



28 28

N. Harwood

Space Highlights- Suite 1750

- Premise: 3,504 RSF
- Parking: 3 per 1000
- Elevator exposure
- 9 foot tall ceilings
- Victory Park and Calatrava Bridge Views
- Walking distance to The Crescent, The Ritz Carlton, AAC, Victory Park



Building Specifications

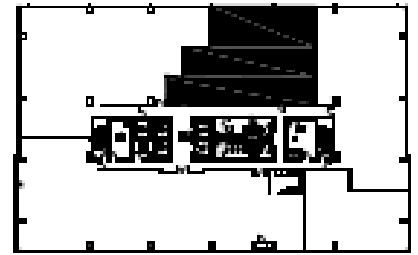
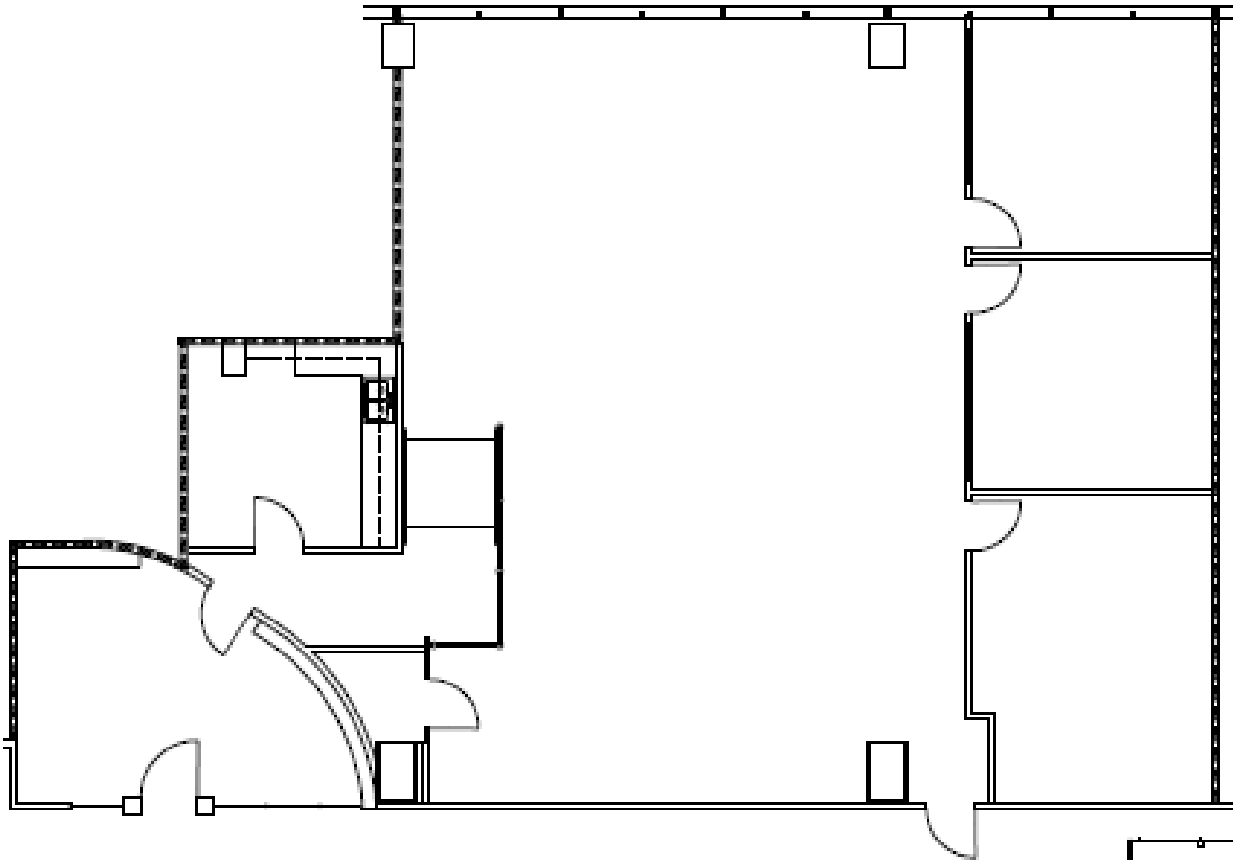
- Completion 2000
- Offices: 220,661 sq ft
- Height: 257 ft
- Floors: 20 (10 office and 10 parking)
- Typical floor: 22,914 sq ft (floors 10-15); 22,908 sq ft (floors 16-18); 8,851 sq ft (19th floor); 4,879 sq ft (20th floor)
- Parking ratio: 3:1,000 (all enclosed in garage)
- Floor to Ceiling Height: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



KEY PLAN

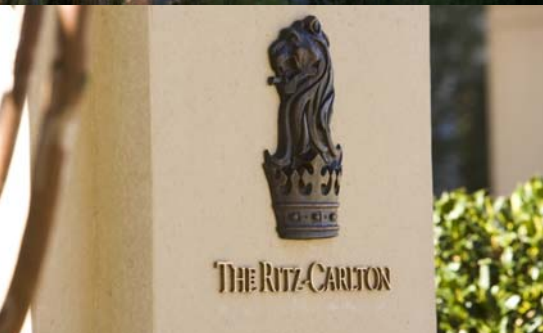
Floor 17

Suite 1750 - As Built- 3,504 RSF





THE CRESCENT



HARWOOD

ABOVE ALL ELSE - A BRIGHTER PLACE TO BE

...in one thousand yards



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