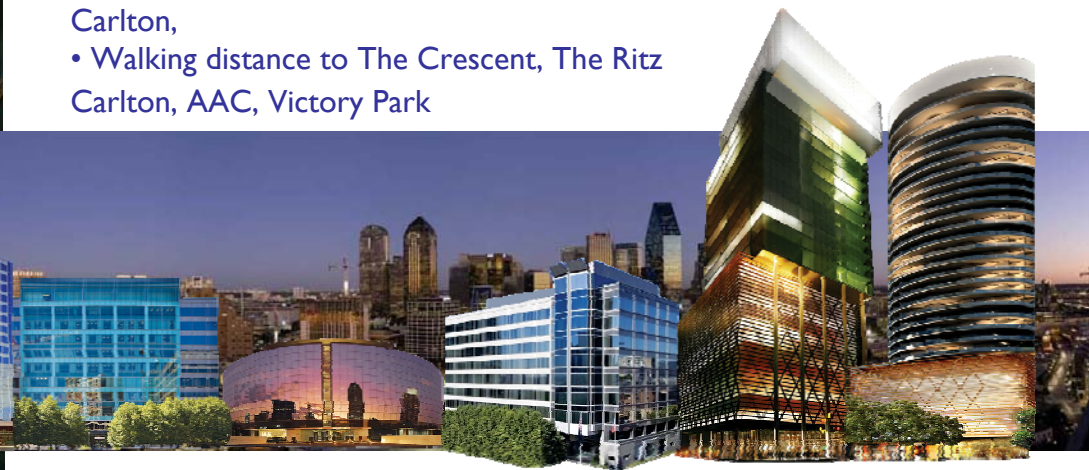




Rolex Building  
265 I N. Harwood  
Dallas, TX 75201

## Space Highlights- Suite 500

- Premise: 3,361 RSF
- Elevator Exposure
- Parking: \$60
- (1) Reception + Seating area
- (1) Conference Rooms
- (1) Break room
- (4) 10 x15 offices
- (1) 20 x 15 office
- (1) 25 x 20 Bull pen
- Views to Downtown, The Crescent, The Ritz Carlton,
- Walking distance to The Crescent, The Ritz Carlton, AAC, Victory Park

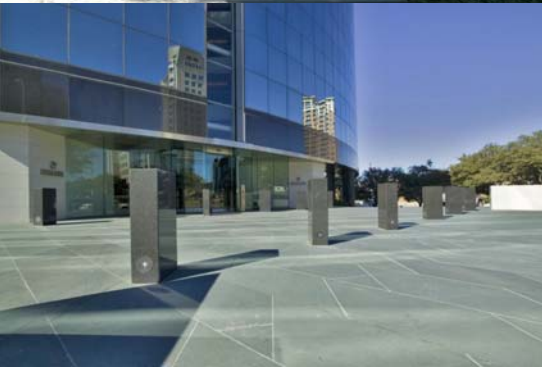


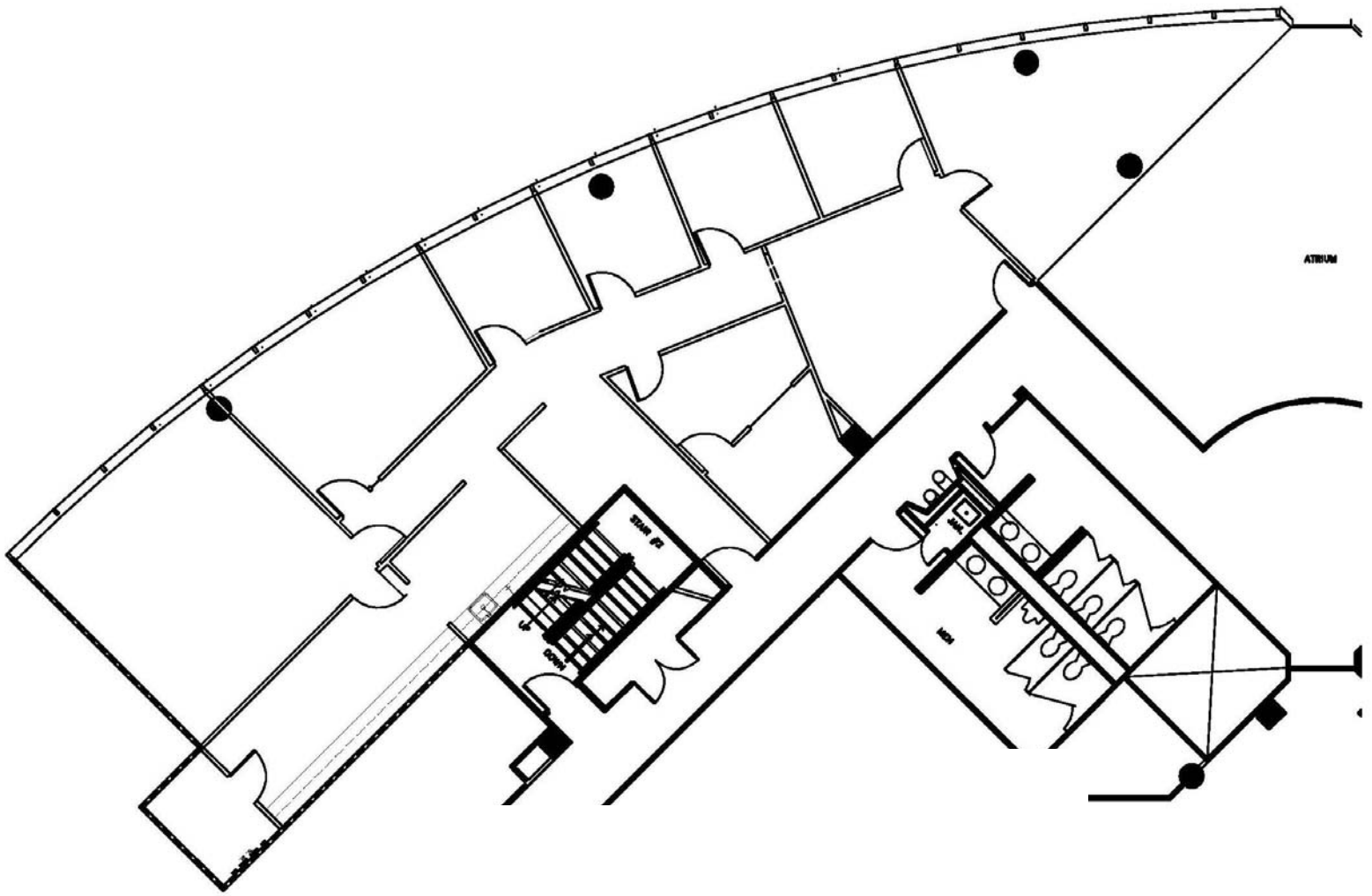
## Building Statistics

- 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 500- 3,361RSF



2501 North Harwood Suite 1400  
Harwood, Dallas TX 75201  
[www.harwoodinternational.com](http://www.harwoodinternational.com)





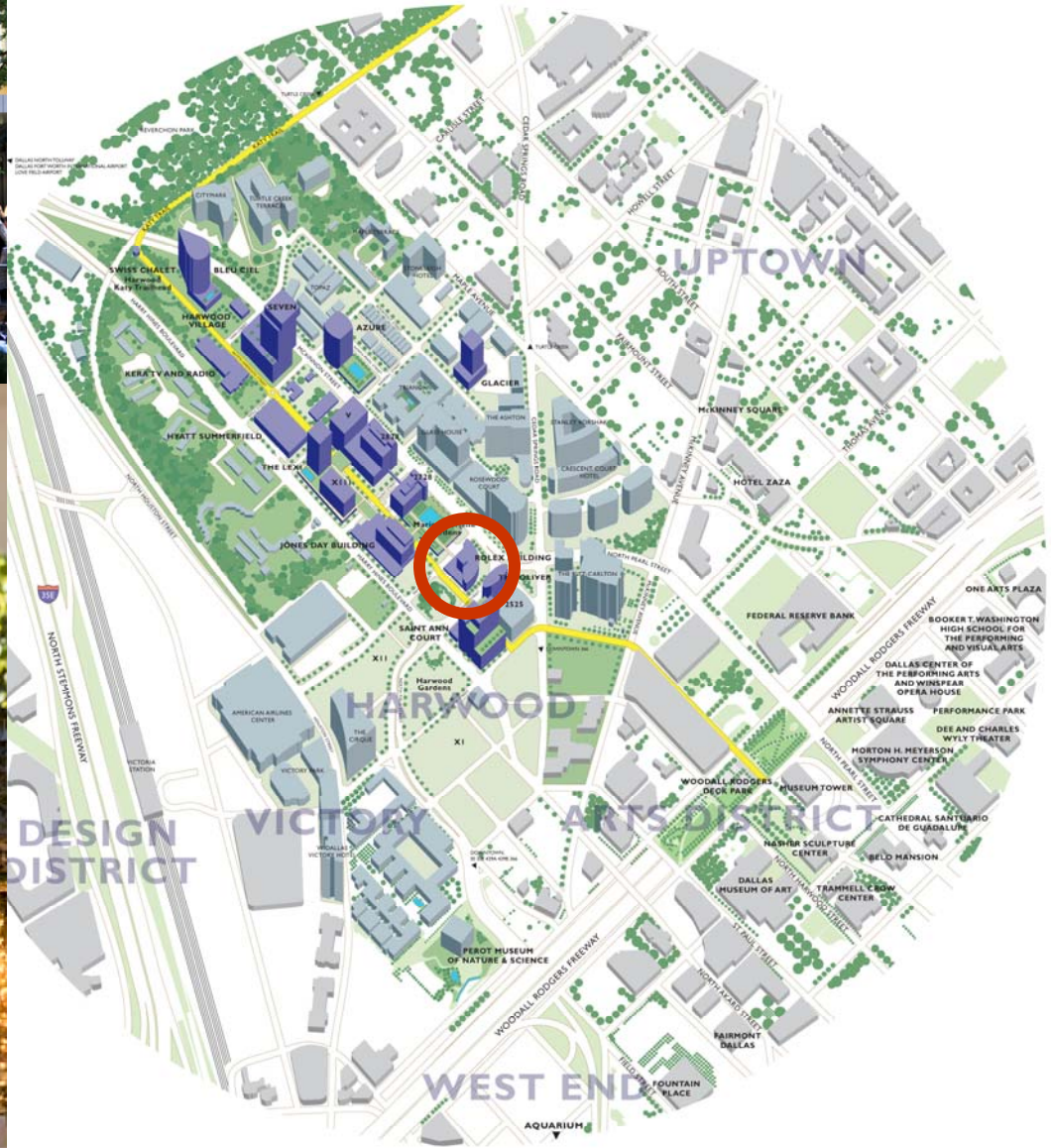
THE CRESCENT



# HARWOOD

ABOVE ALL ELSE - A BRIGHTER PLACE TO BE

*...in one thousand yards*



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