

N<sup>1</sup>  
HARWOOD

Ban



DALLAS, TEXAS

# HARWOOD

FLEX

MOVE-IN READY SUITES

N<sup>1</sup>  
HARWOOD



2651  
N.  
HARWOOD

SUITE  
200

PG. 2



### SUITE 200

- / 2,681 RSF
- / 2nd Floor
- / Elevator Exposure
- / Kitchen
- / Views of Downtown, Uptown, and The Ritz-Carlton
- / Available <30 days



+ | 214 871 0871

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

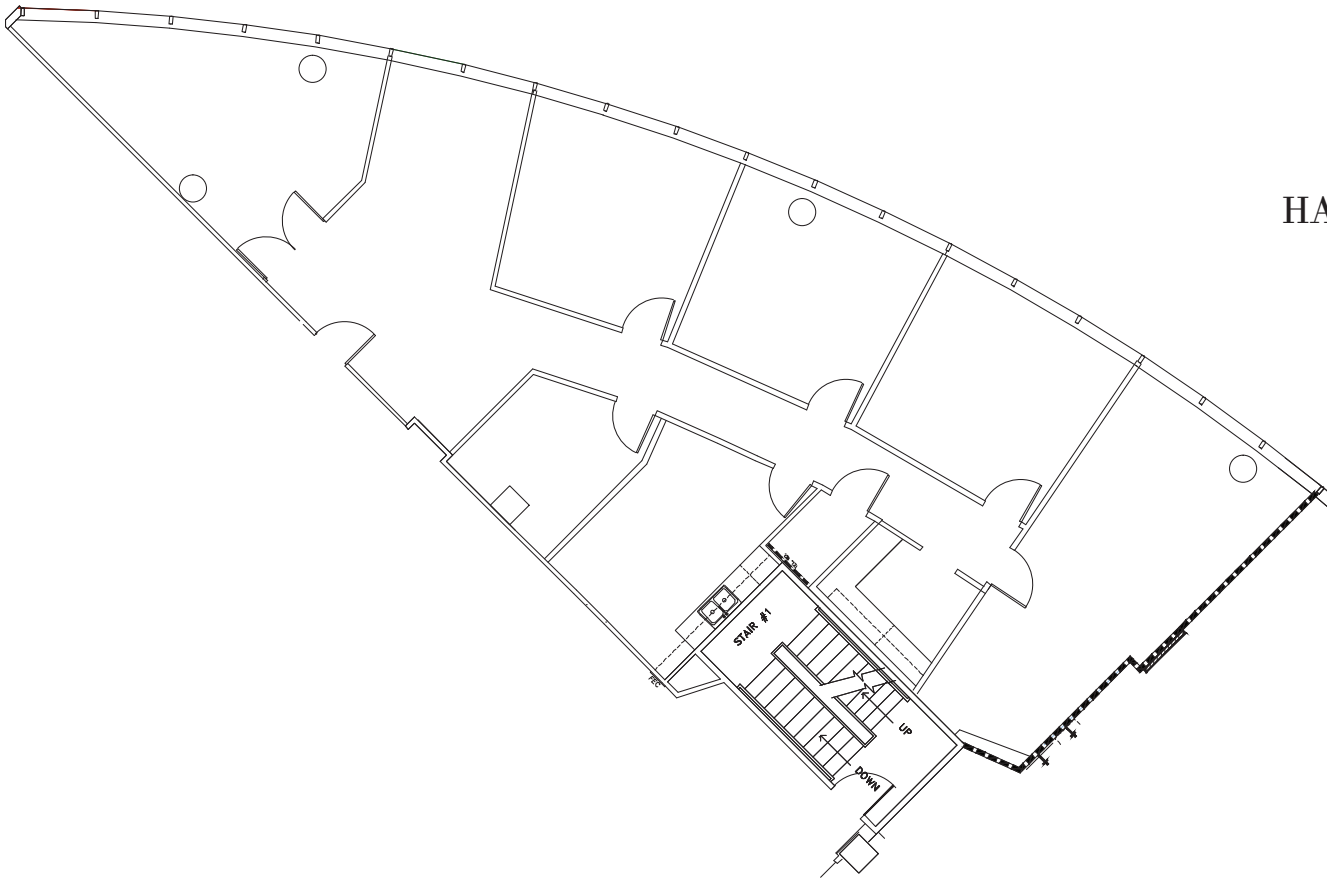
[leasing@harwoodinc.com](mailto:leasing@harwoodinc.com)

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.

2651  
N.  
HARWOOD

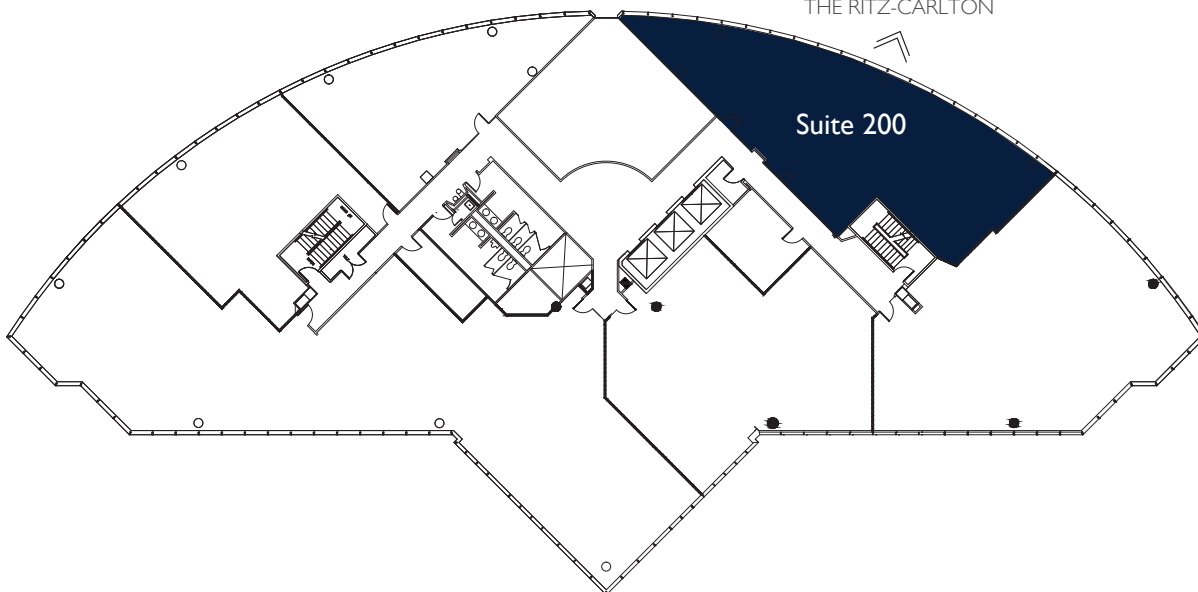
FLOOR  
PLAN

PG. 3



SUITE 200 | 2,681 RSF

VIEWS OF DOWNTOWN, UPTOWN &  
THE RITZ-CARLTON



Key Plan

+1 214 871 0871

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



2651  
N.  
HARWOOD

THE  
BUILDING

PG. 4

WHY DALLAS?

#1

IN THE NATION IN JOB GROWTH  
*(US Bureau of Labor Statistics)*

#1

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

#1

STATE FOR DOING BUSINESS 15 YEARS IN A ROW  
*(CEO Magazine)*

#3

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



THE BUILDING

- / Since its doors opened in 1984, Harwood No. 1 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

+ | 214 871 0871

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

[leasing@harwoodinc.com](mailto: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.



# HARWOOD

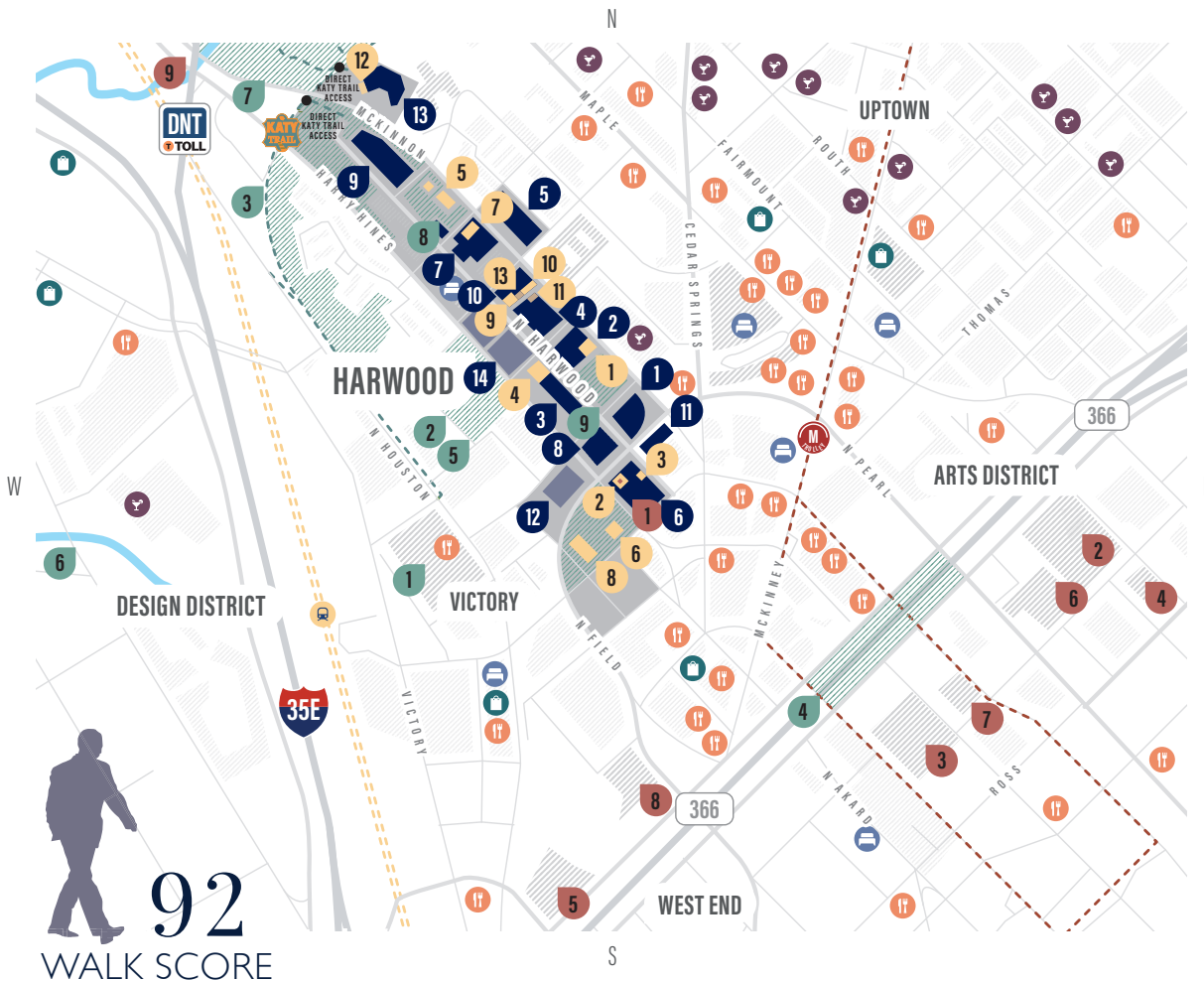
DISTRICT

# N<sup>o</sup>1 HARWOOD

2651  
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 | Harwood Hotel
- 12 Harwood No. 12 | Coming Soon
- 13 Citymark on the Trail | 3100 McKinnon St.
- 14 Harwood No. 14 | 2801 N. Harwood St. | 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 - Coming Soon
- 12 Outdoor Patio & Lounge - Coming Soon
- 13 Market - 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

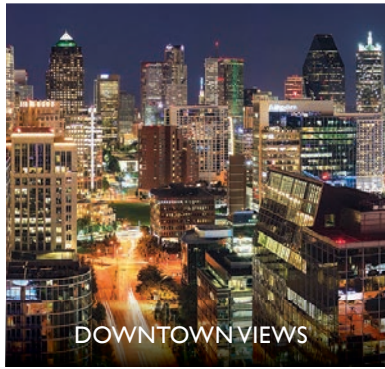
+1 214 871 0871

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



# 2651 N. HARWOOD

## AMENITIES



DOWNTOWN VIEWS



CLASS AA BUILDINGS



24/7 COMMAND CENTER

PG. 6



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 District currently showcases more than 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 totaling over 11 million square feet of office, retail, hotel, and residential development

- / Concierge services, including dry cleaning drop-off and shoe shine
- / Harwood GEM Car service
- / Over 8.5 acres of gardens and pocket parks
- / FedEx and UPS drop boxes
- / On-site car wash pick up and delivery
- / Residential living on-campus
- / 5-star personalized services including in-office catering from our critically acclaimed restaurants
- / Campus-wide wifi
- / Weekly events open to tenants
- / The Ann & Gabriel Barbier-Mueller Museum: The Samurai Collection
- / Live music



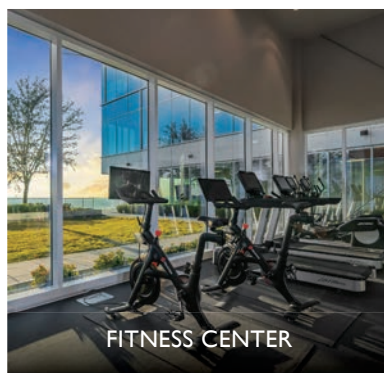
MARIE GABRIELLE  
RESTAURANT AND GARDENS



TE DESEO



THE ANN & GABRIEL  
BARBIER-MUELLER MUSEUM



FITNESS CENTER



RESIDENTIAL

+ | 214 871 0871

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

[leasing@harwoodinc.com](mailto: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

- / Networking events with Harwood Professionals Organization (HPO)
- / Volleyball tournaments
- / Fitness centers, locker rooms, squash court, and golf simulator
- / 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
- / Conference center
- / Tenant lounge
- / Bike storage
- / Hotel

HARWOOD RESTAURANTS

Several new concepts coming soon

WHY HARWOOD?

450,000+  
POPULATION WITHIN 5 MILES

21,200  
MULTIFAMILY UNITS WITHIN 1 MILE

9,300  
HOTEL ROOMS WITHIN 1 MILE

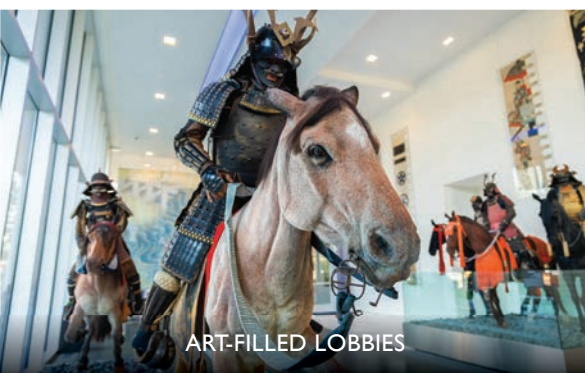
250  
RESTAURANTS & BARS IN UPTOWN



MERCAT BISTRO



CLEAN MACHINE  
CAR WASH



ART-FILLED LOBBIES



MARIE GABRIELLE  
RESTAURANT AND GARDENS

+1 214 871 0871

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



---

[leasing@harwoodinc.com](mailto:leasing@harwoodinc.com)

---

2501 N. Harwood, 14th Floor  
Harwood, Dallas, TX 75201  
+1 214 871 0871