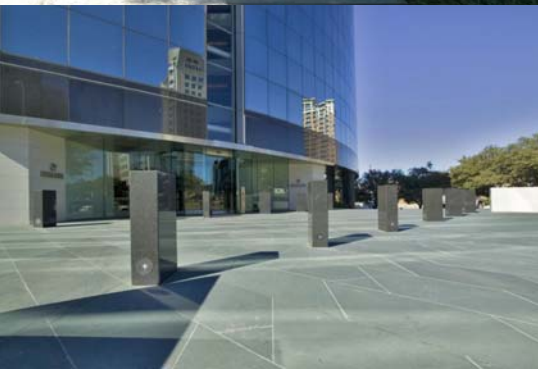


Rolex Building
265 I N. Harwood
Dallas, TX 75201

Space Highlights- Suite 300

- Premise: 8,907 RSF
- Parking: \$60
- Will SUBDIVIDE
- Lots of built in workstations
- Elevator exposure
- Views to Ritz, Crescent, Downtown and Victory Park
- Walking distance to The Crescent, The Ritz Carlton, AAC, Victory Park



Building Statistics

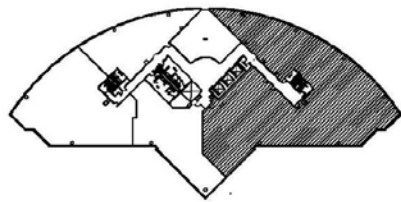
- Completion 1984/2006 (renovation/tower expansion)
- Offices: 105,550 sq ft
- Height: 100 ft
- Floors: 7
- Typical floor: 17,290; 14,069 usable sq. ft.
- Parking ratio: 3:1,000 (all enclosed in garage)

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 300- 8,907 RSF



KEY PLAN



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





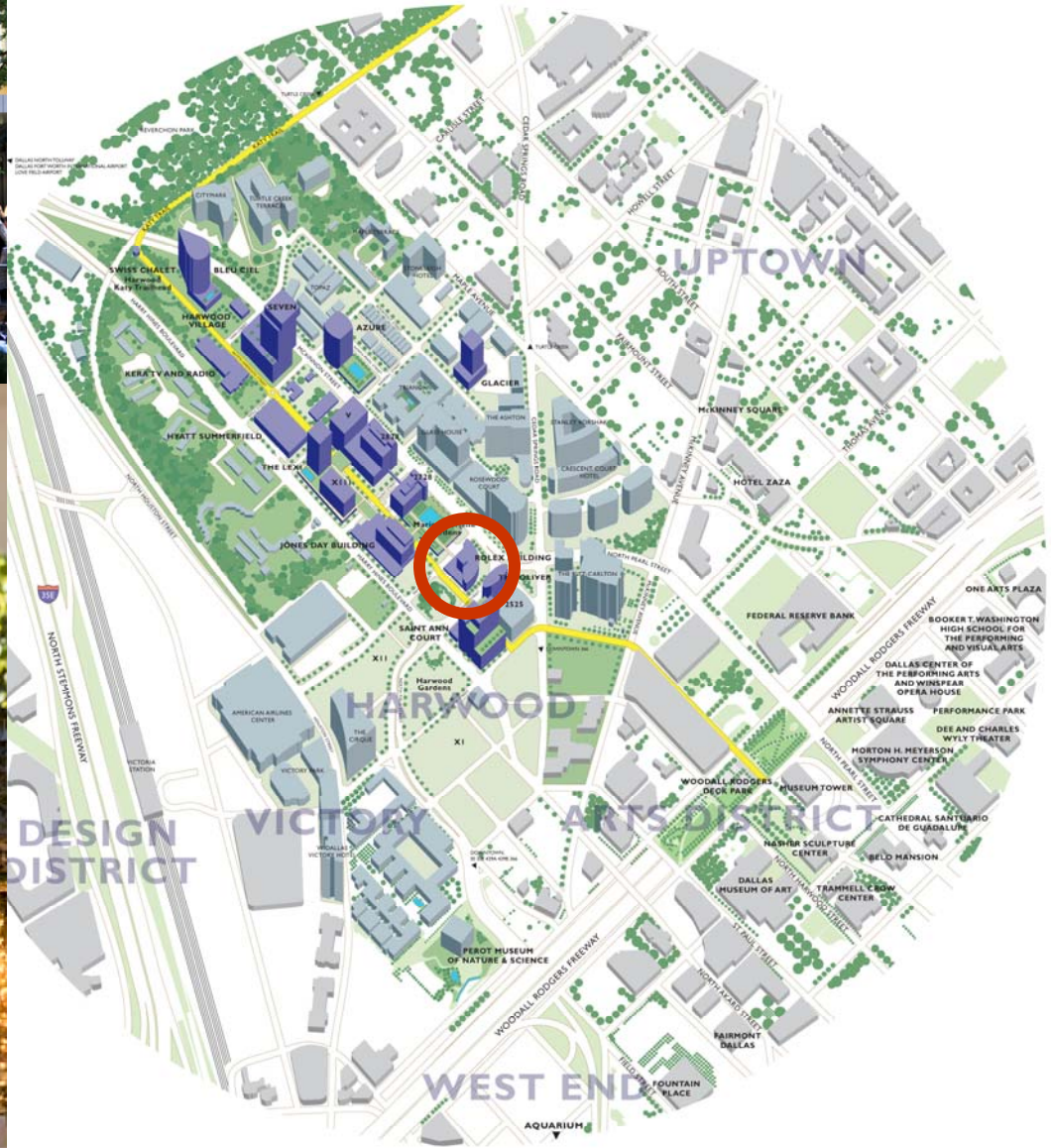
THE CRESCENT



HARWOOD

ABOVE ALL ELSE - A BRIGHTER PLACE TO BE

...in one thousand yards



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