



DALLAS, TEXAS

# HARWOOD

FLEX

MOVE-IN READY SUITES

N°6  
HARWOOD



# SAINT ANN COURT

SUITE  
1255

PG. 2



## SUITE 1255

- / 12th floor
- / 1,224 RSF
- / Harwood District views
- / Available <30 days
- / Parking 3.0 per 1000



## ROCKEFELLER ROOFTOP GARDEN



+ 1 214 871 0871

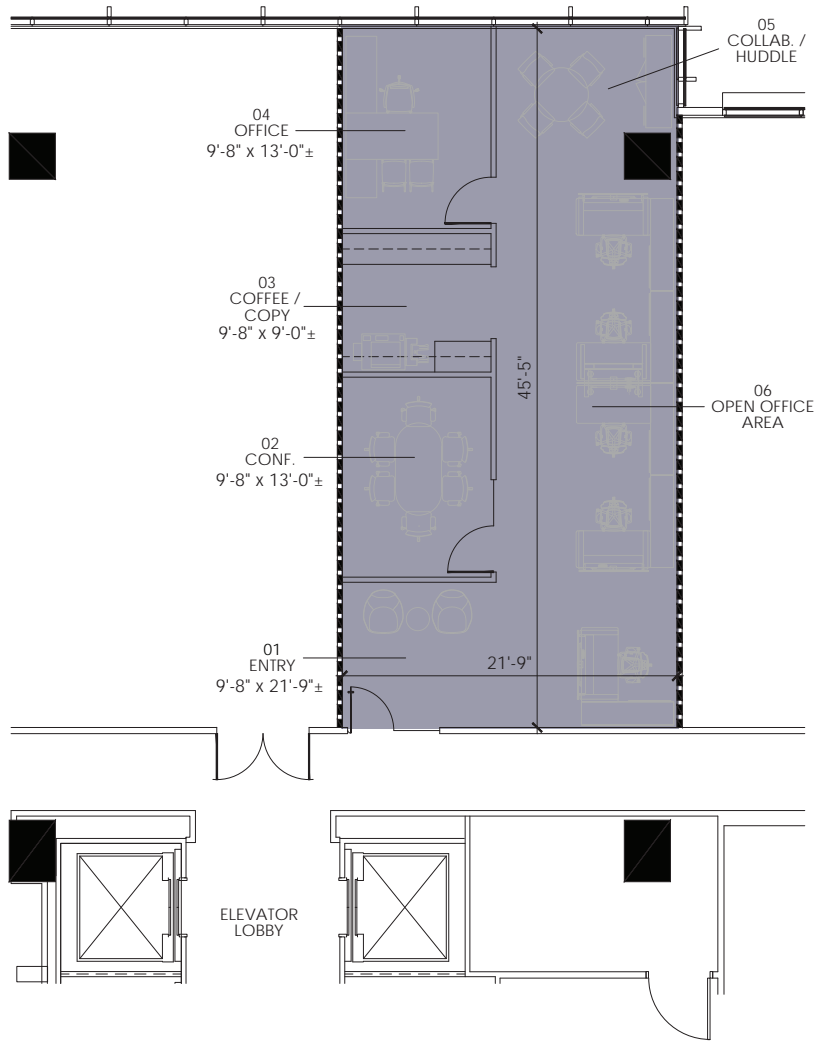
2501 N. HARWOOD  
14TH FLOOR  
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DALLAS, TX 75201

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SAINT  
ANN  
COURT

FLOOR  
PLAN



1,224 RSF | SUITE 1255

Key Plan



ACCESS TO  
ROCKEFELLER ROOFTOP GARDEN



# SAINT ANN COURT

## 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

- / Harwood International's 6th luxury development in Harwood
- / 9'6" tall ceilings and floor-to-ceiling glass
- / 11,000 SF Rockefeller Center-style sky gardens with spectacular views of the Arts District, Downtown and AAC
- / 26 stories of world-class, modern yet timeless architecture
- / Luxurious lobby with samurai cavalcade
- / Thirty three (33) visitor spaces surrounding the Saint Ann Court motor court, free of charge
- / Sixteen (16) Super VIP spaces on motor court level (based on availability)
- / Walking distance to the Crescent, The Ritz-Carlton, AAC, Victory Park
- / Saint Ann Restaurant & Bar and Mercat Bistro at Garden Level

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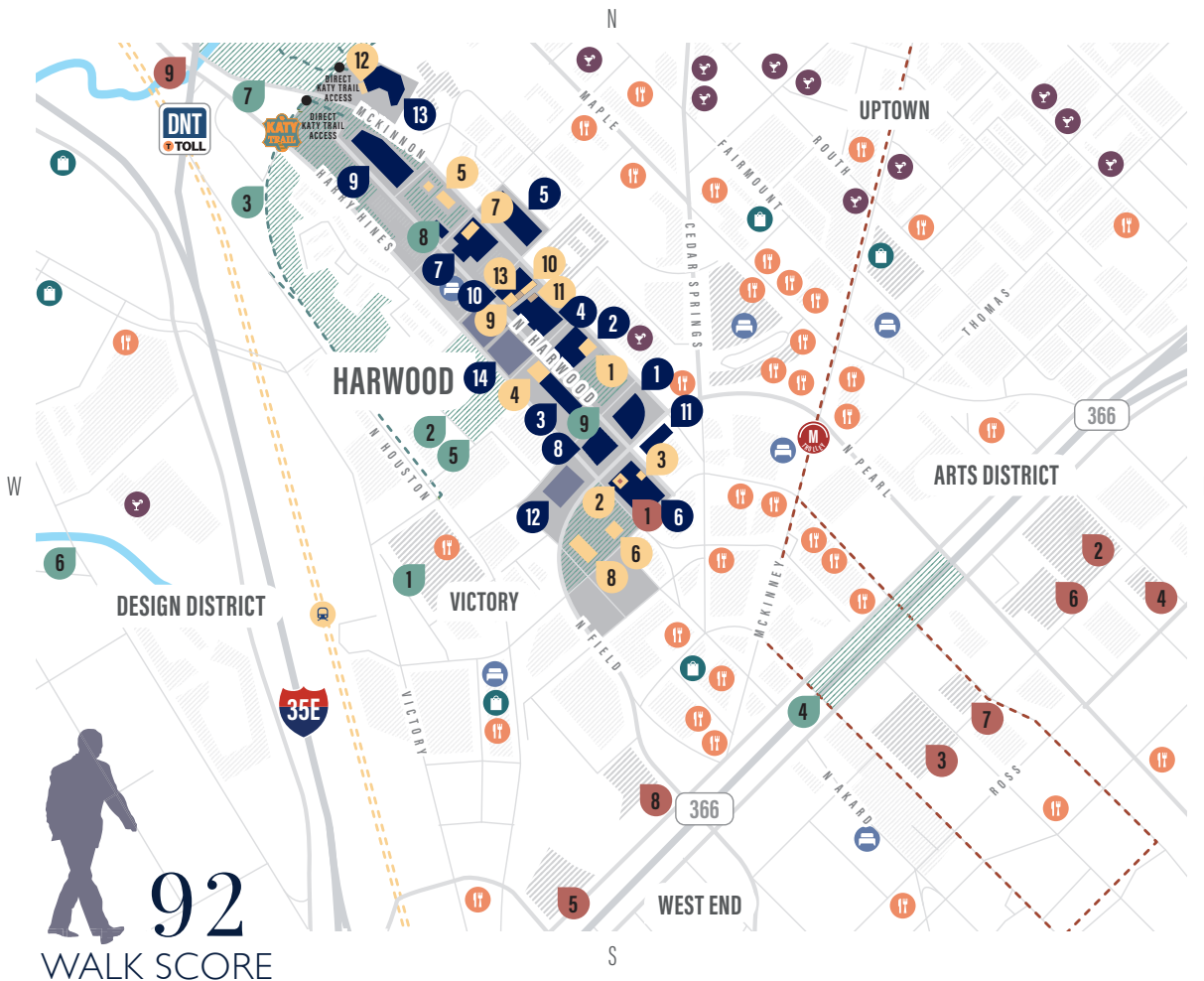
# HARWOOD DISTRICT

# N°6 HARWOOD

## SAINT ANN COURT

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

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# SAINT ANN COURT

## 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



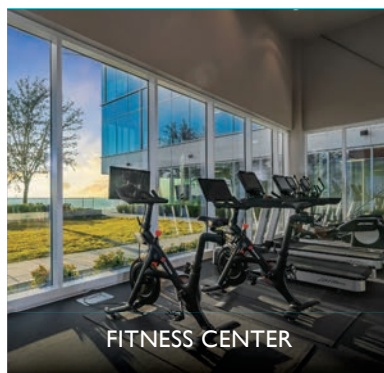
MARIE GABRIELLE RESTAURANT AND GARDENS



TE DESEO



THE ANN & GABRIEL BARBIER-MUELLER MUSEUM



FITNESS CENTER



RESIDENTIAL

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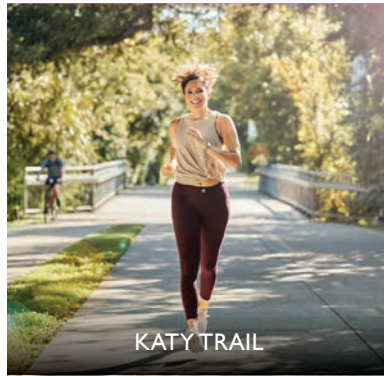
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## SAINT ANN COURT

AMENITIES



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

PG. 7

### 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



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