





DALLAS, TEXAS

**3100**  
MCKINNON  
ON THE KATY TRAIL

HARWOOD DISTRICT





3100  
MCKINNON  
ST.

7<sup>TH</sup>  
FLOOR



BREAK

7TH FLOOR HYPOTHETICAL SUITE



LOBBY

AMENITY DECK



+ | 214 871 0871

2501 N. HARWOOD  
14TH FLOOR  
HARWOOD,  
DALLAS, TX 75201

[leasing@harwoodinc.com](mailto:leasing@harwoodinc.com)

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**3100**  
**MCKINNON**  
**ST.**

**FLOOR**  
**PLAN**



*Layout depicts a test-fit*

**7<sup>TH</sup> FLOOR**

- / 19,966 RSF
- / Private terrace
- / Downtown Dallas views
- / Full service kitchen

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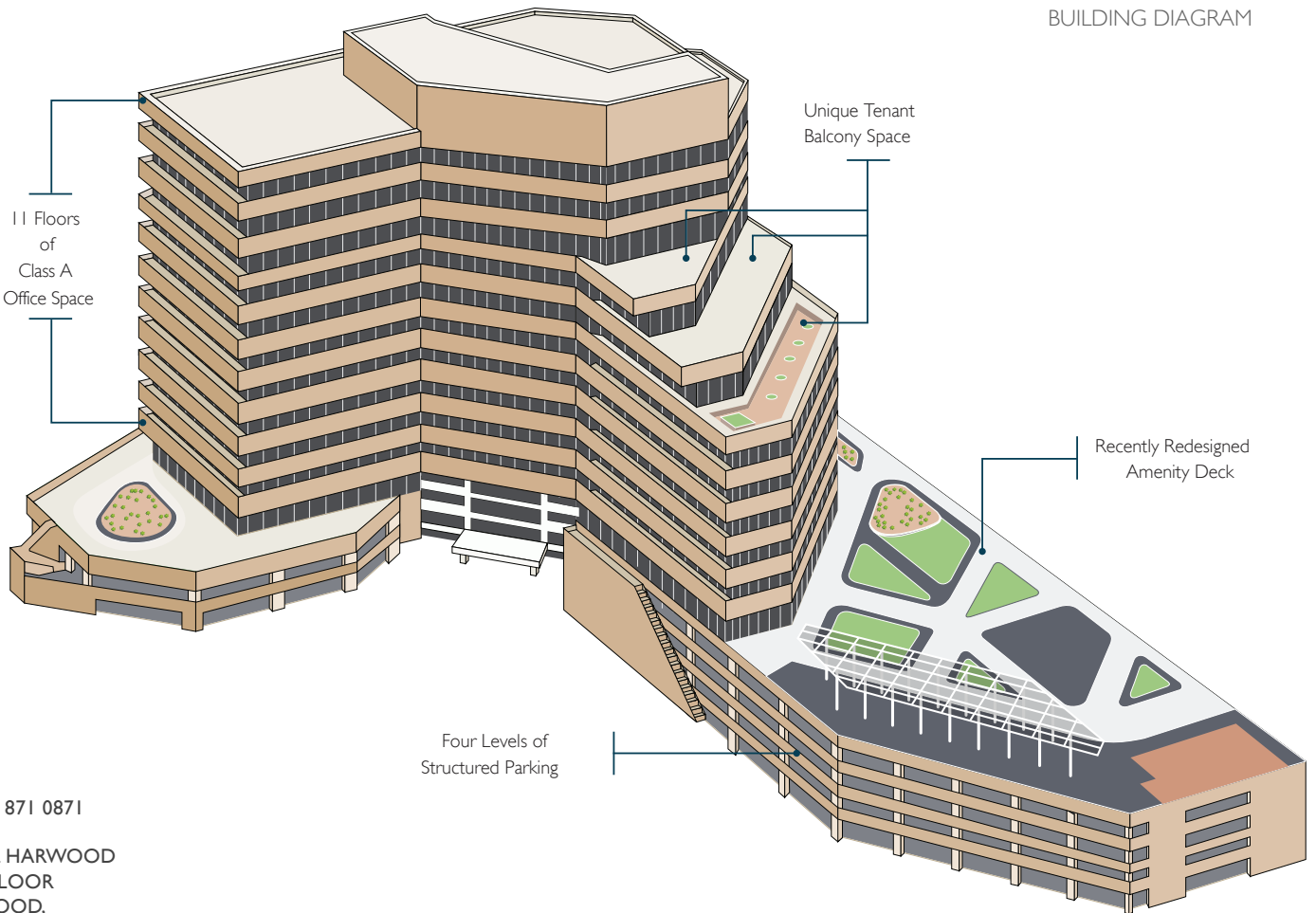


# 3100 MCKINNON ST.

## SITE PLAN & BUILDING DIAGRAM



SITE PLAN



BUILDING DIAGRAM

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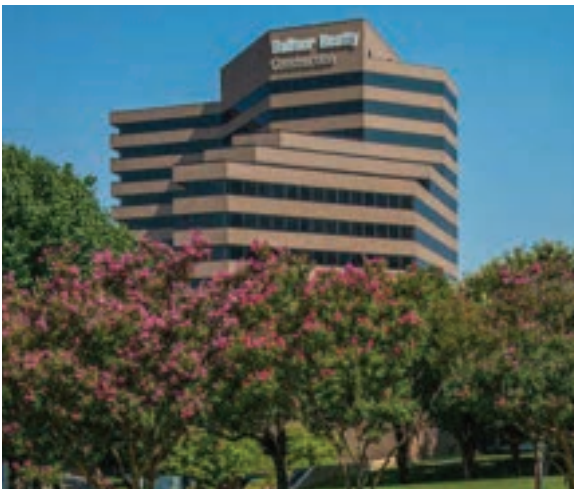
THE  
BUILDING



MODERN CONFERENCE CENTER

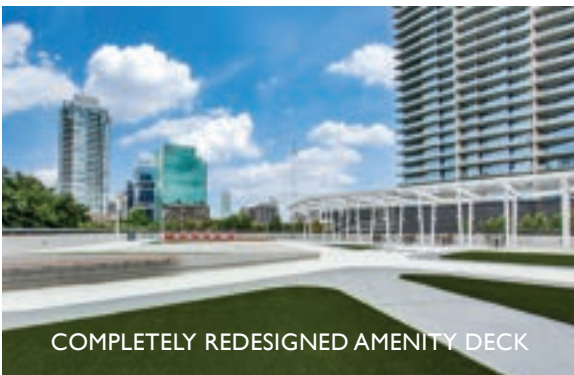


STATE-OF-THE-ART FITNESS CENTER



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.

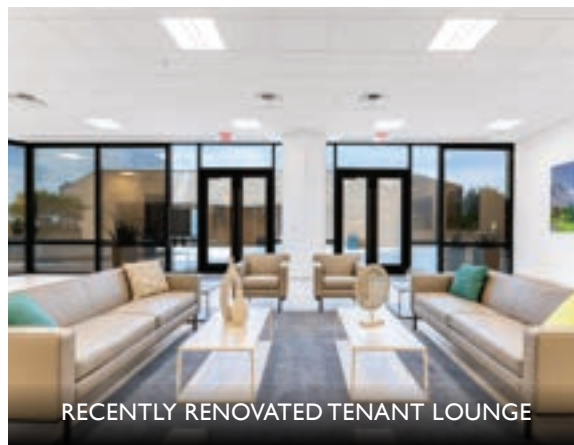
- / Park-like setting with excellent drive-up appeal
- / Exceptional visibility and accessibility with immediate access to the Dallas North Tollway
- / Three-story lobby with full height glass
- / Completely redesigned amenity deck
- / Immediate access to the Katy Trail
- / State-of-the-art fitness center 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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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)*



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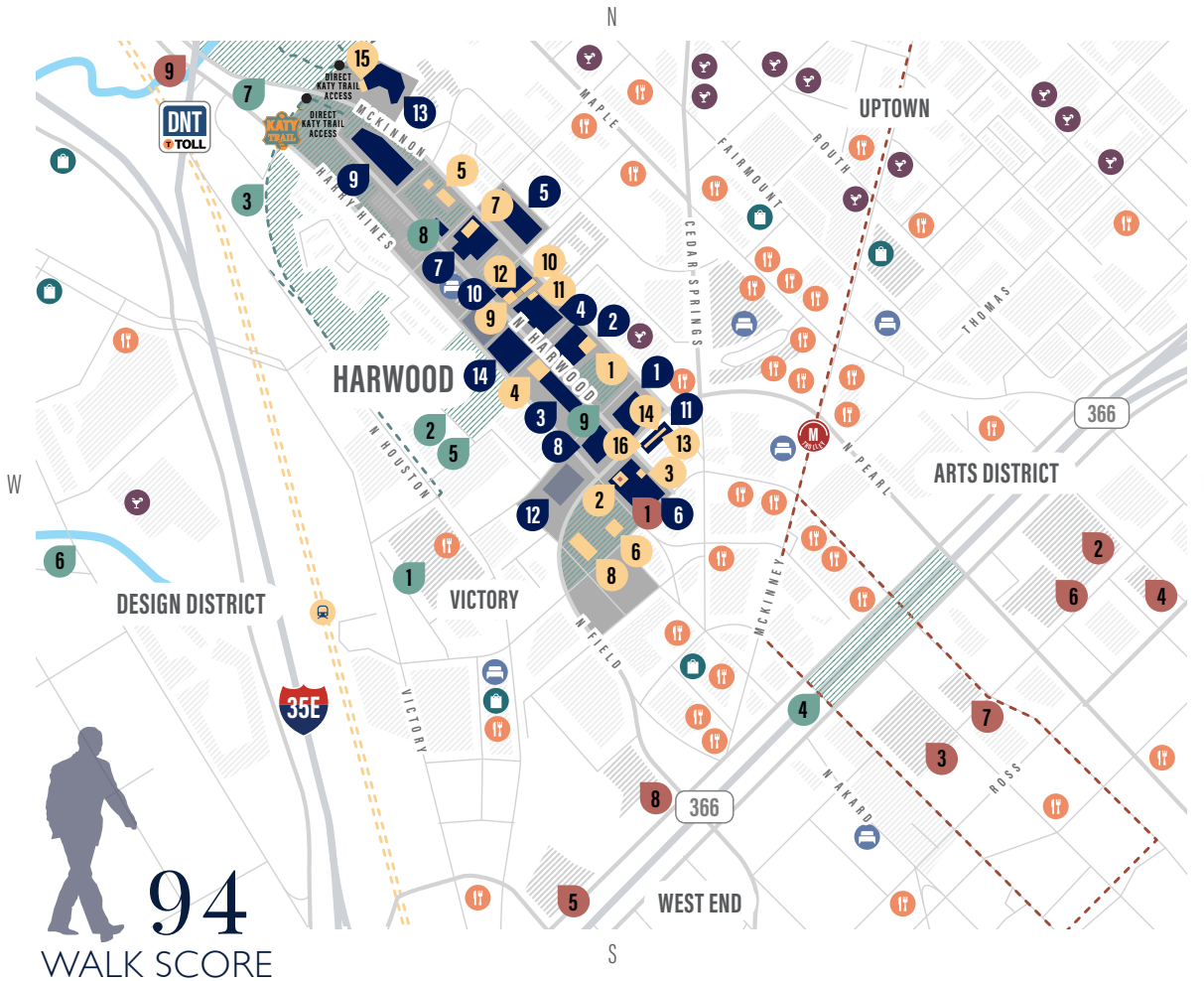
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# HARWOOD DISTRICT

# 3100 MCKINNON ON THE KATY TRAIL

## 3100 MCKINNON ST. MAP



### 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
- 13 Stillwell's
- 14 Isabelle's
- 15 Tequila Social
- 16 Babou's

### 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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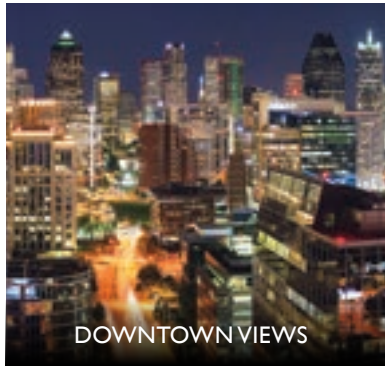
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AMENITIES



DOWNTOWN VIEWS



CLASS AA BUILDINGS



HÔTEL SWEXAN



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



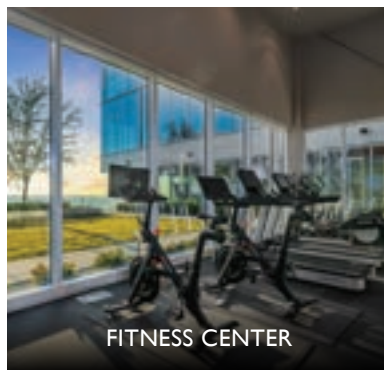
MARIE GABRIELLE  
RESTAURANT AND GARDENS



TE DESEO



THE ANN & GABRIEL  
BARBIER-MUELLER MUSEUM



FITNESS CENTER



RESIDENTIAL

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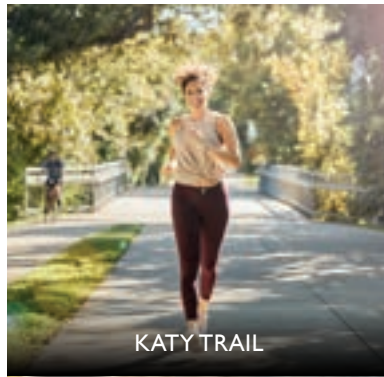
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AMENITIES



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

WHY HARWOOD?

545,000+  
DAYTIME POPULATION WITHIN 5 MILES

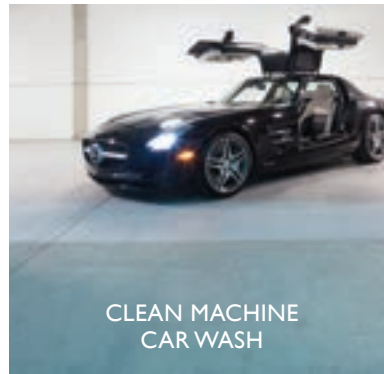
22,400  
MULTIFAMILY UNITS WITHIN 1 MILE

9,300  
HOTEL ROOMS WITHIN 1 MILE

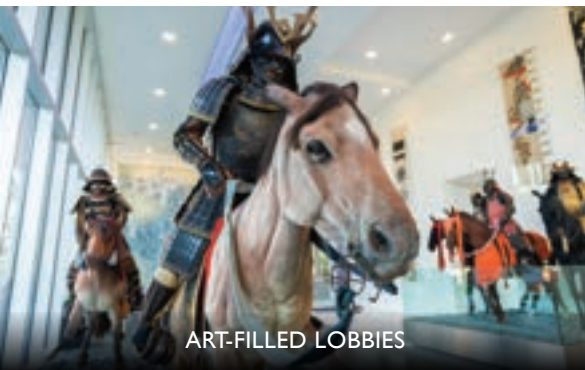
250  
RESTAURANTS & BARS IN UPTOWN



MERCAT BISTRO



CLEAN MACHINE  
CAR WASH



ART-FILLED LOBBIES



8.5 ACRES OF GARDENS

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