

717 HARWOOD



PRESENTED BY

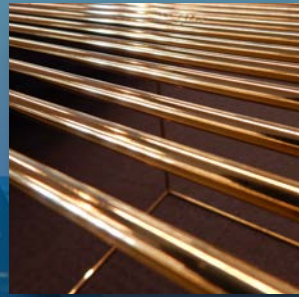
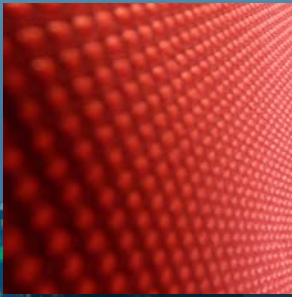
World Class Capital Group
& Colliers International

717harwood.com

A nighttime photograph of the Dallas skyline, featuring several illuminated skyscrapers. A semi-transparent blue overlay covers the entire image. A horizontal bar at the top contains the text 'THE ART OF BUSINESS' in white. Below it, a green bar contains 'THE HEART OF DALLAS' in white. A large, light-blue diagonal line runs from the bottom left towards the center. A red rectangular box highlights a specific building in the middle ground.

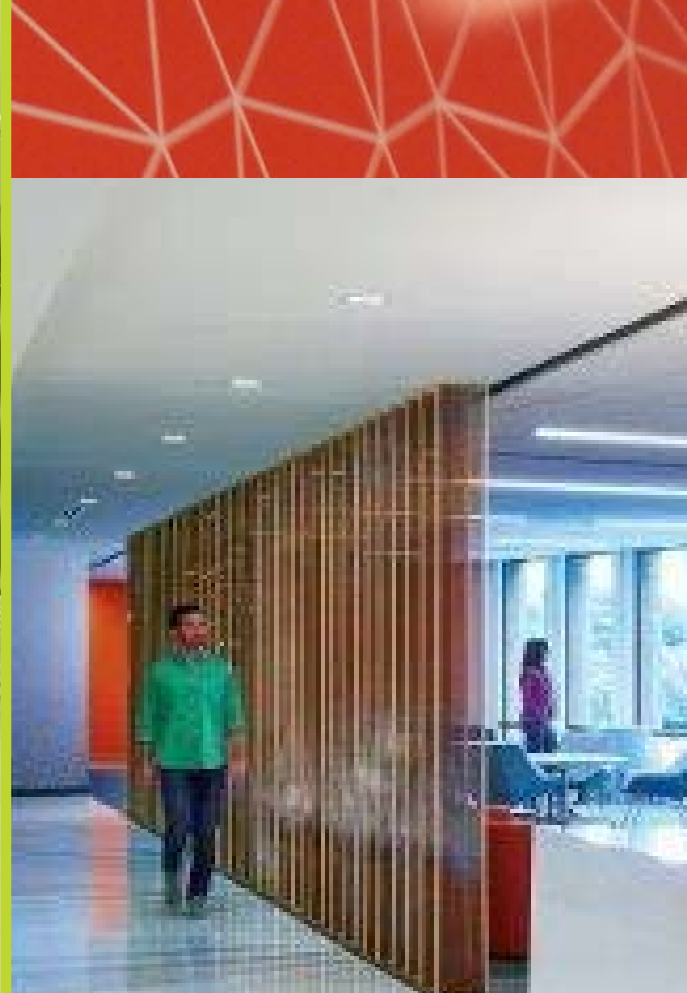
THE ART OF BUSINESS

THE HEART OF DALLAS





modern



REDESIGNED LOBBY
AND STREETScape

WI-FI POWERED
COMMUNITY WORKSPACE

ACCESS TO MULTIPLE
FIBER PROVIDERS

CONTEMPORARY FURNITURE
AND CURATED
ARTWORK ON DISPLAY

DUAL BACK-UP POWER
FROM SEPARATE SUBSTITUTIONS

PRIVATE MEETING ROOMS



WI-FI POWERED COMMUNITY WORKSPACE

a renovation that sparks innovation

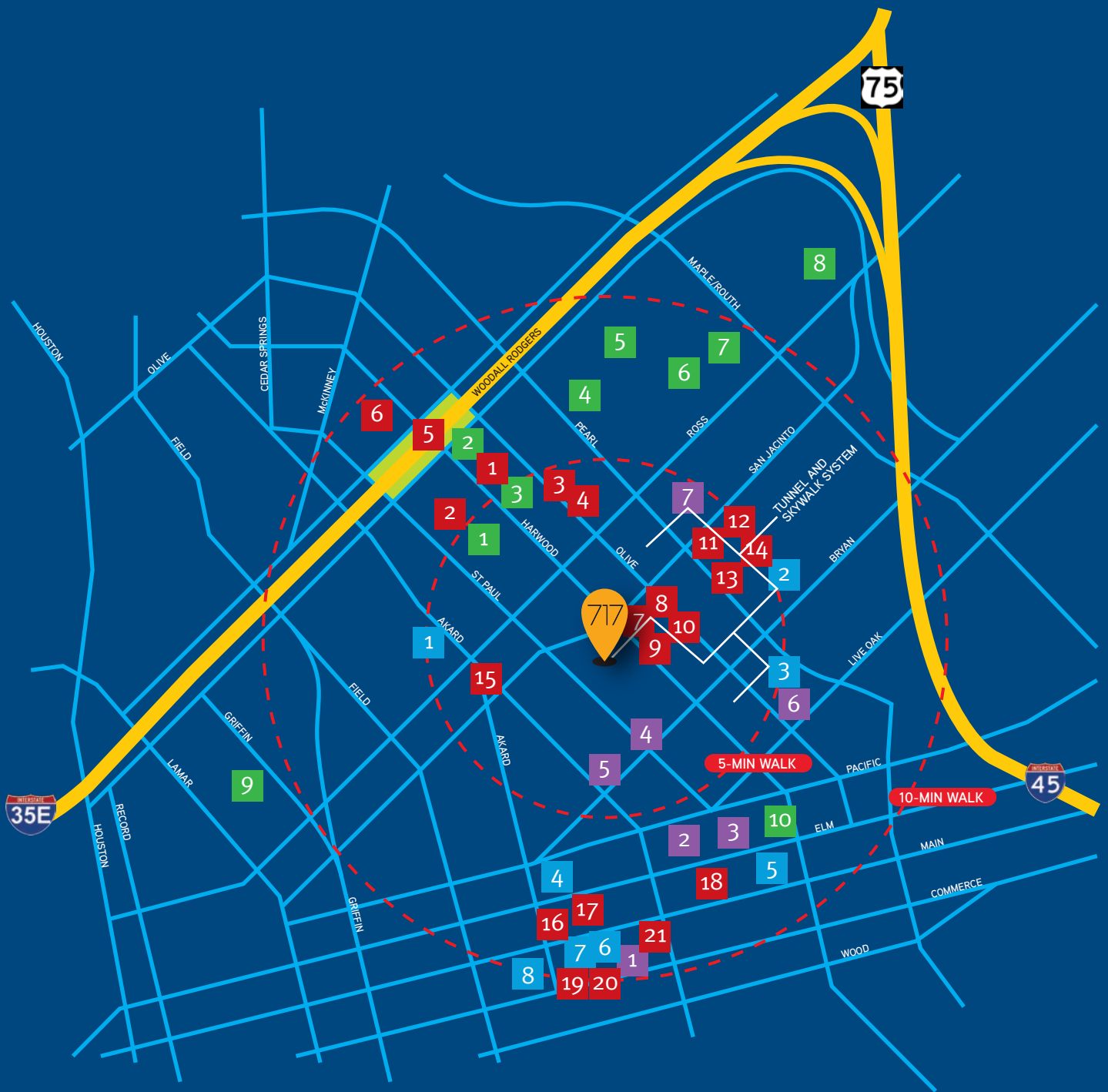
717 Harwood features streamlined, tech-savvy, tenant focused services, in order to meet the needs of a 21st century tenant.



RENOVATED LOBBY



MODERN WORKING SPACE



amenities

91 WALK SCORE RATING

HOTELS

- 1 Fairmont Dallas
- 2 Dallas Marriott City Center
- 3 Sheraton Dallas
- 4 Hilton Garden Inn Downtown
- 5 Hotel Indigo Dallas Downtown
- 6 The Joule
- 7 Adolphus Hotel
- 8 Magnolia Hotel

RESTAURANTS

- 1 Nasher Café by Wolfgang Puck
- 2 Atrium Café at the DMA
- 3 La Madeline
- 4 Subway
- 5 Savor/Relish
- 6 Lark on the Park
- 7 Carmine's Pizzeria
- 8 Quiznos
- 9 Dickey's Barbecue
- 10 Burrito Jimmy
- 11 Corner Bakery Café
- 12 Treebird Restaurant
- 13 Freshii
- 14 Smoothie King
- 15 Dakota's

RESTAURANTS continued

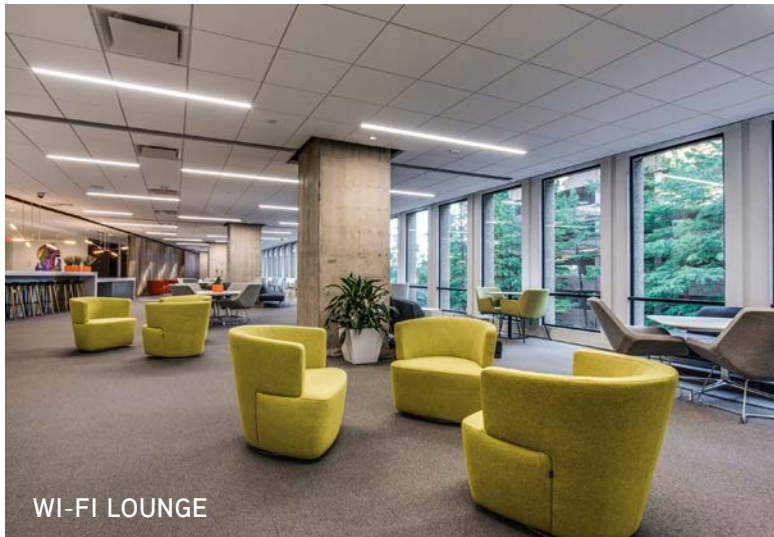
- 16 Chop House Burger
- 17 Campisi's
- 18 Dallas Chop House
- 19 Iron Cactus
- 20 CBD Provisions
- 21 The Zodiac at Neiman Marcus

COFFEE

- 1 Weekend Coffee
- 2 Starbucks
- 3 Stupid Good
- 4 Serj Books
- 5 The Hospitality Sweet
- 6 Peet's Coffee & Tea
- 7 Starbucks

ARTS / ENTERTAINMENT

- 1 Dallas Museum of Art
- 2 Nasher Sculpture Center
- 3 Crow Collection of Asian
- 4 Meyerson Symphony Center
- 5 Winspear Opera House
- 6 Wyly Theatre
- 7 Dallas City Performance Hall
- 8 Dallas Black Dance Theater
- 9 The Dallas World Aquarium
- 10 Majestic Theater



WI-FI LOUNGE

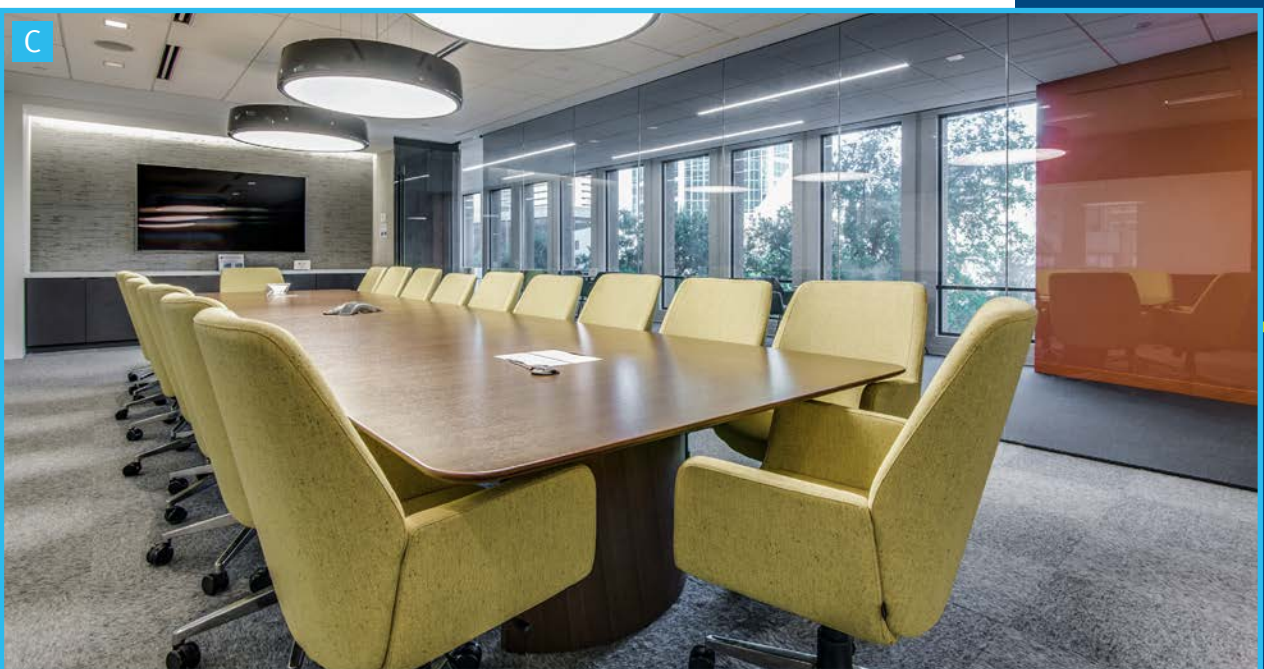


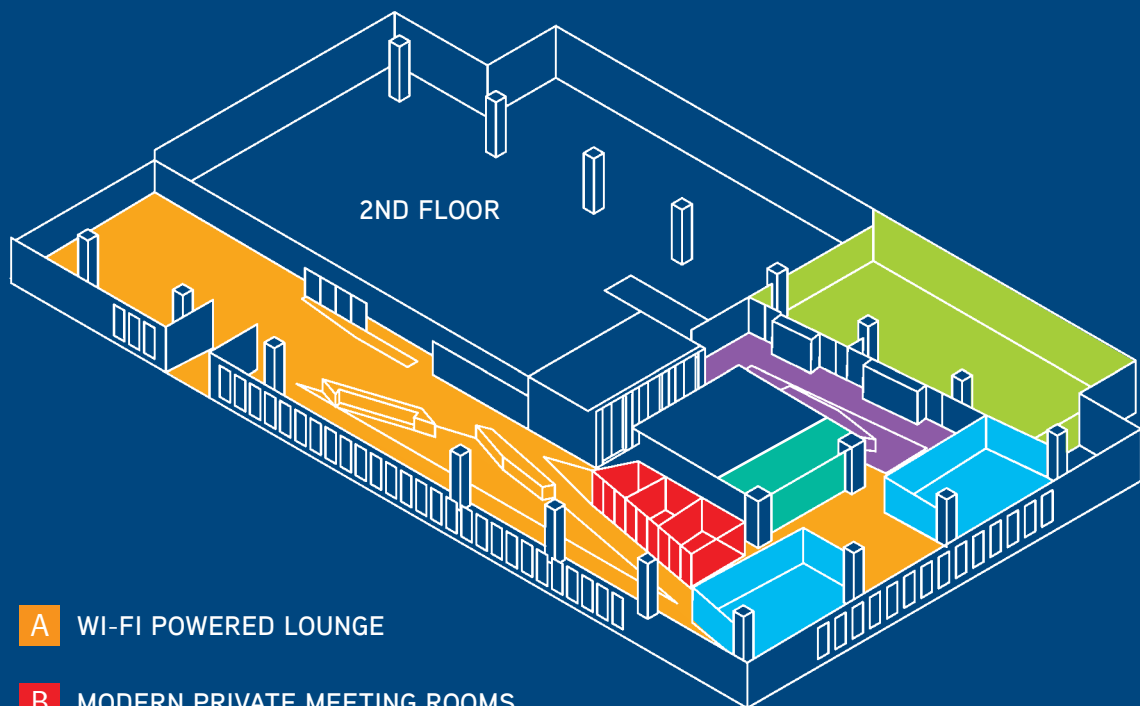
COMMUNITY WORKSPACE / FROM SKYBRIDGE

- ▶ ONE BLOCK FROM DART AND LIGHT RAIL STATION (SERVICE TO ALL LINES)
- ▶ 24/7 MANNED AND MONITORED SECURITY
- ▶ ON-SITE MANAGEMENT TEAM
- ▶ 91 WALK SCORE RATING
- ▶ 24-HOUR FITNESS CENTER LOCATED AT THE ADJACENT BRYAN TOWER GARAGE
- ▶ SKY BRIDGE ACCESS NEARBY DINING AND RETAIL
- ▶ CLIMATE CONTROLLED ACCESS TO COVERED STRUCTURED PARKING AND CAR WASH
- ▶ TENANT-CONTROLLED, 24-HOUR, MULTI-ZONED HVAC
- ▶ DUAL BACK-UP POWER FROM SEPARATE SUBSTITUTIONS
- ▶ ACCESS TO MULTIPLE FIBER PROVIDERS (ZAYO, ATT, TW, LEVEL 3, VERIZON, COGENT, MCI METRO)



CO-WORKING HOT SPOT





- A** WI-FI POWERED LOUNGE
- B** MODERN PRIVATE MEETING ROOMS
- C** TECHNOLOGY-EQUIPPED BOARD ROOMS
- D** TRAINING & SPECIAL EVENT SPACE
- E** VACANT SPACE
- F** CATERING KITCHEN

a common space that's anything but.

New, modern amenities available to all tenants of 717 Harwood, including Wi-Fi powered board rooms as well as lounge and event spaces, encourage vertical synergies among businesses, creating an atmosphere that cultivates collaboration and organic idea sharing.

717 Harwood is also proud to be certified LEED-Gold.



dynamic

▶ CITY PERFORMANCE HALL

▶ WINSPEAR OPERA HOUSE

▶ MEYERSON SYMPHONY CENTER

▶ KLYDE WARREN PARK

▶ DALLAS MUSEUM OF ART

▶ NASHER SCULPTURE GARDEN

▶ WYLY THEATER CENTER



a location that sparks inspiration

Located on the doorstep of Dallas' acclaimed Arts District and surrounded by a myriad of culturally significant landmarks, 717 Harwood captures the spirit of this district with new energy and a modern, fresh personality.



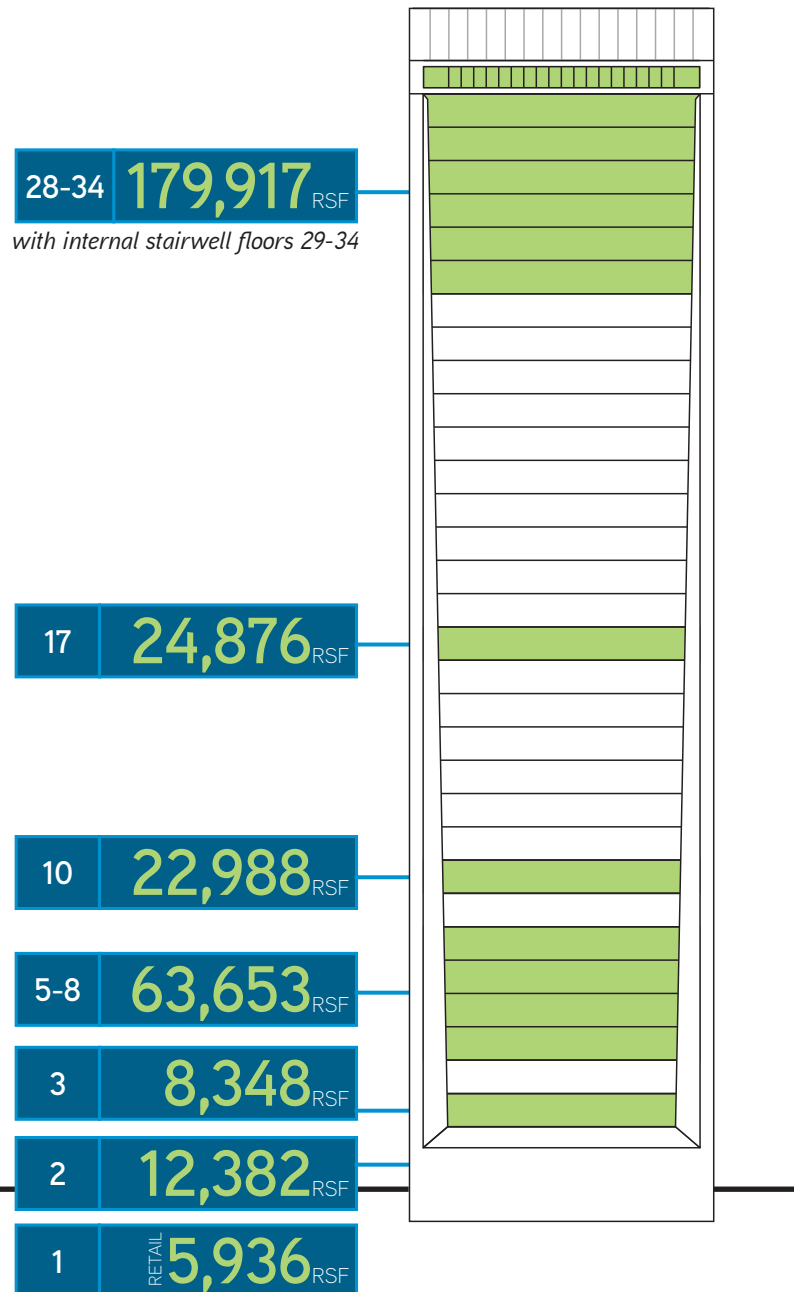
	NAME	ADDRESS	OPERATOR	SPACES	DAILY	MONTHLY UNRESERVED	MONTHLY RESERVED	TYPE
1	Bryan Tower Garage	719 Olive	Platinum Parking	1500	\$18	\$173	\$298	Garage
2	Lot 101	2001 Federal	Platinum Parking	78	\$12	-	-	Surface Lot
3	Lot 102	2015 Federal	Platinum Parking	62	\$12	-	-	Surface Lot
4	Lot 103	714 Olive	Platinum Parking	132	N/A	-	-	Surface Lot
5	Pearl Street Garage	720 Pearl	Winpark	788	-	\$ 135	\$ 205	Garage
6	First Baptist Garage	626 N St Paul	FBC - Dallas	1100	\$9	\$ 115	\$ 175	Garage
7	Lot 025	2121 Flora	Star Parking	169	\$12	\$175	-	Surface Lot
8	Lot 047	1407 San Jacinto	Star Parking	220	\$8	\$100	-	Surface Lot
9	Lot 042	500 N Field	Star Parking	218	\$8	\$100	-	Surface Lot
10	411 Akard Garage	411 N Akard	Platinum Parking	800	\$9	\$ 110	\$ 150	Garage
11	Republic Center Valet Garage	325 N St Paul	LAZ Parking	206	N/A	\$162	\$217	Garage
12	Harwood & Live Oak	401 N Harwood	Parking Company of America	284	N/A	\$140	-	Surface Lot
13	Plaza of the Americas	600-700 N Pearl	Platinum Parking	1030	\$18	\$162	-	Garage
14	Leonard Street Garage	717 Leonard	LAZ Parking	1040	-	\$120	-	Garage
15	Crockett Park	734 Crockett	Platinum Parking	-	\$10	\$180	-	Surface Lot
16	Ross Tower Garage	720 N Ervay	Platinum Parking	-	\$15	\$140	\$240	Garage
17	Spurgeon Harris	500 N Akard	Platinum Parking	-	\$15	\$140	\$240	Garage
18	One Dallas Center	350 N St Paul	LAZ Parking	800	\$9	\$110	\$150	Garage
19	Hall Arts Center Green Garage	1784 Crockett	American Parking	-	\$20	\$150	-	Garage
20	Hall Arts Center Blue Garage	2323 Ross	American Parking	-	\$15	\$130	-	Garage
21	Arts District Parking Lot	2310 Ross	American Parking	-	-	\$130	-	Surface Lot



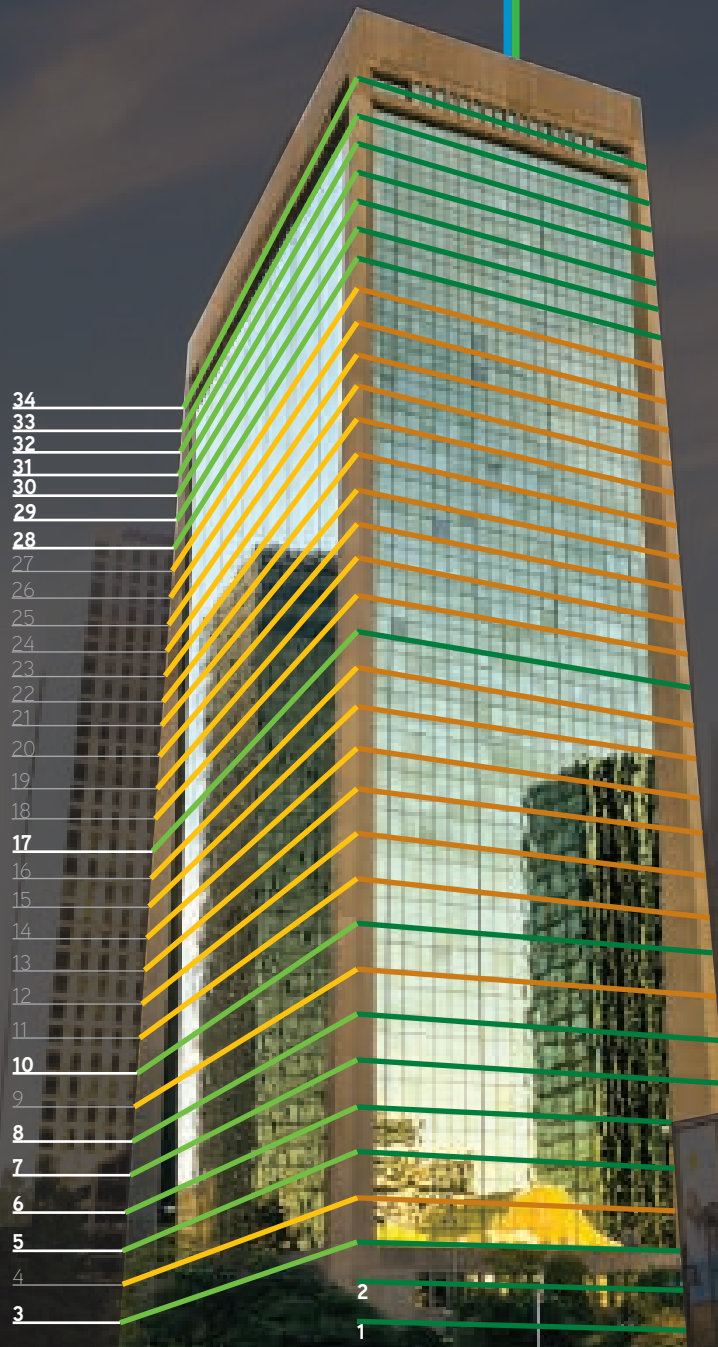


available space

Levels 28-34 available with top of building signage



717 HARWOOD





717 Harwood is both Energy Star
and LEED Gold certified



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