposes only. Harwood International disclaims any representation or warranty, either expressed or implied, concerning their accuracy or completeness. All investors are responsible to rely on their own due diligence for their investment decisions.

+1 214 871 0871

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

leasing@harwoodinc.com

Harwood is home to 10 AMLaw100 Firms & 2 AMLaw200 Firms

LAW FIRMS, FINANCE AND PROFESSIONAL SERVICE FIRMS ACCOUNT FOR APPROXIMATELY 80% OF SF LEASED IN THE HARWOOD DISTRICT.

HARWOOD HAS BECOME THE PROMINENT LEGAL HUB FOR AMLAW FIRMS IN NORTH TEXAS.

OVER 723,000 SF LEASED TO AMLAW RANKED LAW FIRMS.

ReedSmith

O'Melveny



POLSINELLI

quinn emanuel

BakerHostetler

HAYNES BOONE

Fox Rothschild ^{LLP}
ATTORNEYS AT LAW



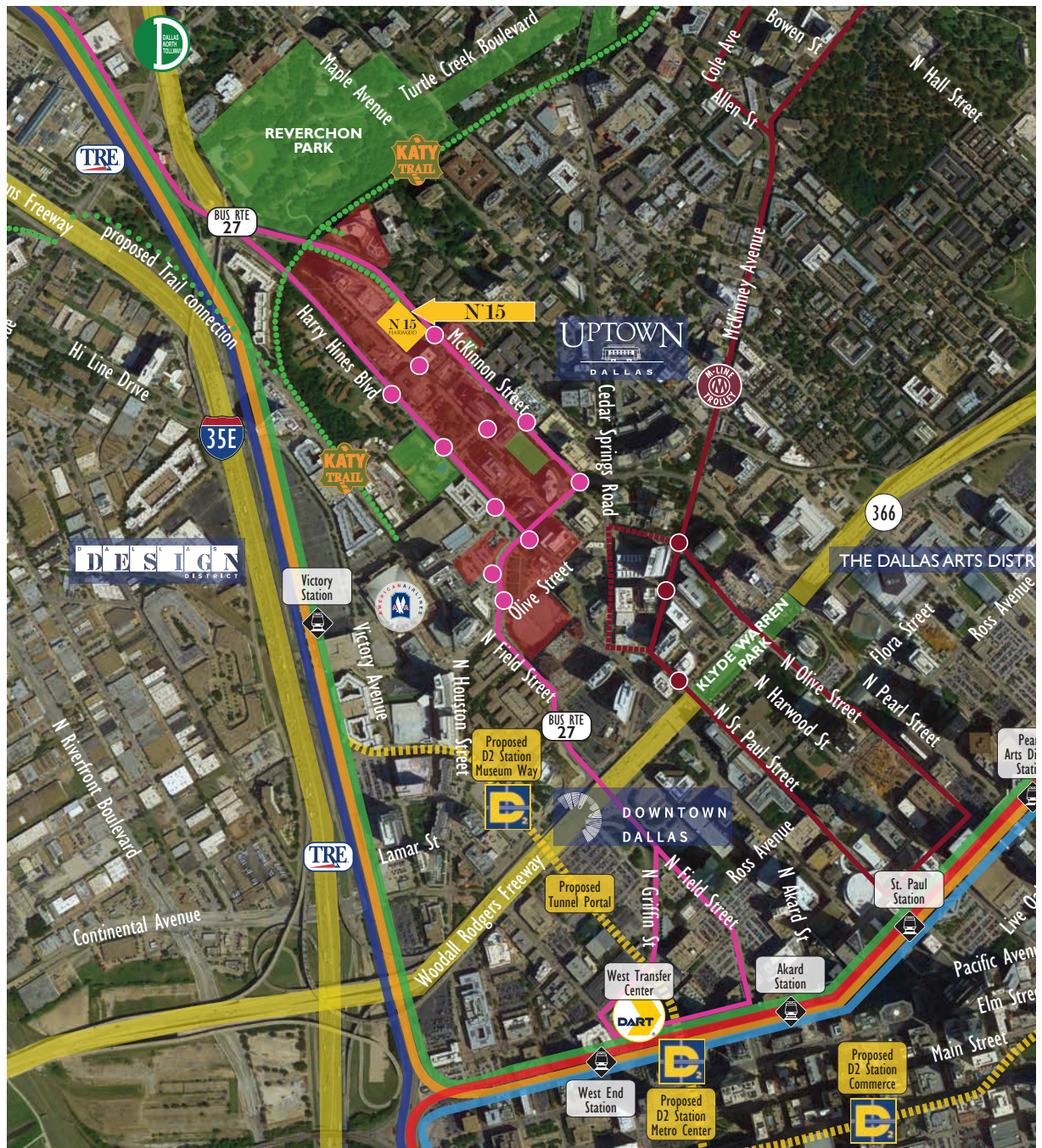
McDermott
Will & Emery

JONES
DAY.

WINSTEAD

Snell & Wilmer

K&L GATES



+ 1 214 871 0871

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



HARWOOD

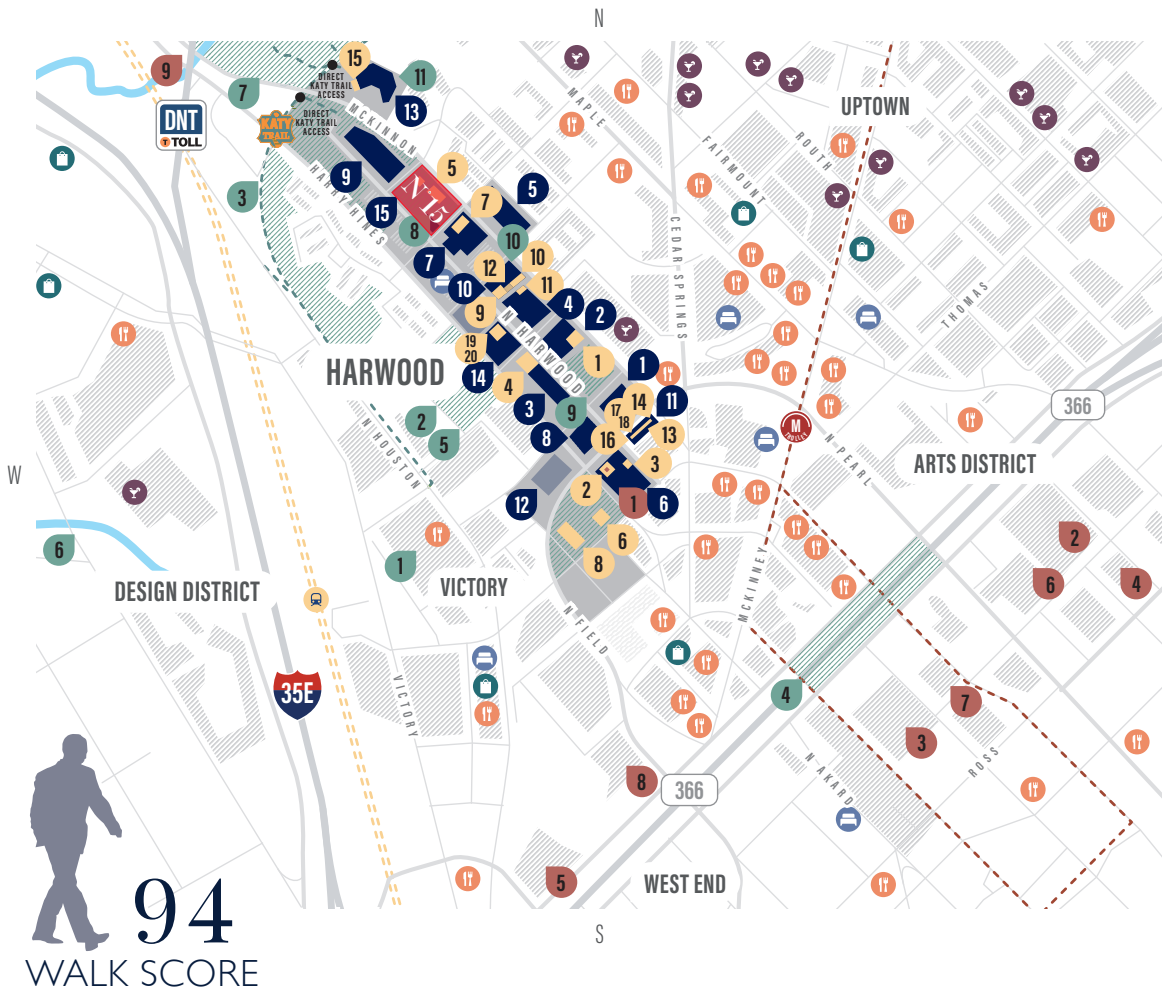
DISTRICT

N°15
HARWOOD

3008
N.
HARWOOD

MAP

PG. 5



HARWOOD PROPERTIES

- 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.
- 11 Harwood No. 11 | Hôtel Swexan
- 12 Harwood No. 12 | Coming Soon
- 13 3100 McKinnon on the Katy Trail
- 14 Harwood No. 14 | 2801 N. Harwood St.
- 15 Harwood No. 15 | Coming Soon

HARWOOD RESTAURANTS

- 1 Marie Gabrielle Restaurant and Gardens
- 2 Saint Ann Restaurant & Bar
- 3 Mercat Bistro
- 4 Magnolias: Sous Le Pont
- 5 The Grove at Harwood & Food Truck
- 6 Happiest Hour
- 7 Dolce Riviera, The Parlor at Dolce Riviera
- 8 Te Deseo
- 9 Harwood Arms
- 10 Elephant East
- 11 Poco Fiasco
- 12 Fig & Favor
- 13 Stillwell's
- 14 Isabelle's
- 15 Tequila Social
- 16 Babou's
- 17 Léonie hotel guests only
- 18 Pomelo hotel guests only
- 19 NDA
- 20 Docent coming soon

ARTS & CULTURE

- 1 The Ann & Gabriel Barbier-Mueller Museum: The Samurai Collection
- 2 AT&T Performing Arts Center
- 3 Dallas Museum of Art
- 4 Dee & Charles Wylie Theater
- 5 House of Blues
- 6 Morton H. Meyerson Symphony Center
- 7 Nasher Sculpture Center
- 8 Perot Museum of Nature & Science
- 9 Sammons Center for the Arts

SPORTS & OUTDOORS

- 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 & Bocce Courts at The Grove
- 9 Chess & Checkers at Marie Gabrielle Gardens
- 10 Squash Court & Golf Simulator at Harwood No. 10
- 11 Pickleball Court at 3100 McKinnon on the Katy Trail

+1 214 871 0871

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

Business plan is subject to change and all documents, designs, plans, renderings, appraisals, projections and acquisition scenarios are offered for informational purposes only. Harwood International disclaims any representation or warranty, either expressed or implied, concerning their accuracy or completeness. All investors are responsible to rely on their own due diligence for their investment decisions.

leasing@harwoodinc.com



3008
N.
HARWOOD

VIEW FACING
SOUTH

PG. 6



Business plan is subject to change and all documents, designs, plans, renderings, appraisals, projections and acquisition scenarios are offered for informational purposes only. Harwood International disclaims any representation or warranty, either expressed or implied, concerning their accuracy or completeness. All investors are responsible to rely on their own due diligence for their investment decisions.

HIGHLIGHTS

Harwood No. 15 will stand 23 floors tall with 340,000+ rentable square feet paired with unmatched modern amenities. The tower will be located just steps from the Katy Trail and Harwood's La Rue Perdue.

- / 23 stories
- / 7 parking levels
- / 340,754 RSF
- / Ground floor restaurant and coffee bar
- / 9th floor sky garden
- / State-of-the-art fitness center with locker rooms, showers, dry sauna, wet sauna, and cold plunge
- / Designed by Dallas-based HDF, Corgan and Tokyo-based Kengo Kuma and Associates
- / Exceptional visibility and accessibility with immediate access to the Dallas North Tollway
- / Conference center with pre-function space
- / Grand motor court
- / Golf simulator
- / Pickleball court
- / HI on-campus ownership and management
- / 24-hour controlled building access and concierge
- / Over 100 of the most notable dining, art, shopping, and entertainment venues in Dallas within a 10-minute walk, including 20 restaurants from the Harwood Hospitality Group with an additional venue opening Summer 2024

N°15
HARWOOD

3008
N.
HARWOOD

PG. 7

VIEW FACING NORTH



Business plan is subject to change and all documents, designs, plans, renderings, appraisals, projections and acquisition scenarios are offered for informational purposes only. Harwood International disclaims any representation or warranty, either expressed or implied, concerning their accuracy or completeness. All investors are responsible to rely on their own due diligence for their investment decisions.



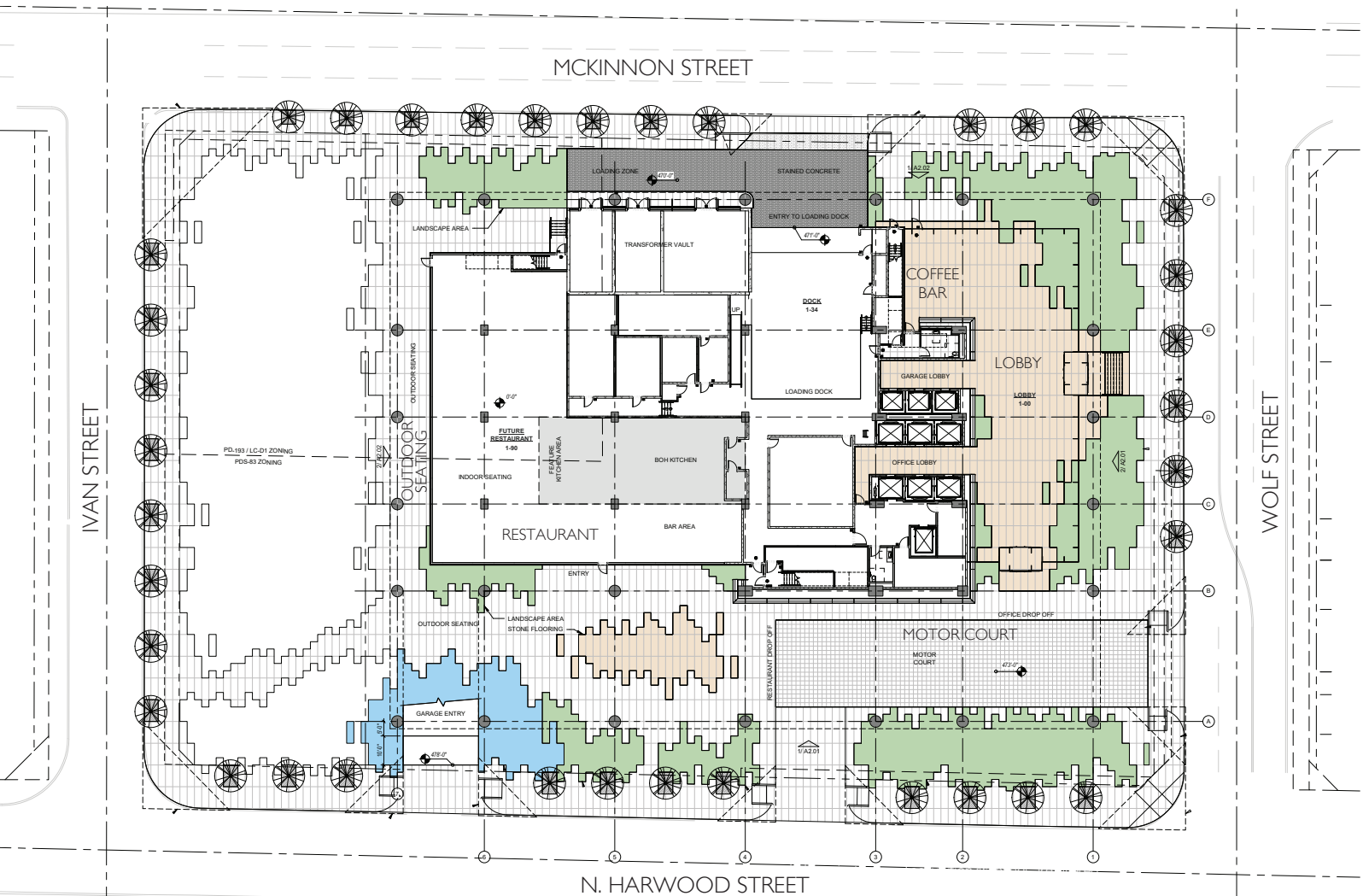
LOBBY

3008
N.
HARWOOD

PG. 8



SITE PLAN



MOTOR COURT

N°15
HARWOOD

3008
N
HARWOOD

PG. 9



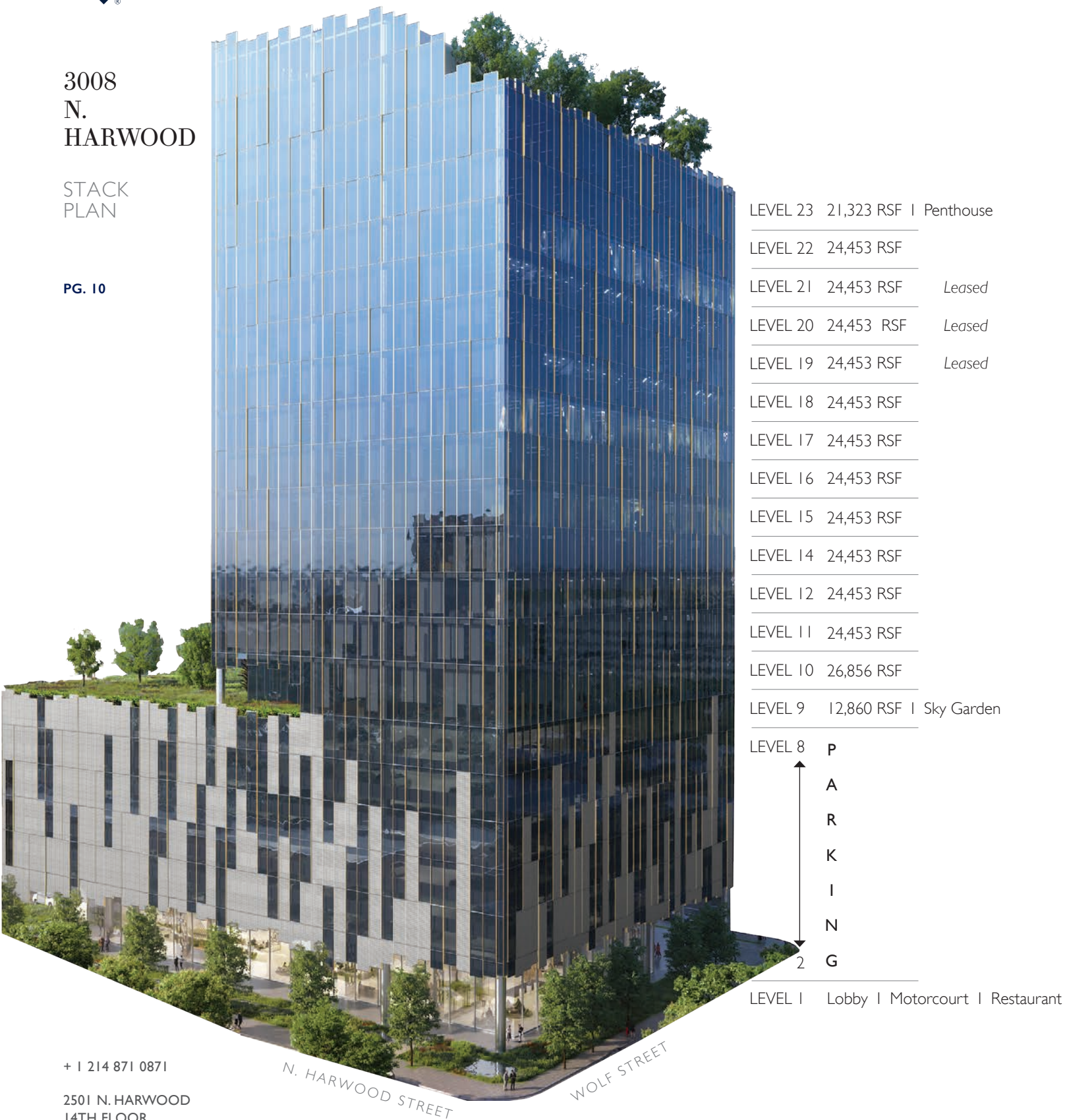


STACK PLAN

3008
N.
HARWOOD

STACK
PLAN

PG. 10

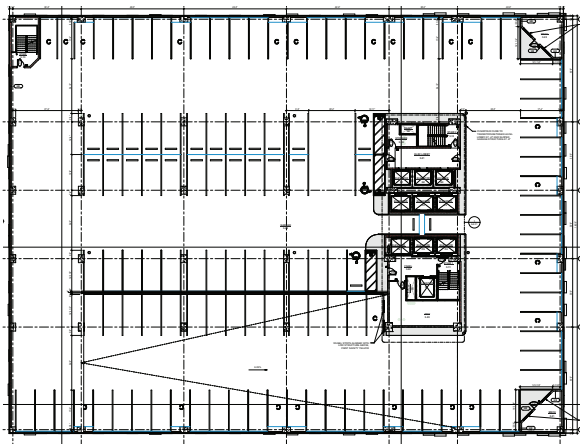


+ 1 214 871 0871

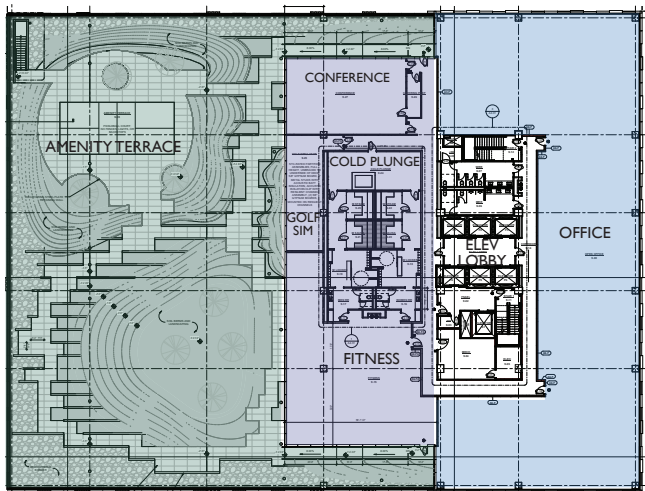
2501 N. HARWOOD
14TH FLOOR
HARWOOD,
DALLAS, TX 75201

leasing@harwoodinc.com

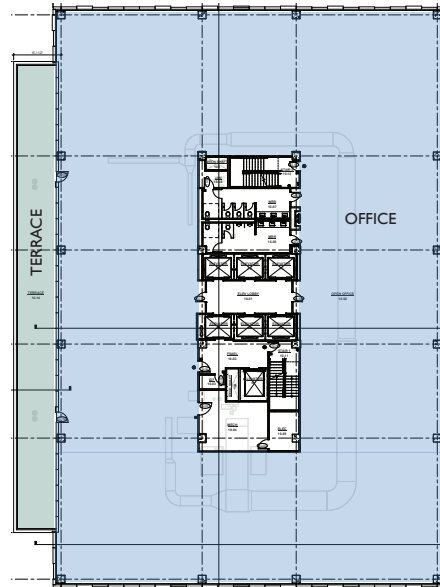
Business plan is subject to change and all documents, designs, plans, renderings, appraisals, projections and acquisition scenarios are offered for informational purposes only. Harwood International disclaims any representation or warranty, either expressed or implied, concerning their accuracy or completeness. All investors are responsible to rely on their own due diligence for their investment decisions.



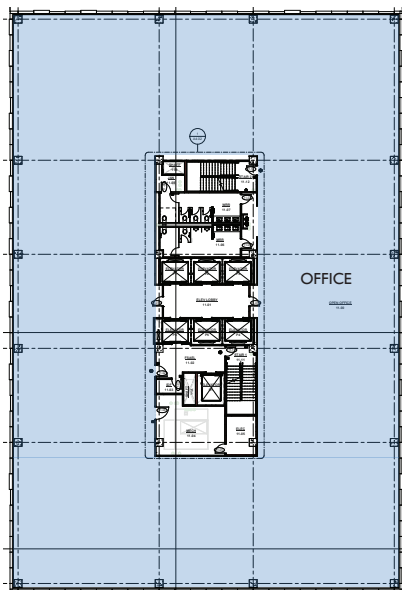
LEVEL 3 - 7: PARKING



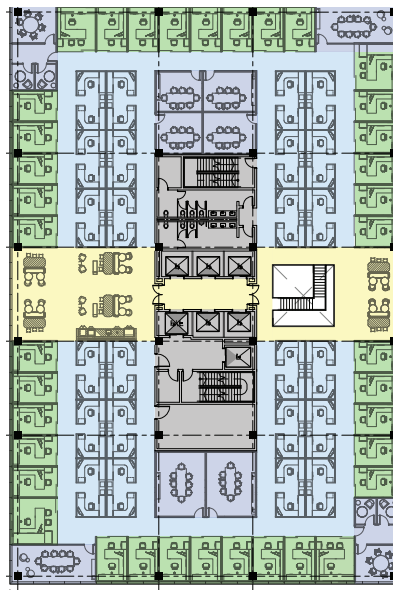
LEVEL 9: SKY GARDEN
12,860 RSF



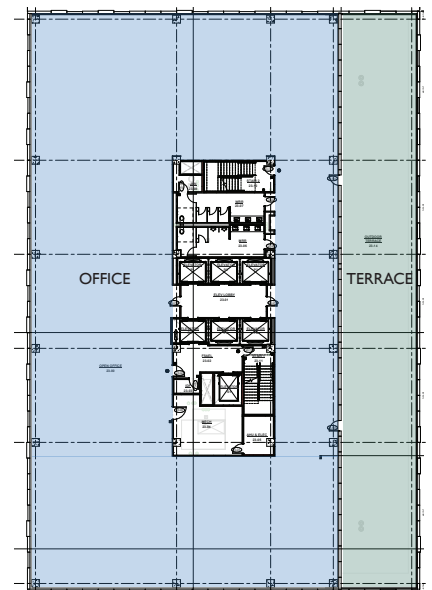
LEVEL 10
26,856 RSF



LEVEL 11 - 22: TYPICAL
24,453 RSF



TYPICAL TEST FIT
Private Office Intensive



LEVEL 23: PENTHOUSE
21,323 RSF



leasing@harwoodinc.com

2501 N. Harwood, 14th Floor
Harwood, Dallas, TX 75201

+1 214 871 0871

Business plan is subject to change and all documents, designs, plans, renderings, appraisals, projections and acquisition scenarios are offered for informational purposes only. Harwood International disclaims any representation or warranty, either expressed or implied, concerning their accuracy or completeness. All investors are responsible to rely on their own due diligence for their investment decisions.