

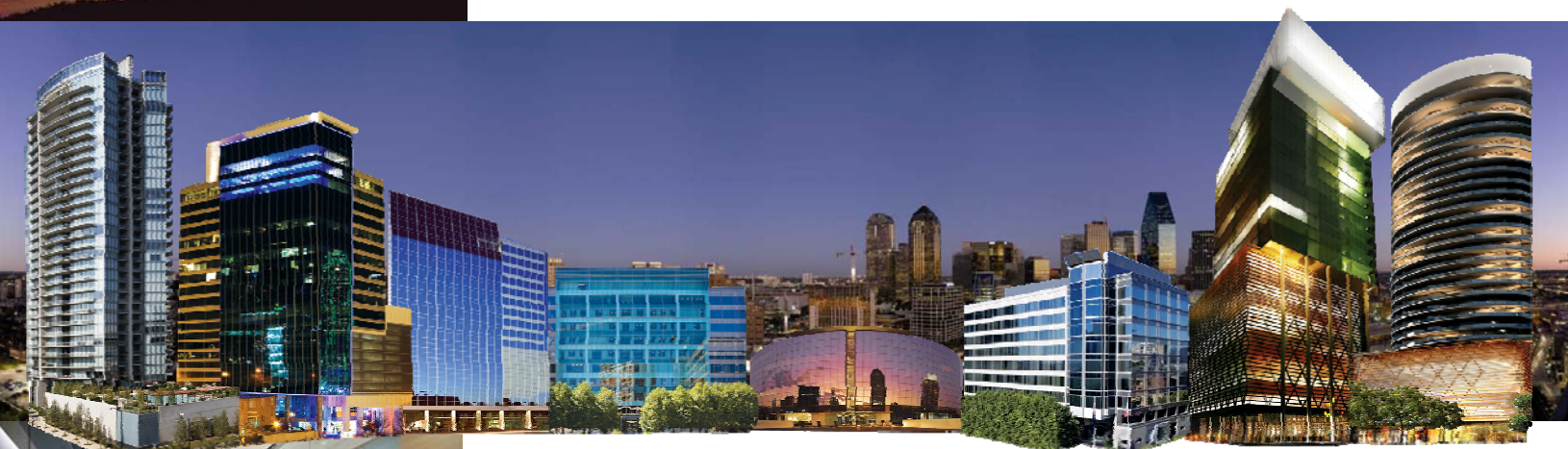


28 28

N. Harwood

Space Highlights- Suite 1230

- Premise: 1,671 RSF
- Parking: 3 per 1000
- 9 foot tall ceilings
- Victory Park and Calatrava Bridge Views
- Walking distance to The Crescent, The Ritz Carlton, AAC, Victory Park



Building Specifications

- Completion 2000
- Offices: 220,661 sq ft
- Height: 257 ft
- Floors: 20 (10 office and 10 parking)
- Typical floor: 22,914 sq ft (floors 10-15); 22,908 sq ft (floors 16-18); 8,851 sq ft (19th floor); 4,879 sq ft (20th floor)
- Parking ratio: 3:1,000 (all enclosed in garage)
- Floor to Ceiling Height: Up to 20 ft floor for penthouse levels

Amenities

- Class AA
- Located in the heart of Uptown
- Atrium-style lobby featuring art pieces
- 6.5 total acres of public greenspace in the district of Harwood including the 1.5 acre Marie Gabrielle™ rooftop gardens with reflecting pool
- On-site ownership and management
- 24 hour controlled building access and security
- Saint Ann™ Restaurant & Bar_with Dallas' largest garden patio, event space and private catering
- Fine dining and casual fare by Marie Gabrielle™ Restaurant and Garden with private catering and reservable conference & party rooms
- Fully equipped fitness center
- Sundry shop with dry cleaners
- Car wash and detail pick up and delivery service
- Fed EX drop boxes
- Delivering state-of-the-art operating efficiencies and strategic business advantages in a sophisticated corporate setting

HIC & Gardens

2828 North Harwood - Harwood, Dallas



Floor 12

Suite 1230 - As Built- 1,671 RSF





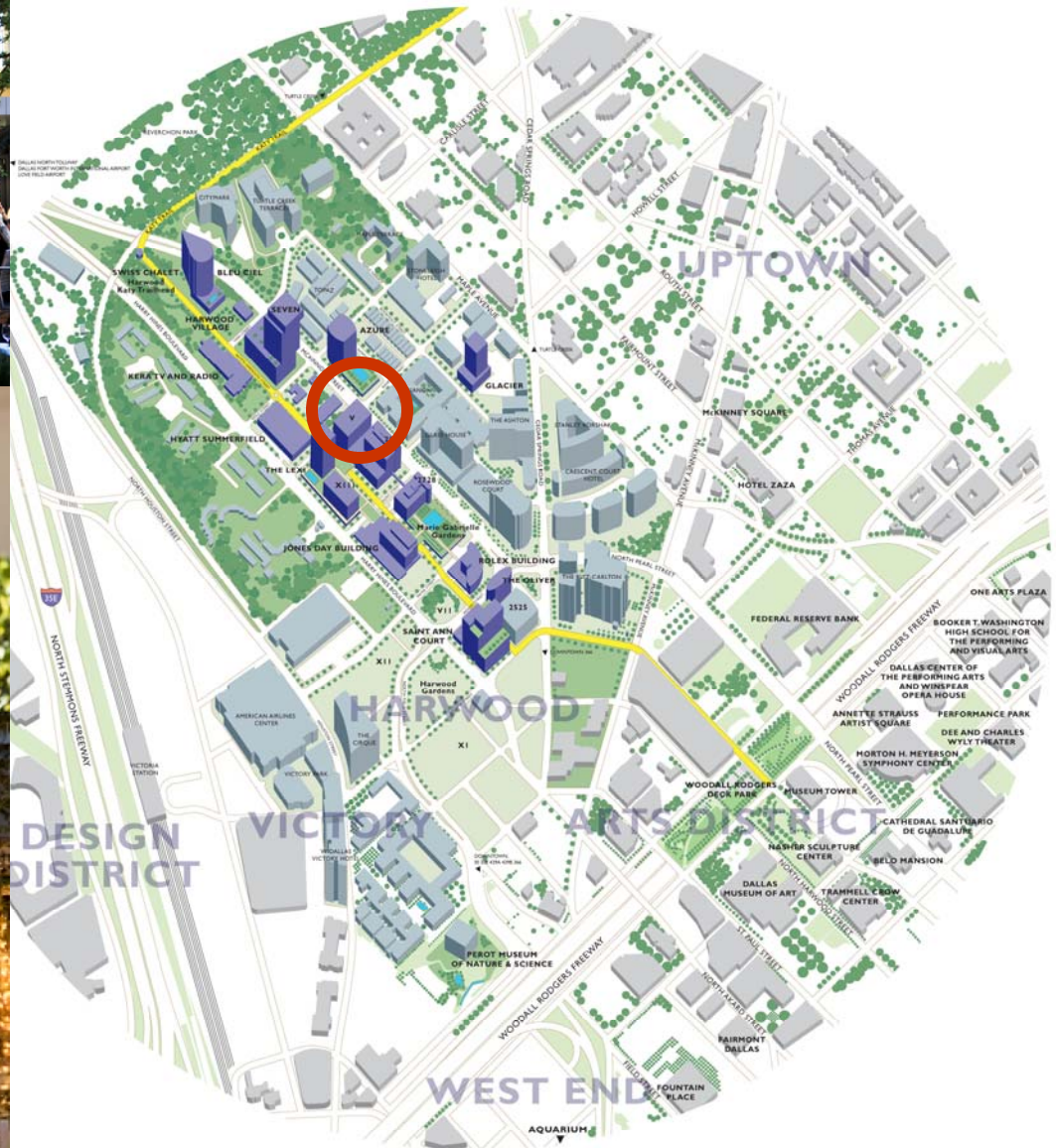
THE CRESCENT



HARWOOD

ABOVE ALL ELSE - A BRIGHTER PLACE TO BE

...in one thousand yards



Jihane A. Boury

214. 871 . 0871

jbourey@harwoodinc.com

Or

Peter Sleiman

214. 871 . 0871

psleiman@harwoodinc.com



HARWOOD
INTERNATIONAL

2501 North Harwood Suite 1400

Harwood, Dallas TX 75201

www.harwoodinternational.com