





DALLAS, TEXAS

3100
MCKINNON
ON THE KATY TRAIL

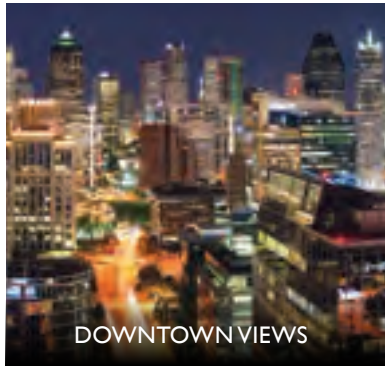
HARWOOD DISTRICT





HARWOOD DISTRICT

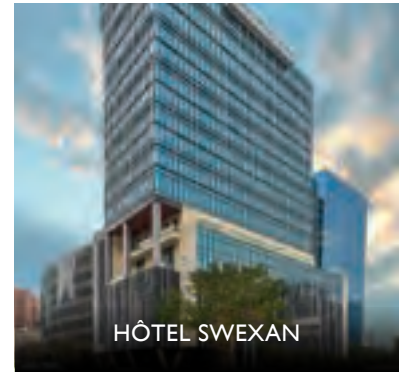
AMENITIES



DOWNTOWN VIEWS



CLASS AA BUILDINGS



HÔTEL SWEXAN

PG. 2



The District of Harwood began in 1984 with the opening of the Rolex Building, Uptown Dallas' first office development. Developed by globally acclaimed Harwood International, the 19-city block District currently showcases more than 5 million square feet of premier class AA office, residential, and retail space set within a park-like campus with gardens and art-filled lobbies. Harwood will continue to grow totaling over 14.6 million square feet of office, retail, hotel, and residential development

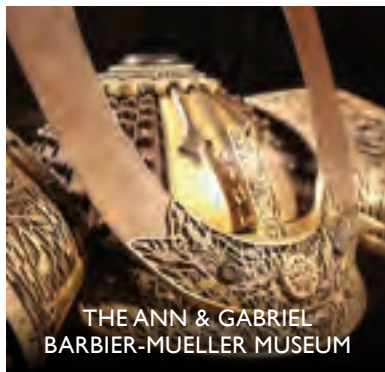
- / Concierge services, including dry cleaning drop-off and shoe shine
- / Harwood GEM Car service
- / Over 8.5 acres of gardens and pocket parks
- / FedEx and UPS drop boxes
- / On-site car wash pick up and delivery
- / Residential living on-campus
- / 5-star personalized services including in-office catering from our critically acclaimed restaurants
- / Campus-wide wifi
- / Weekly events open to tenants
- / The Ann & Gabriel Barbier-Mueller Museum: The Samurai Collection
- / Live music



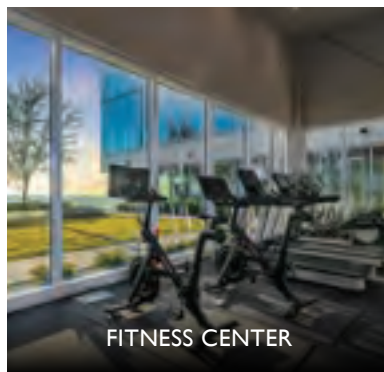
MARIE GABRIELLE RESTAURANT AND GARDENS



TE DESEO



THE ANN & GABRIEL BARBIER-MUELLER MUSEUM



FITNESS CENTER



RESIDENTIAL

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14TH FLOOR
HARWOOD,
DALLAS, TX 75201

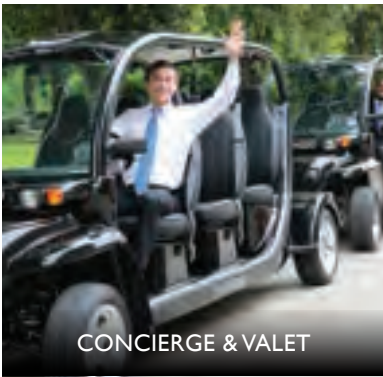
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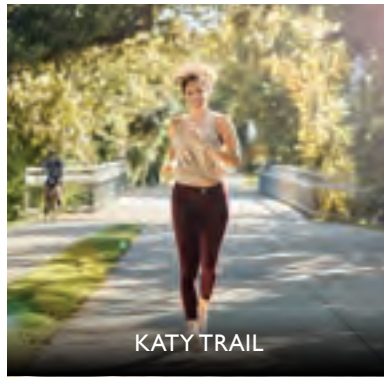
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**HARWOOD
DISTRICT**

AMENITIES



CONCIERGE & VALET



KATY TRAIL



PRIVATE IN-OFFICE
CATERING

- / Networking events with Harwood Professionals Organization (HPO)
- / Volleyball tournaments
- / Fitness centers, locker rooms, squash court, and golf simulator
- / Direct access to the Katy Trail, 30 linear acres of walking and biking trails
- / Two sand volleyball courts and a bocce ball court at The Grove
- / On-campus fitness classes
- / Conference center
- / Tenant lounge
- / Bike storage
- / Hôtel Swexan

HARWOOD RESTAURANTS

Several additional concepts coming soon

PG. 3

WHY HARWOOD?

545,000+
DAYTIME POPULATION WITHIN 5 MILES

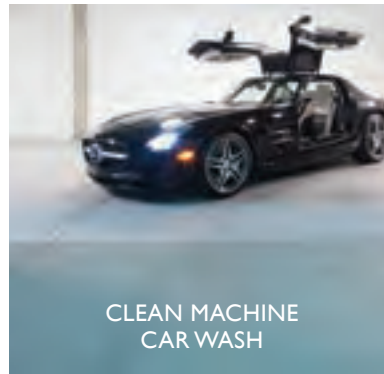
22,400
MULTIFAMILY UNITS WITHIN 1 MILE

9,300
HOTEL ROOMS WITHIN 1 MILE

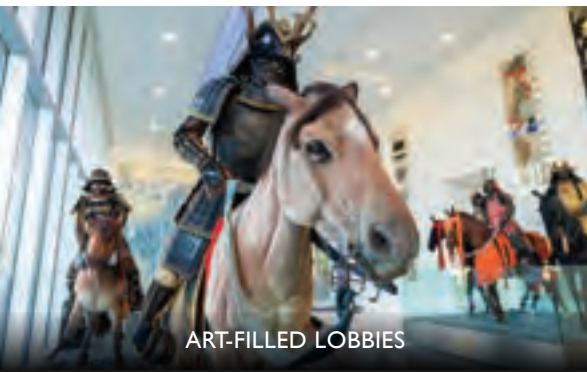
250
RESTAURANTS & BARS IN UPTOWN



MERCAT BISTRO



CLEAN MACHINE
CAR WASH



ART-FILLED LOBBIES



8.5 ACRES OF GARDENS

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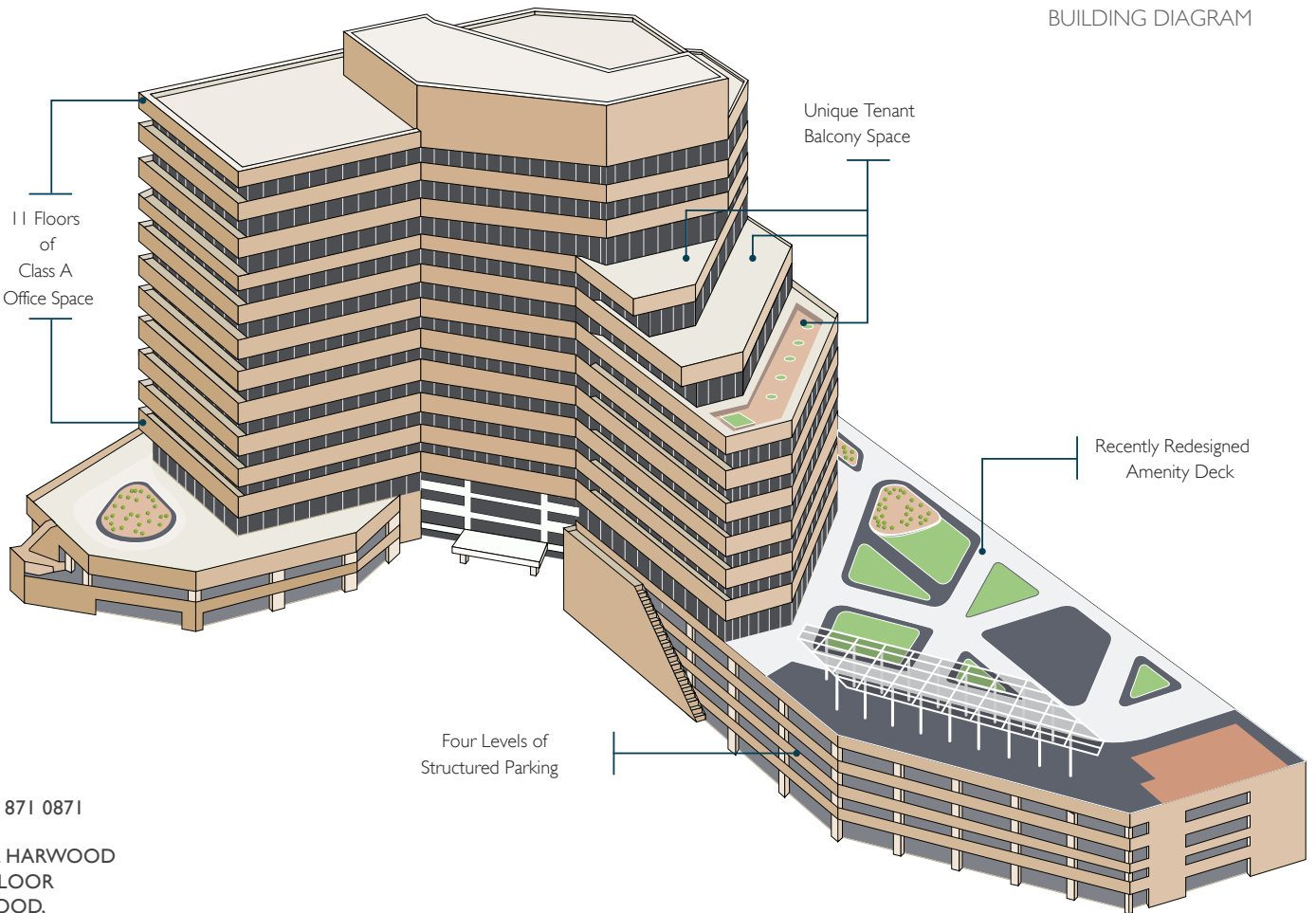
3100 MCKINNON ST.

SITE PLAN & BUILDING DIAGRAM

PG. 4



SITE PLAN



BUILDING DIAGRAM

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MODERN CONFERENCE CENTER



STATE-OF-THE-ART FITNESS CENTER



Expanding the District of Harwood to 19 city blocks, 3100 McKinnon on the Katy Trail encompasses a recently renovated 11-story office tower totaling 226,344 square feet atop a four-level parking garage.

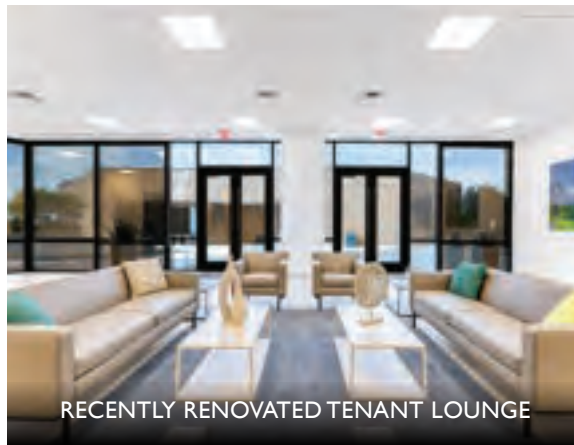
- / Park-like setting with excellent drive-up appeal
- / Exceptional visibility and accessibility with immediate access to the Dallas North Tollway
- / Three-story lobby with full height glass
- / Completely redesigned amenity deck
- / Immediate access to the Katy Trail
- / State-of-the-art fitness center and locker rooms and modern conference center accessible via the amenity deck
- / Recently renovated tenant lounge
- / Parking ratio 3.2/1,000
- / HI on-campus ownership and management
- / Controlled building access and concierge
- / 24/7 manned command center



COMPLETELY REDESIGNED AMENITY DECK



TEQUILA SOCIAL AT GROUND LEVEL



RECENTLY RENOVATED TENANT LOUNGE

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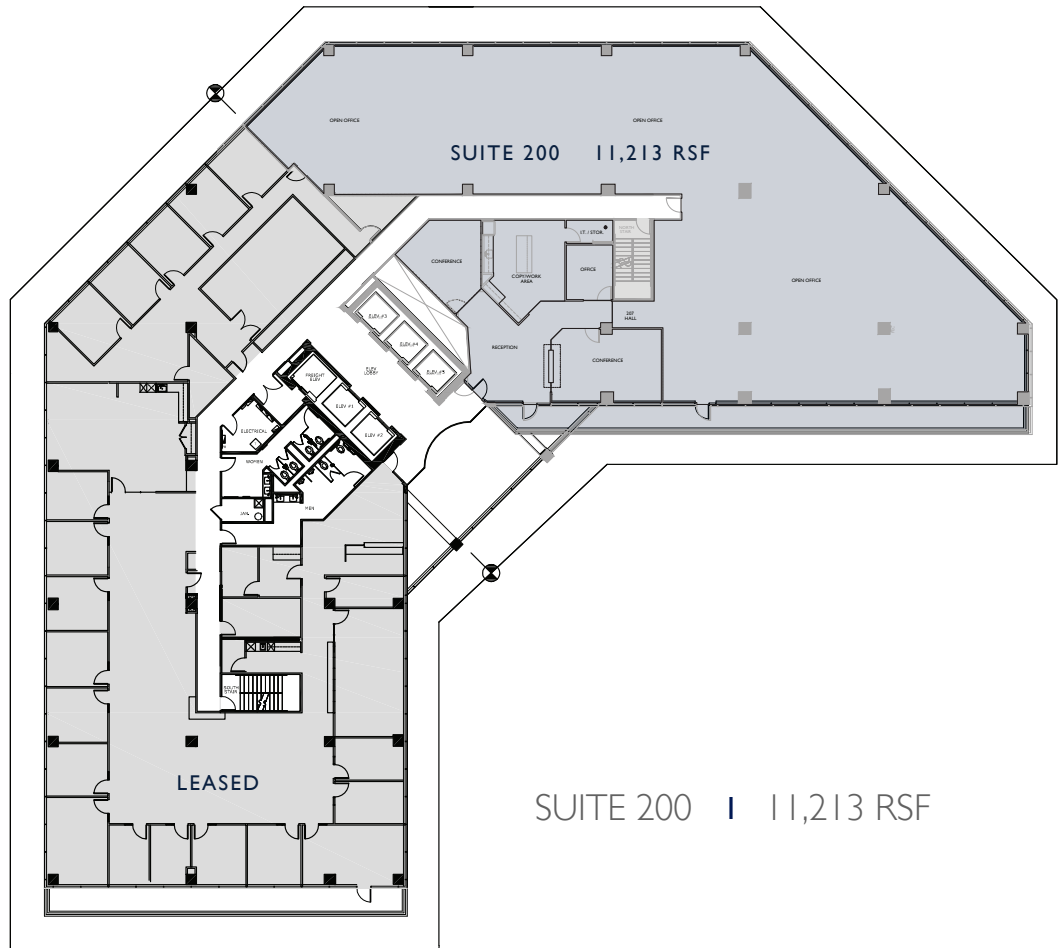
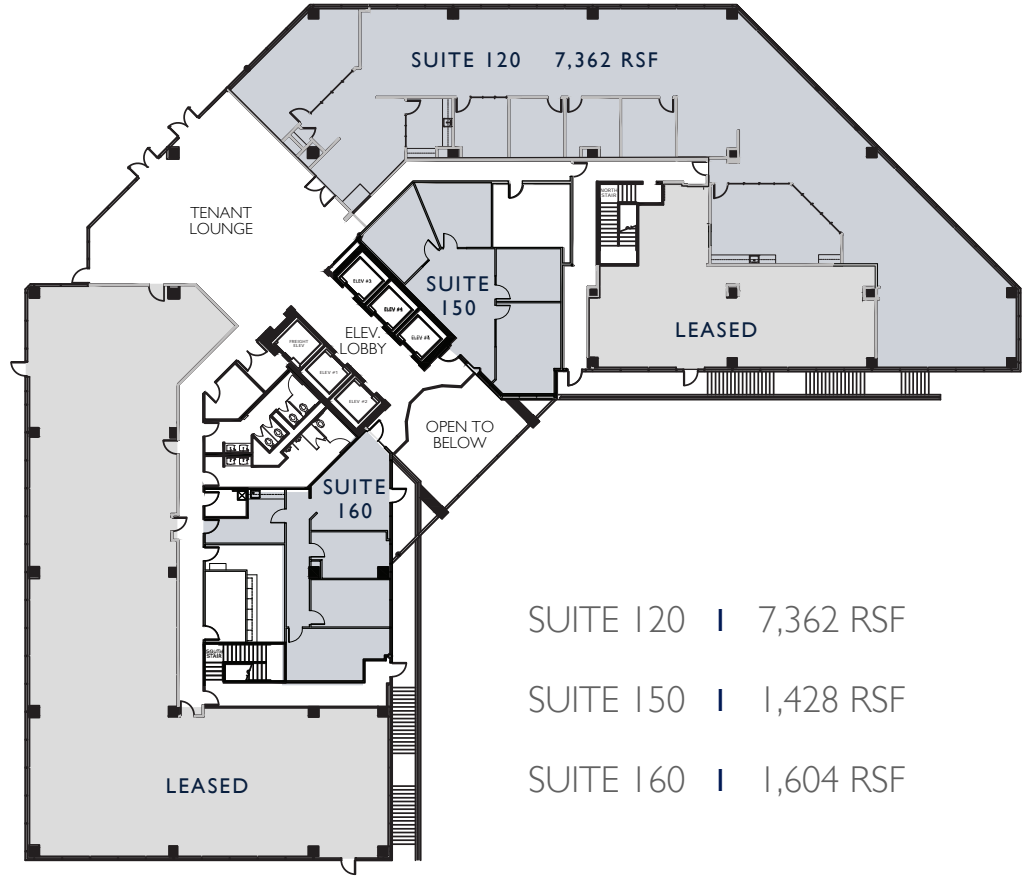
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AVAILABILITY

PG. 6



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AVAILABILITY

PG. 7



Suite 450 layout depicts a test-fit

- SUITE 400 | 12,386 RSF
- SUITE 410 | 4,042 RSF
- SUITE 450 | 7,068 RSF

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AVAILABILITY

PG. 8



SUITE 550 | 10,748 RSF

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AVAILABILITY

PG. 9



Layout depicts a test-fit

SUITE 700 | 19,966 RSF

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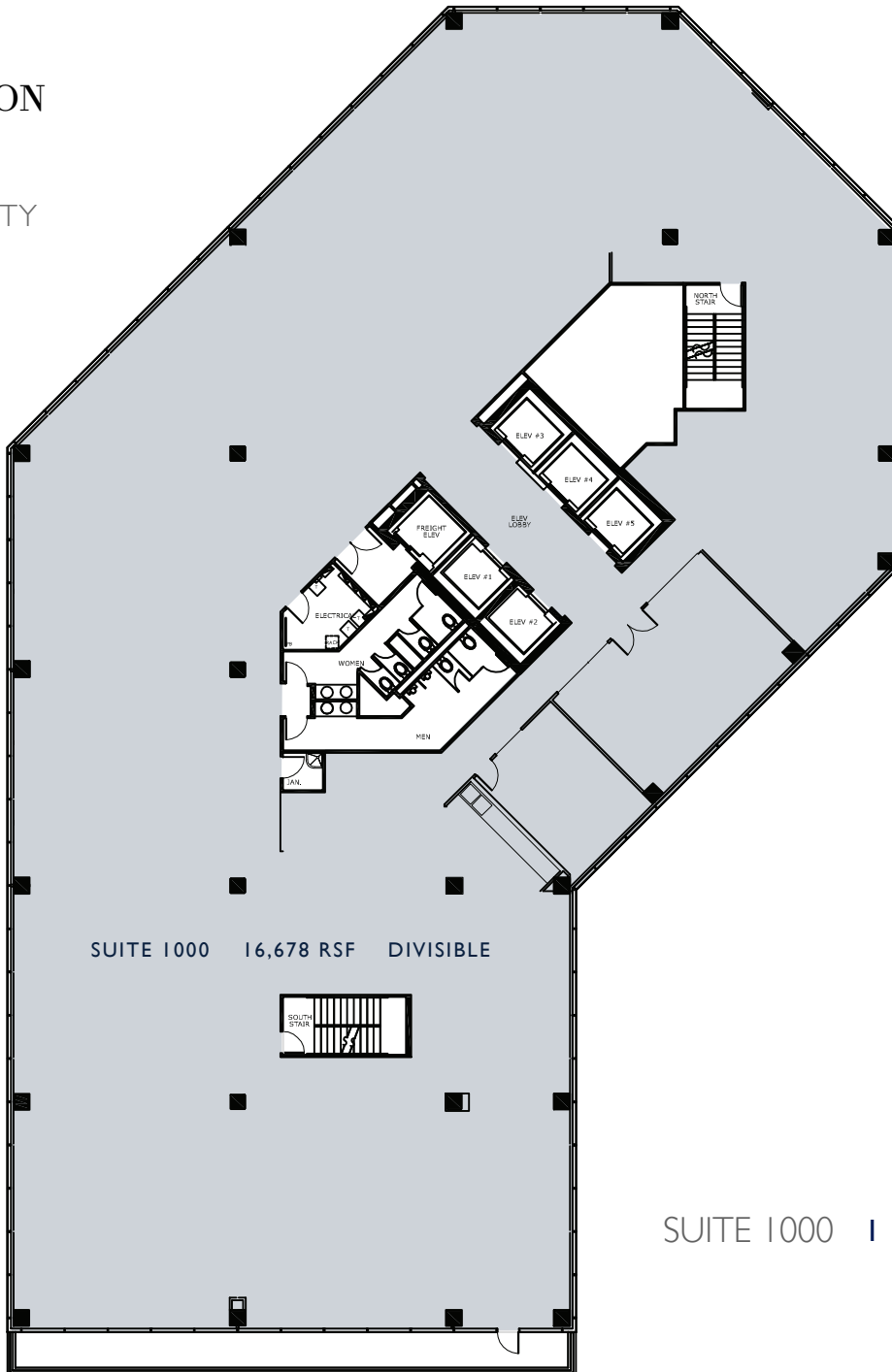
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AVAILABILITY

PG. 10



SUITE 1000 | 16,678 RSF
DIVISIBLE

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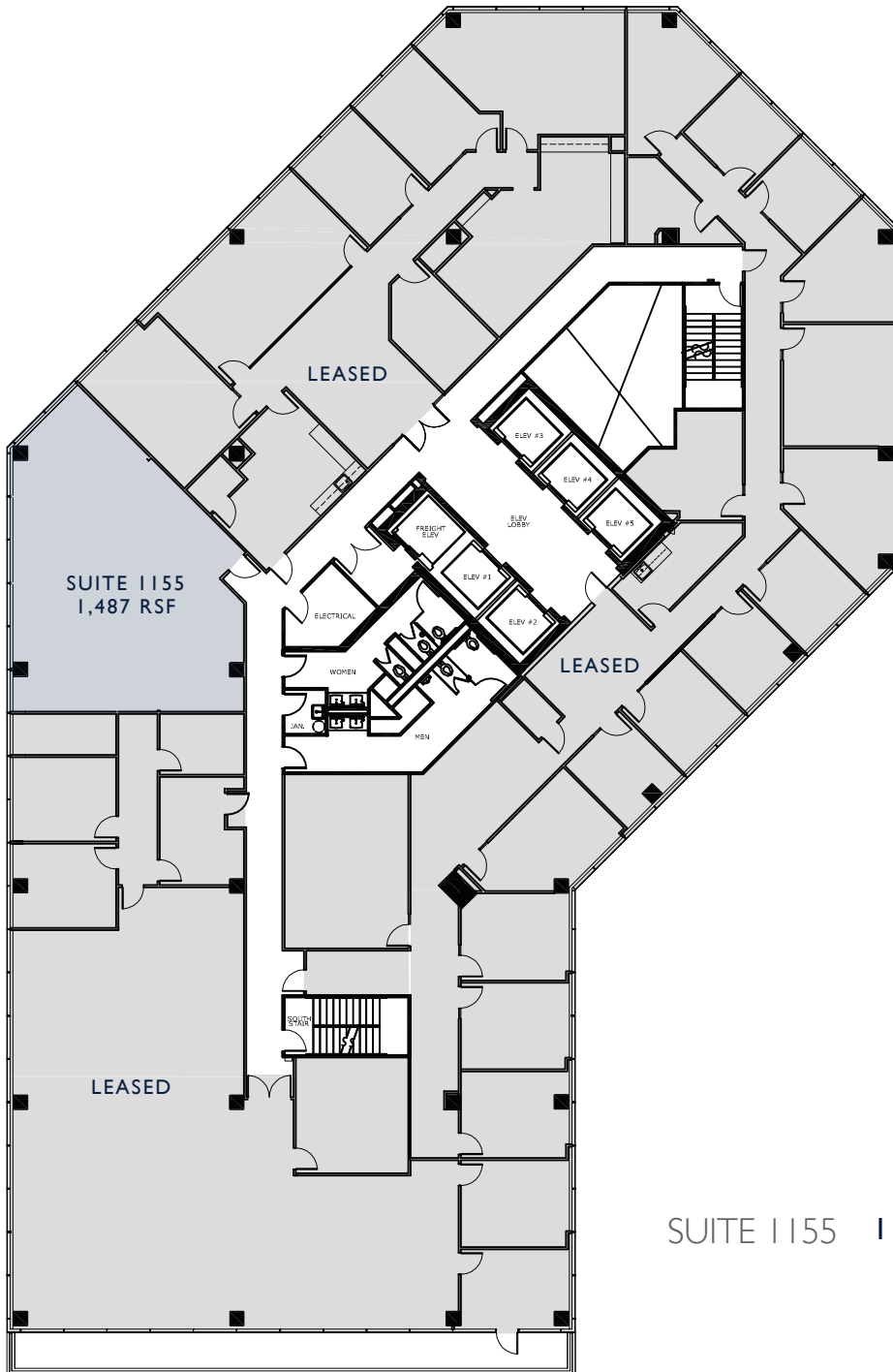
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AVAILABILITY

PG. 11



SUITE 1155 | 1,487 RSF

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AERIAL VIEW

WHY DFW?

#1

IN THE NATION FOR 3-YEAR JOB GROWTH
(Dallas Regional Chamber, 2022)

#1

LARGEST POPULATION GAIN OF
ANY U.S. METRO AREA IN 2021
(Texas A&M Real Estate Center, 2021)

#1

STATE FOR DOING BUSINESS 18 YEARS IN A ROW
(Chief Executive Magazine)

#2

TOP US METRO AREAS FOR
CORPORATE RELOCATIONS & BUSINESS EXPANSIONS
(Site Selection Magazine)

PG. 12



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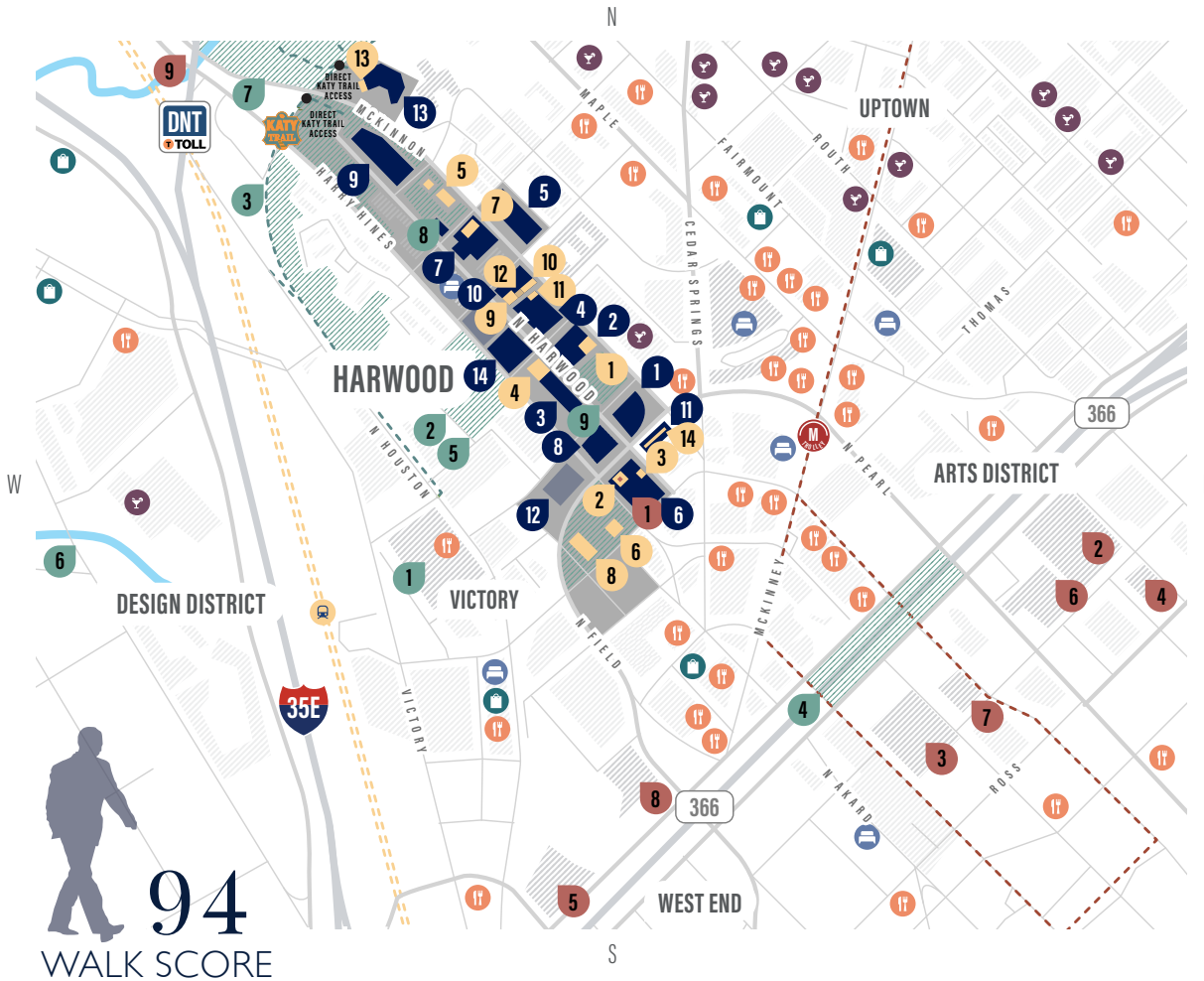
HARWOOD DISTRICT

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MCKINNON
ST.

MAP

PG. 13



HARWOOD PROPERTIES

- 1 Harwood No. 1 | 2651 N. Harwood St.
- 2 Harwood No. 2 | 2728 N. Harwood St.
- 3 Harwood No. 3 | 2727 N. Harwood St.
- 4 Harwood No. 4 | 2828 N. Harwood St.
- 5 Harwood No. 5 | Azure
- 6 Harwood No. 6 | Saint Ann Court
- 7 Harwood No. 7 | Frost Tower
- 8 Harwood No. 8 | The Rolex Building
- 9 Harwood No. 9 | Bleu Ciel
- 10 Harwood No. 10 | 2850 N. Harwood St.
- 11 Harwood No. 11 | Hôtel Swexan
- 12 Harwood No. 12 | Coming Soon
- 13 3100 McKinnon on the Katy Trail
- 14 Harwood No. 14 | 2801 N. Harwood St.

HARWOOD RESTAURANTS

- 1 Marie Gabrielle Restaurant and Gardens
- 2 Saint Ann Restaurant & Bar
- 3 Mercat Bistro
- 4 Magnolias: Sous Le Pont
- 5 The Grove at Harwood & Food Truck
- 6 Happiest Hour
- 7 Dolce Riviera, The Parlor at Dolce Riviera
- 8 Te Deseo
- 9 Harwood Arms
- 10 Elephant East
- 11 Poco Fiasco
- 12 Fig & Favor
- 14 Isabelle's Stillwell's Babou's (coming soon)
- 13 Tequila Social

ARTS & CULTURE

- 1 The Ann & Gabriel Barbier-Mueller Museum: The Samurai Collection
- 2 AT&T Performing Arts Center
- 3 Dallas Museum of Art
- 4 Dee & Charles Wylie Theater
- 5 House of Blues
- 6 Morton H. Meyerson Symphony Center
- 7 Nasher Sculpture Center
- 8 Perot Museum of Nature & Science
- 9 Sammons Center for the Arts

SPORTS & OUTDOORS

- 1 American Airlines Center
- 2 Mavs Ballpark - Heroes Baseball
- 3 Katy Trail
- 4 Klyde Warren Park
- 5 Pike Park
- 6 Trinity Strand Trail
- 7 Reverchon Park
- 8 Volleyball & Bocce Courts at The Grove
- 9 Chess & Checkers at Marie Gabrielle Gardens

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