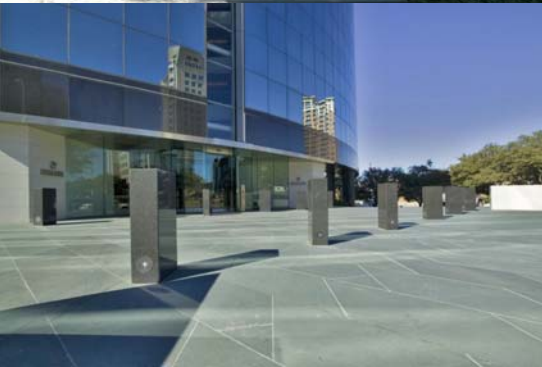
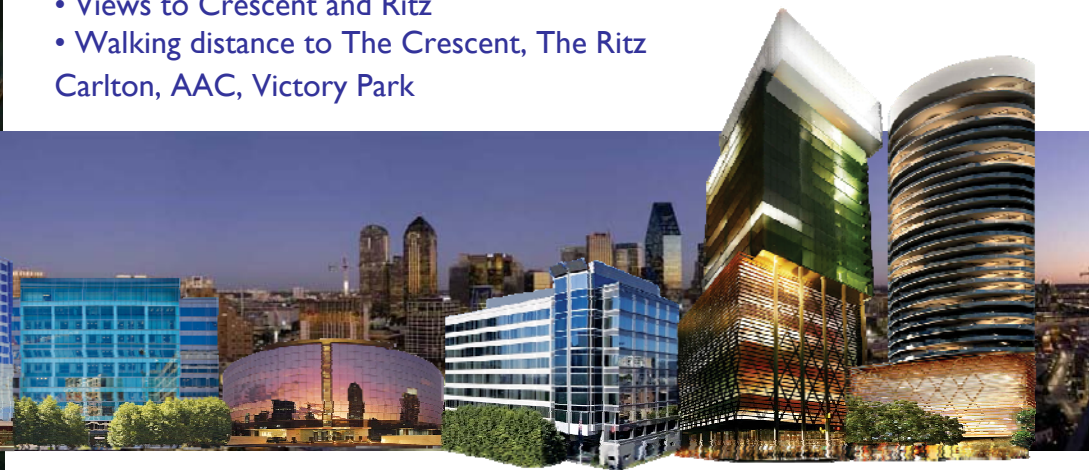


Rolex Building
265 I N. Harwood
Dallas, TX 75201

Space Highlights- Suite 250

- Premise: 1,556 RSF
- Elevator Exposure
- Parking: \$60
- (1) Reception + Seating area
- (1) Conference Room
- (1) Break room
- (1) Private Restroom
- (1) 14 x 18 office
- (1) 15 x 12 office
- Views to Crescent and Ritz
- Walking distance to The Crescent, The Ritz Carlton, AAC, Victory Park

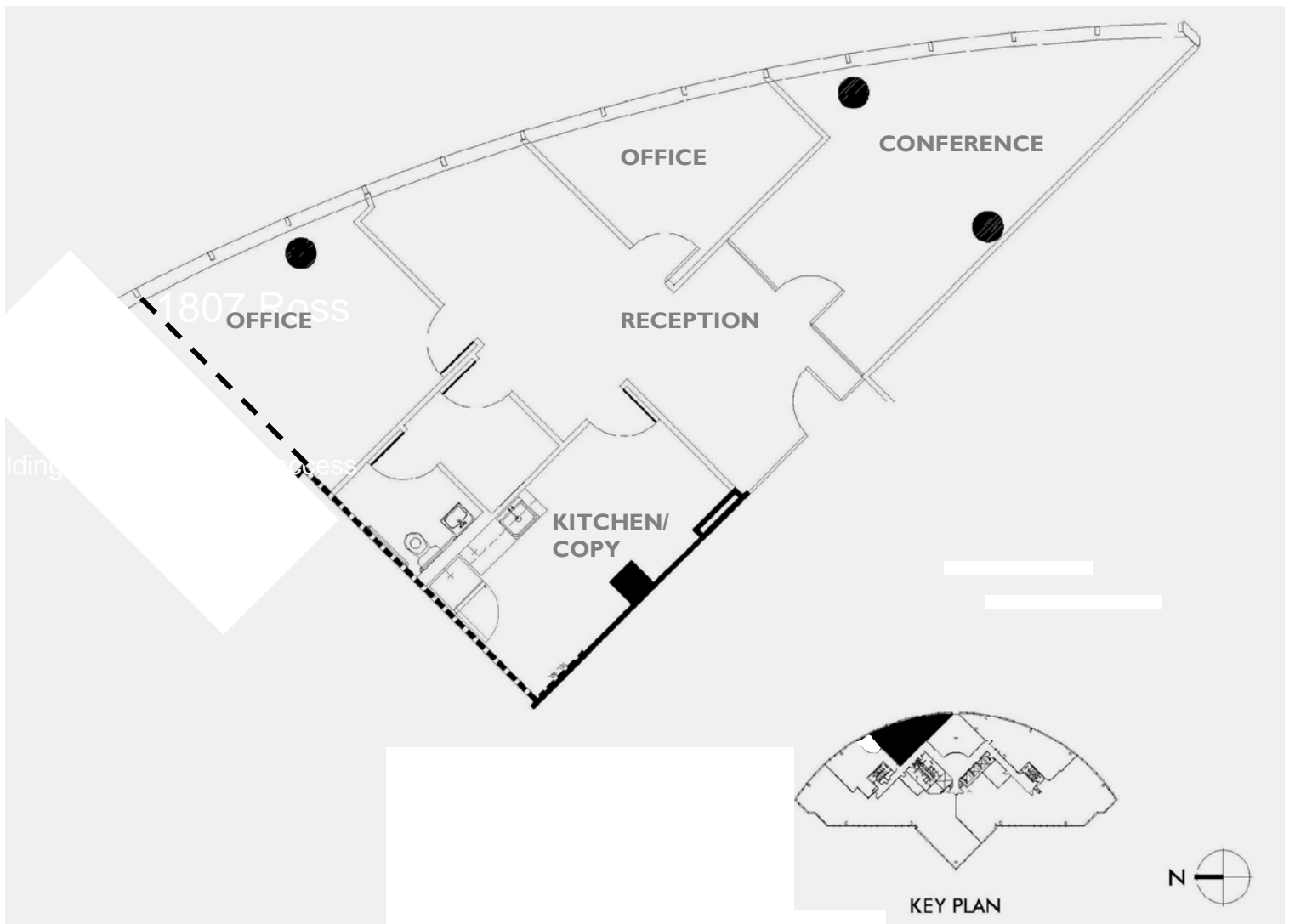


Building Statistics

- Completion 1984/2006 (renovation/tower expansion)
- Offices: 105,550 sq ft
- Height: 100 ft
- Floors: 7
- Typical floor: 17,290; 14,069 usable sq. ft.
- Parking ratio: 3:1,000 (all enclosed in garage)

Amenities

- Class AA
- Covered entry court
- Nosu suits of armor and horse from China 18th-19th century
- Fitness center access
- Access to Magnolia™ sundry shop with dry cleaning services
- Concierge services
- Bridge access to Marie Gabrielle™ restaurant and landscaped gardens
- 6.5 total acres of public greenspace in the district of Harwood including the 1.5 acre Marie Gabrielle™ rooftop gardens with reflecting pool
- CleanMachine™ carwash
- Shoe shine services
- Fine dining and casual fare by Marie Gabrielle™ Restaurant and Garden with private catering and reservable conference & party rooms
- Saint Ann™ Restaurant and Bar with Dallas' largest garden patio, event space and private catering
- On-site management and 24 hour security



Suite 250- 1,556 RSF



2501 North Harwood Suite 1400
Harwood, Dallas TX 75201
www.harwoodinternational.com





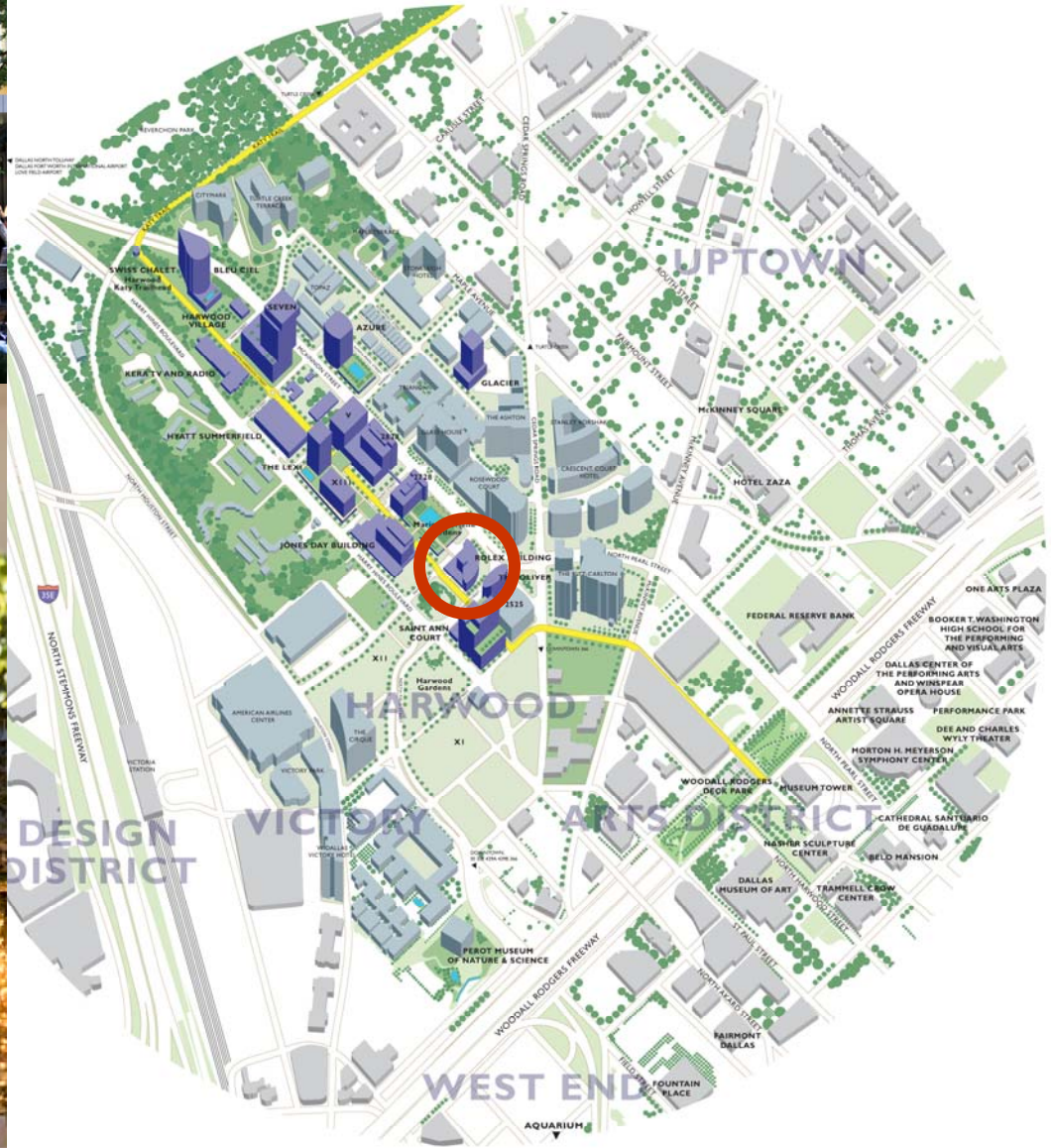
THE CRESCENT



HARWOOD

ABOVE ALL ELSE - A BRIGHTER PLACE TO BE

...in one thousand yards



Jihane A. Boury

214. 871 . 0871

jboury@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