













HARWOOD CENTER

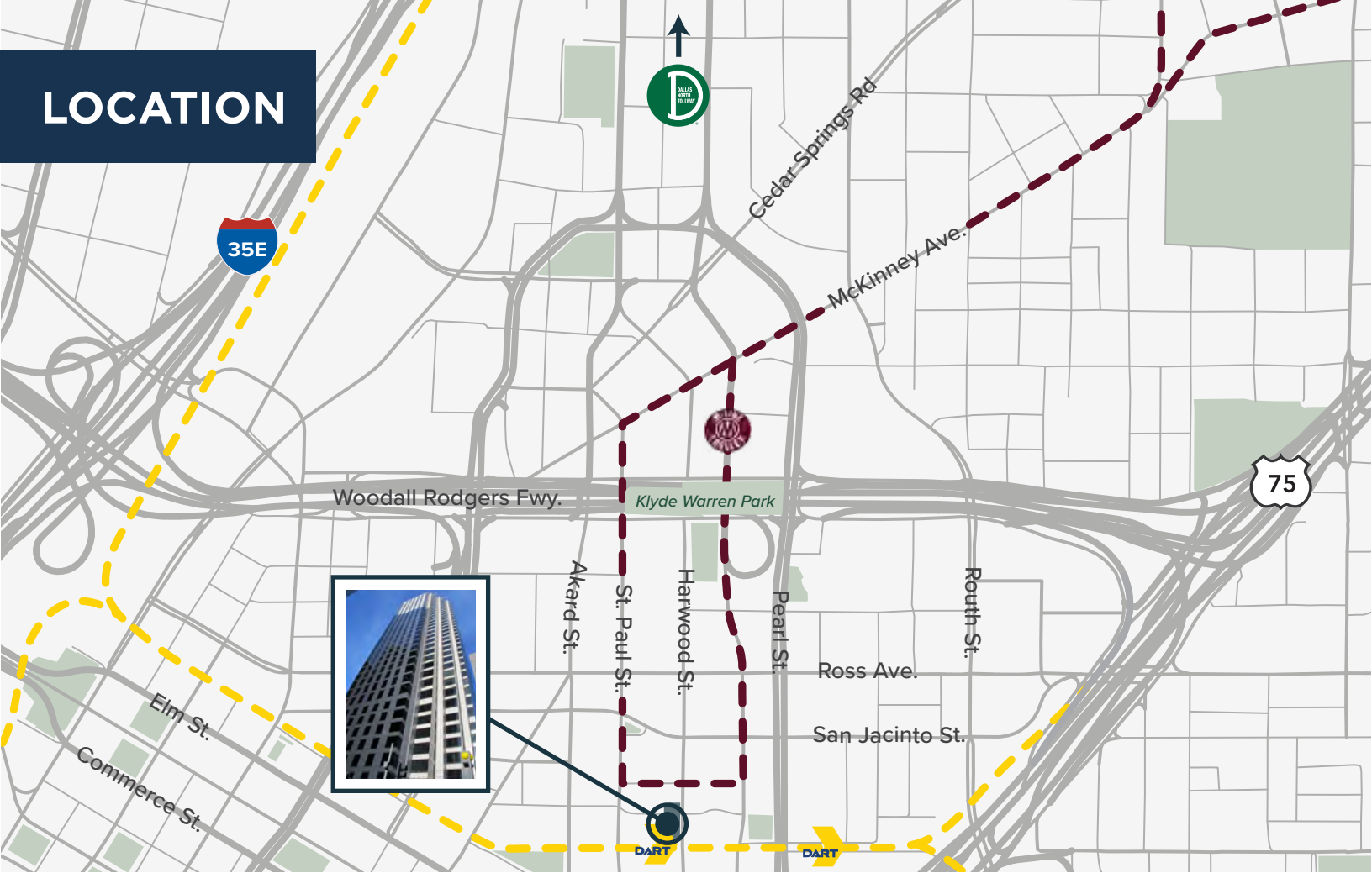
A distinguished 36-story office tower, Harwood Center is conveniently located adjacent to the Arts District at the northwest corner of Harwood and Bryan streets. Harwood Center is anchored in Dallas' growing professional culture. The convenient downtown location features multiple walkable dining and entertainment options including Klyde Warren Park and other high profile attractions. Additionally, the building's location provides immediate access to the DART, McKinney Avenue Trolley and all major downtown thoroughfares.

ADDRESS	1999 Bryan Street Dallas, TX 75201
STORIES	36
TYPICAL FLOOR	Approx. 26,000 RSF
AVAILABLE SPACE	2,000-160,000 SF
ELEVATORS	3 Elevator Banks
PARKING	Up to 2 per 1,000
BUILDING HOURS	M-F: 8:00am to 6:00pm Saturday: 8:00am to 1:00pm
SECURITY	24/7 Security Key card access after hours
ON-SITE MANAGEMENT	Fortis Property Group

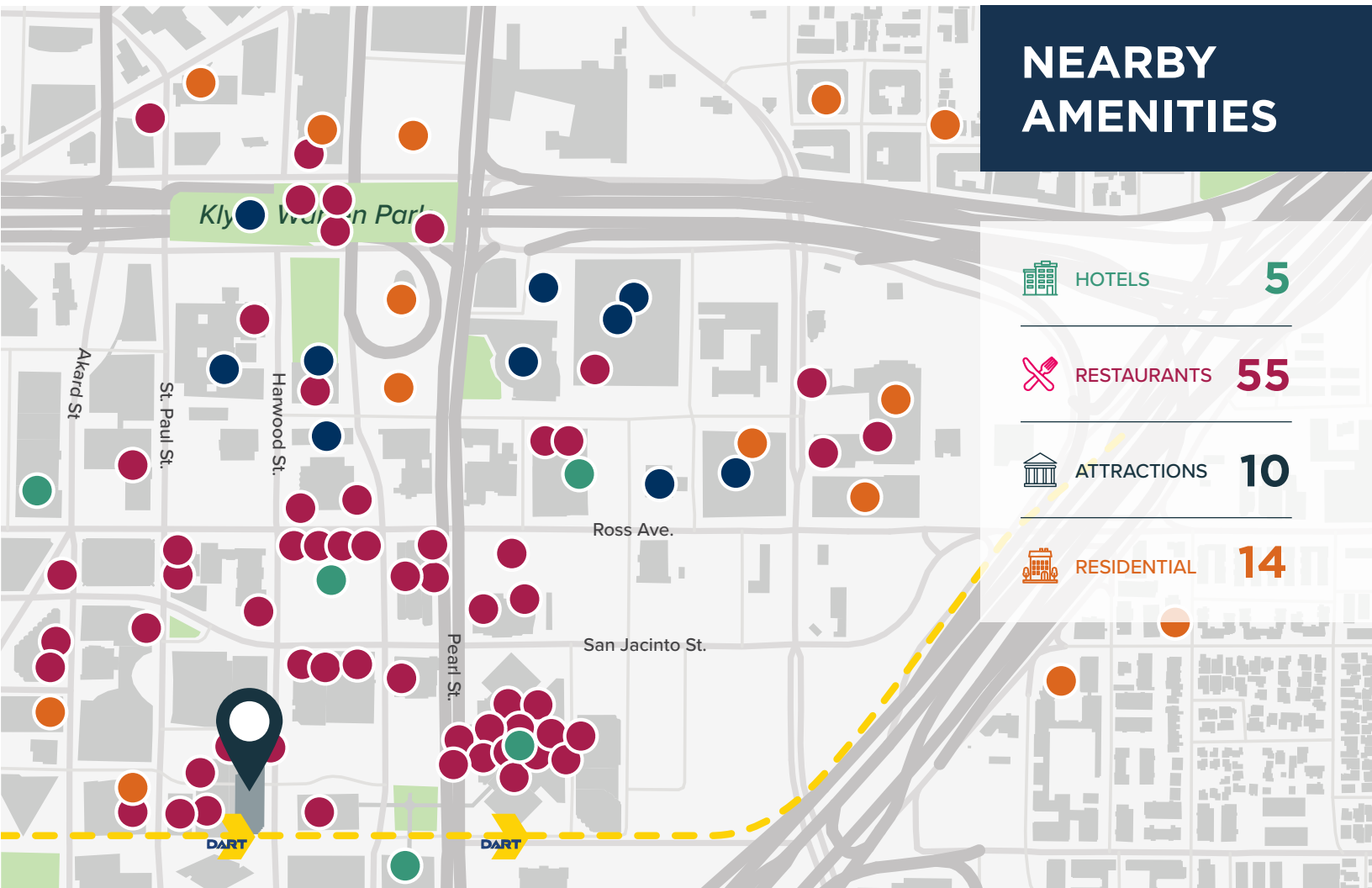


-  Fitness Center
-  Gaming Area
-  Tenant Lounge
-  Sundry Shop
-  Meeting Rooms
-  On-site Cafe
-  Wine Bar
-  On-site FedEx Shipping Center
-  Coffee Break Area
-  DART Rail Station
-  Building Signage Available
-  McKinney Avenue Trolley

LOCATION



NEARBY AMENITIES



-  HOTELS 5
-  RESTAURANTS 55
-  ATTRACTIONS 10
-  RESIDENTIAL 14

RE-ENVISIONED AMENITIES SPACE

Coming Soon - 10,000 SF Amenities Center



AMENITIES FEATURES

- Ability to flex into a large townhall meeting space that can house 100 individuals
- Six (6) fully finished conference rooms
- Fully stocked wine bar
- Social gathering and gaming area with shuffle board & pool table



RE-ENVISIONED AMENITIES SPACE

Coming Soon - 10,000 SF Amenities Center



GAME AREA & WINE BAR



FITNESS CENTER

FITNESS CENTER FEATURES

- New cardio equipment lining floor to ceiling windows
- Group fitness & yoga classroom with an all glass entry, full length mirrors, and natural lighting
- A wide variety of free weight and machine weight options to achieve a full workout
- Sophisticated modern style locker rooms

RE-ENVISIONED LOBBY SPACE

Coming Soon



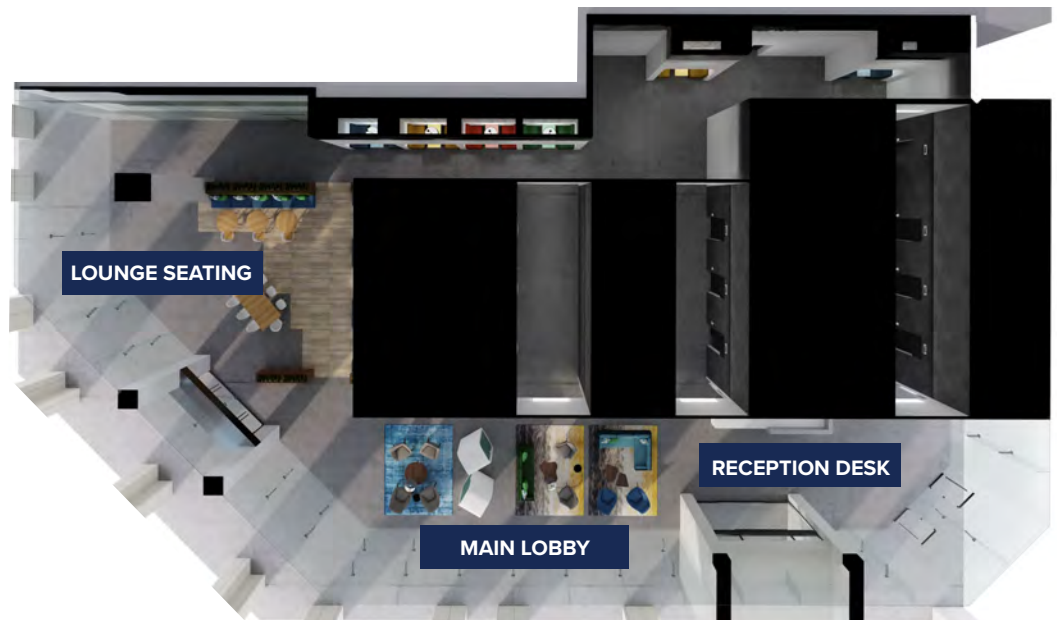
LOBBY AREA



RECEPTION DESK

LOBBY FEATURES

- Fully furnished modern lobby
- 24/7 security desk at main entrance
- Bright 16 foot floor to ceiling glass
- Intimate pod spaces for private meetings
- Open layout for flexible meeting space



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