



DALLAS, TEXAS

HARWOOD

NOMAD SUITES

HARWOOD DISTRICT

Coworking in the Harwood District

All the perks of officing in the Harwood District, and the flexibility to match.

- ✓ Four Coworking Solutions
- ✓ Natural Light + Luxury Finishes
- ✓ Room to Grow
- ✓ Harwood District Tenant Amenities

The Premier Office Experience

Harwood District is home to the first office tower in Uptown, Dallas built in 1984. Now, 30+ years later, the District continues to deliver the best in premier working experience.

Surrounded by 250+ dining destinations, 10 luxury hotels, 21,200 multifamily units, and a population of over 450,000 within 5 miles, the Harwood District is the perfect spot to plant your office roots.

Whether you are looking to relocate out-of-state and make Dallas your new HQ, or need a private desk for a few months - we have the options for you.



HARWOOD

Photo: Harwood District Looking South

Benefits

BRAND VISIBILITY

Officing next to major roads means your building signage goes further. Over 45,000 cars pass through the District each day.

WE GROW WITH YOU

Whether you are upsizing or downsizing, we have options so you won't ever have to go too far. Avoiding the stress of searching, moving, and relocating.

LEGACY PROJECT

Feel confident that the decisions made by Harwood International for future developments, are made with intention as part of a master plan development.

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Hot Desk

The hot desk is best for individuals seeking a place to office for a few days out of the week. Enjoy multiple office options from tables with charging stations to workstations in the Tenant Lounge.

from \$250 /per month



Dedicated Desk

Best for small teams or individuals, the Dedicated Desk provides individual workstations. You have the choice to work alongside your colleague, or in a station just for one.

from \$300 /per month





Private Office

Featuring District window views, the Private Office in Harwood is the ideal solution for individuals or teams of two.

Each office comes with a lockable door, natural light, and one or two desks.

contact our leasing team for availability, options, and pricing



Enterprise Suites

The Enterprise Suites are best suited for larger teams needing a cohesive space to work together.

Sizes vary.

contact our leasing team for availability, options, and pricing

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About Harwood No. 1

2651 N. Harwood St., Harwood, TX 75201

Since its doors opened in 1984, Harwood No. 1 has been an Uptown landmark, established as Uptown's first office building

Seven stories of world-class, modern yet timeless architecture

Features an atrium-style lobby accessible from a circular front drive, a parking garage, and the Marie Gabrielle Gardens accessible via a skybridge

Overlooks 1.5 acres of European-style gardens at Marie Gabrielle

Delivers state-of-the-art operating efficiencies and strategic business advantages in a sophisticated corporate setting

Walking distance to the Crescent, The Ritz-Carlton, AAC, Victory Park

HI on-campus ownership and management

24-hour controlled building access and concierge

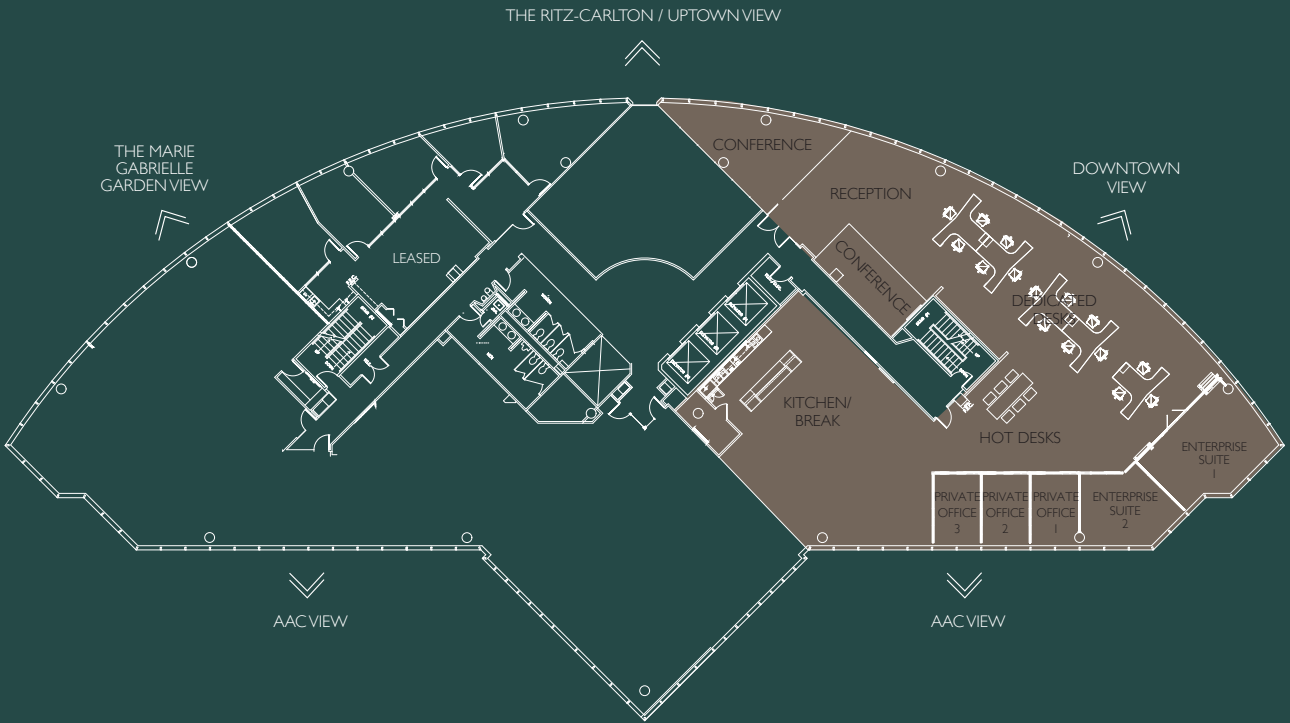
24/7 manned command center



Photo: Harwood District's Harwood No. 1

Suite 300

Floor Plan





Reception Area



Conference Room

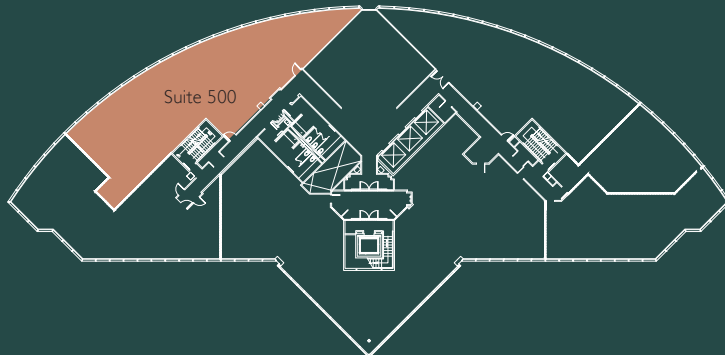


Kitchen



Suite 500

Floor Plan





Reception Area



Conference Room



Kitchen



Campus Amenities Designed For You + Built To Last

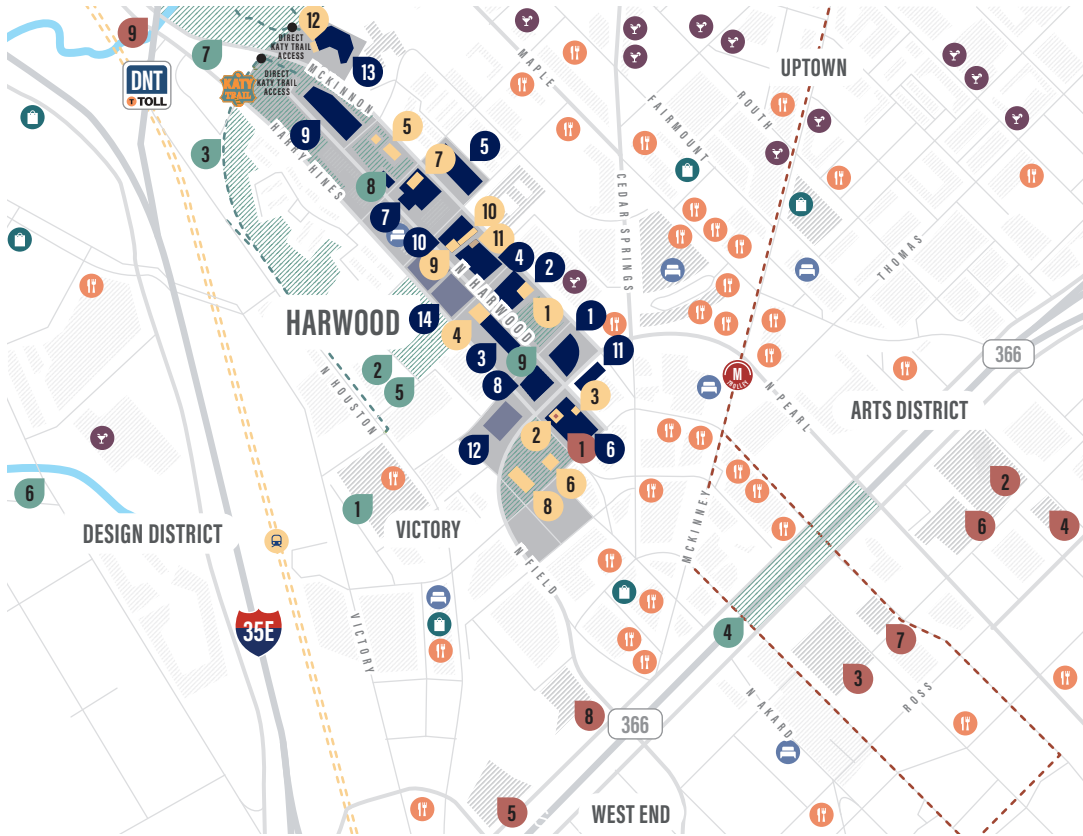


Unmatched Amenities in the Harwood District

With a passion for hospitality, we think of our tenants as our special guests. Our concierge services + amenities are designed to make your life at Harwood as comfortable and convenient as possible. Make work feel less like, well, work.

From pieces of The Samurai Collection greeting you in the lobby, to plenty of parking, to first access to the best of Dallas' restaurants, Harwood District has something for every type of worker bee.

Walkability



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 | Harwood Hotel
- 12 Harwood No. 12 | Coming Soon
- 13 Citymark on the Trail | 3100 McKinnon St.
- 14 Harwood No. 14 | 2801 N. Harwood St. | Coming Soon

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 Pizza Restaurant - Coming Soon
- 12 Outdoor Patio & Lounge - Coming Soon

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 Baseba
- 3 Katy Trail
- 4 Clyde 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

Dining

Discover a flourishing culinary experience in the Harwood District. From coffee and freshly-baked croissants to craft cocktails and signature charcuterie boards, enjoy fare from a growing portfolio of restaurants in this exciting Uptown neighborhood.

10 drinking and dining destinations in the Harwood District,
surrounded by 250+ dining destinations.



Marie Gabrielle
RESTAURANT AND PERKS

Saint Ann
RESTAURANT BAR GARDEN ART

MERCAT
BISTRO

Dolce Riviera
RESTAURANTE ITALIANO

MAGNOLIAS
— SOUS LE PONT —



THE
GROVE

HH
HAPPIEST HOUR
BITES, DRINKS, VIEWS

HARWOOD ARMS

Te Disco
COCINA LATINA

ELEPHANT
EAST

On-Site Amenities & Services

Fitness Center

Car Wash
Services

Onsite Concierge Services

Easy Ingress + Egress

On-Demand
GEM Car Service

Shoe Shine
Services

Event Spaces Galore

Lobby Art

FedEX and UPS
Drop Boxes

Professional + Social
Events

Dining Options

World-renowned
On-Campus Museum
with complimentary admission

Dry Cleaning
Delivery

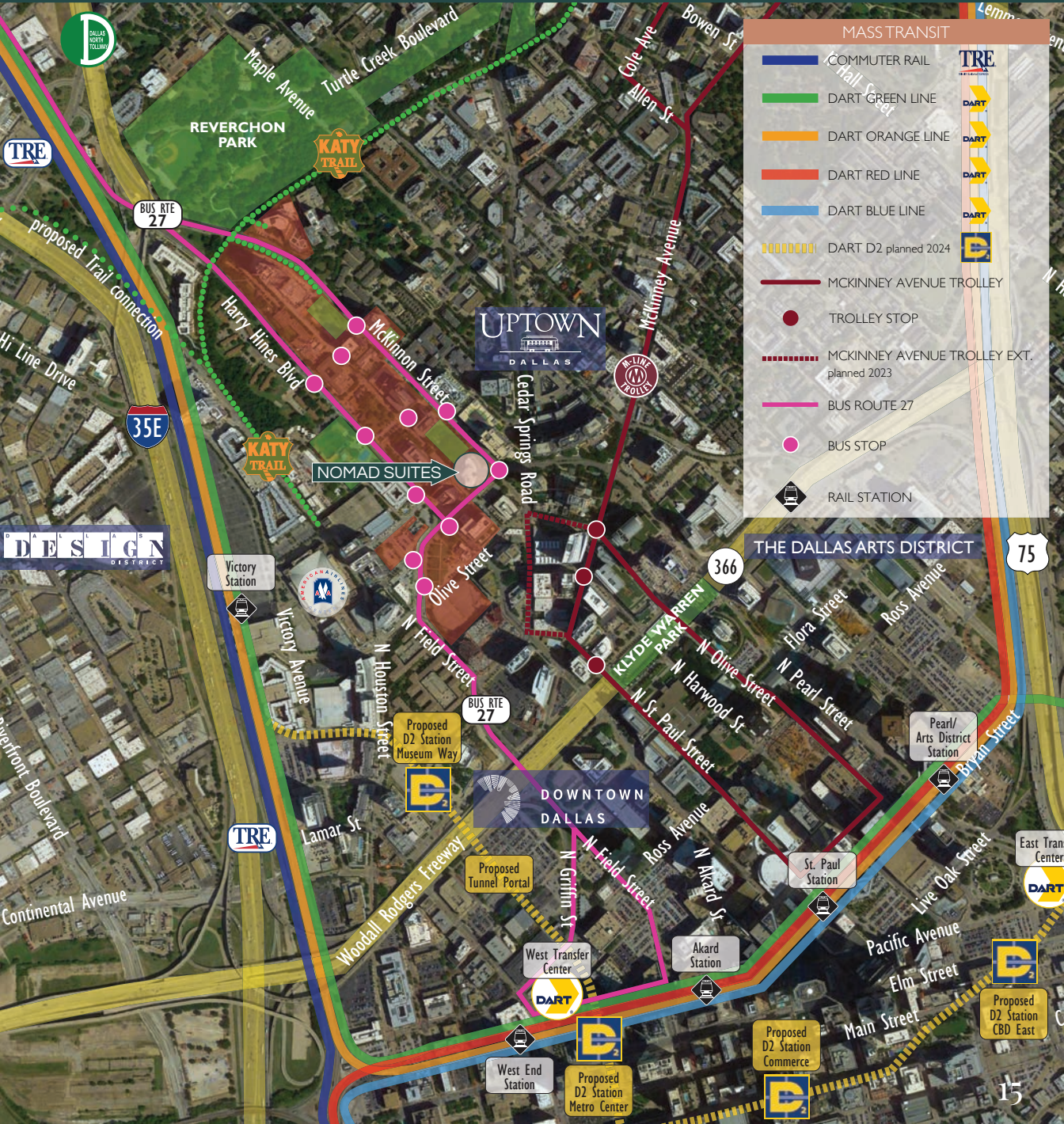
Katy Trail Access

In-House Catering



















Gardens and
Outdoor Spaces

Hotel in Harwood District
currently under development

Effortless Accessibility



MASS TRANSIT

-  COMMUTER RAIL 
-  DART GREEN LINE 
-  DART ORANGE LINE 
-  DART RED LINE 
-  DART BLUE LINE 
-  DART D2 planned 2024 
-  MCKINNEY AVENUE TROLLEY
-  TROLLEY STOP
-  MCKINNEY AVENUE TROLLEY EXT. planned 2023
-  BUS ROUTE 27
-  BUS STOP
-  RAIL STATION

Ready to explore your options?



NOMAD SUITES

Best for individuals or small teams seeking coworking space. Enjoy all the comforts of a District tenant, without a large footprint or long term commitment.

- Hot Desks
- Dedicated Desks
- Private Offices
- Enterprise Suites



BESPOKE SPACES

For those seeking a traditional office space in the Harwood District. Best for small to large teams with a range suite availability.

- Move-In Ready Suite + Furniture
- Move-In Ready Suites
- Fully Customizable Spaces



VISIONARY BUILD-TO-SUITS

With numerous acres of developable land, Harwood District is the best fit for those looking to make a statement in the Dallas skyline.

- Build-To-Suit Buildings
- Space in New Builds

To learn more about leasing opportunities in the Harwood District, contact leasing@harwoodinc.com or scan here:



HARWOOD