

HilltopSecurities 



717 NORTH
HARWOOD

AN OFFICE OASIS IN
THE URBAN JUNGLE
WHERE WORK & PLAY
BLEND PERFECTLY

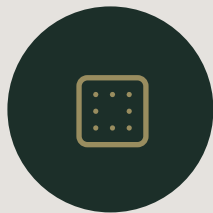
717 N Harwood St. Dallas, TX



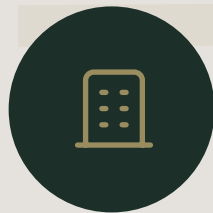
Jones Lang LaSalle Americas, Inc. License #: CO508577000



This LEED-certified office tower in downtown Dallas boasts 34 stories and recent renovations. It offers a range of attractive features, including a 10,000 SF amenity floor equipped with a ping pong table, tenant lounge offering board games and television, and access to board rooms accommodating 25 people while offering panoramic views and dining options. Conveniently located near local attractions and major transportation routes, it provides exceptional connectivity throughout Dallas-Fort Worth.



TYPE
Class A



FLOORS
34 Stories



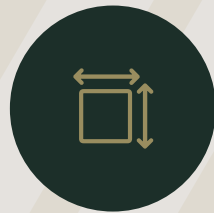
SIZE
844,326 SF



PARKING RATIO
1.00/1,000



SECURITY
On-site 24 hours



FLOOR PLATE
22,000 - 28,000 SF

15,000
live in downtown dallas

\$120,000
median income

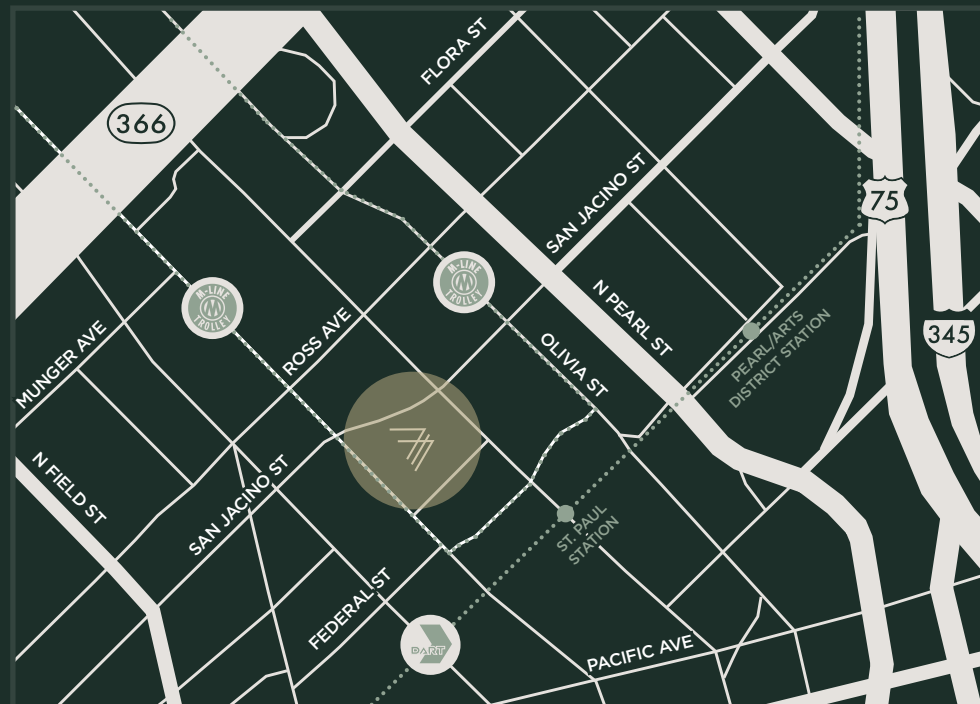
178,938
residents within 3 miles

35
median age

58%
with bachelor's degree or higher

OVER 4M SF
of residential under construction
in downtown dallas

DOWNTOWN DEMOGRAPHICS



15 MINS

Love
Field

21 MINS

DFW
Airport

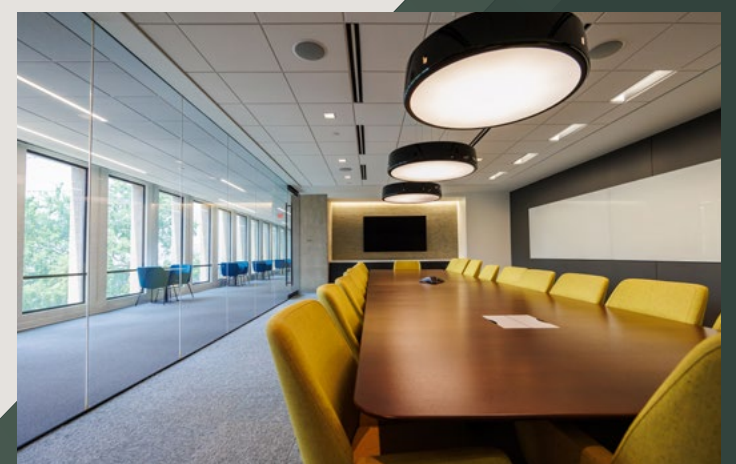
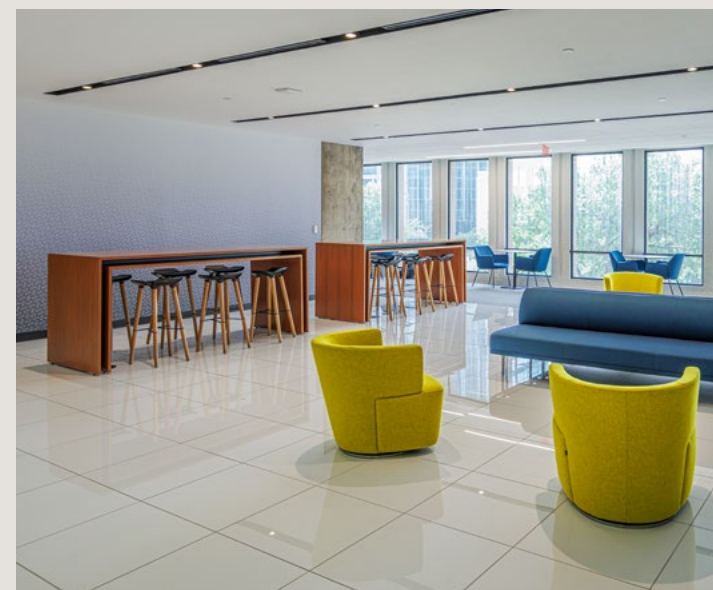
7 MINS

Convention
Center

6 MINS

Deep
Ellum

717 NORTH HARWOOD



LIFE IN THE HEART OF

THE DALLAS ARTS DISTRICT

Sloane's
CORNER

Urban bistro serving modern American cuisine. Relaxed atmosphere meets stylish ambiance.



400 GRADI
LA VERA PIZZA NAPOLETANA

Refined Italian trattoria specializing in authentic Neapolitan pizzas and classic dishes in an elegant, light-filled space.

ZERO
GRADI

Artisanal Italian gelato, freshly crafted and awaiting enjoyed.

Mendocino Farms

Gourmet eatery featuring artisanal sandwiches, fresh salads, innovative appetizers, and decadent desserts curated by expert chefs.

SUSHI KOZY

Refined Kaiseki-inspired modern omakase Japanese restaurant opening soon.

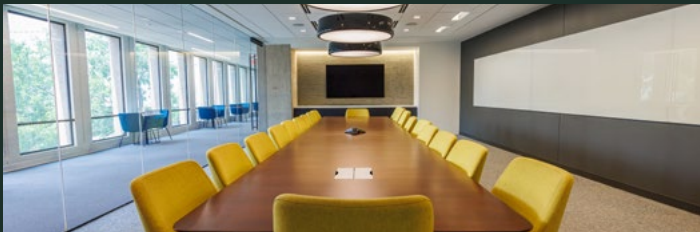
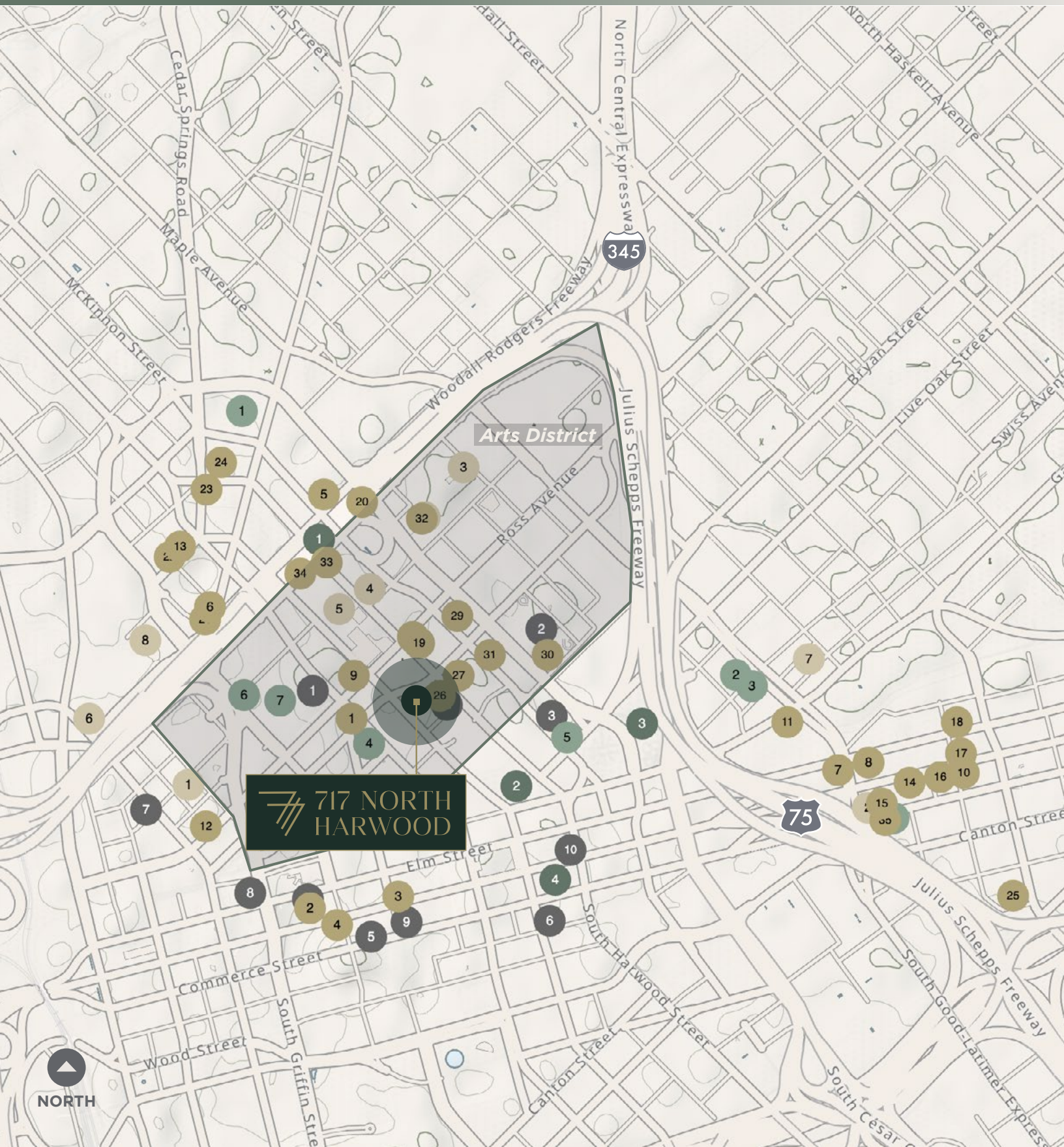
Berkley's
M.K.T.

A small chic neighborhood spots with a great coffee bar, prepared foods, groceries, and beer & wine. Stop by to stock up, or join us inside or on the patio.

JW MARRIOTT

This Dallas Arts and District hotel is minutes from renowned shopping, dining and entertainment. Enjoy elevated local cuisine and craft cocktails at our signature full-service restaurant, Montage, or enjoy a cocktail at Vincent's with amazing views of the Dallas skyline.

LOCAL AMENITIES



EAT

1. Dakota's Steakhouse
2. Grill & Vine
3. Chop House Burger
4. Ravenna Italian Grille & Bar
5. Perry's Steakhouse & Grille
6. Meso Maya Comida y Copas
7. Velvet Taco
8. Big Guys Chicken & Rice
9. Corrientas 348
10. Hawkers Asian Street Food
11. The Biscuit Bar
12. The Empanada Cookhouse
13. The Henry
14. Vidorra
15. Twisted Root Burger Co.
16. Pecan Lodge
17. STIRR
18. Serious Pizza
19. 400 Gradi Dallas
20. The Salty Donut
21. El Fenix
22. North Italia
23. Sugar Factory
24. Mexican Sugar
25. Deep Ellum Brewing Company
26. Snappy Salads Harwood
27. Dickey's Barbecue Pit
28. Mendocino Farms
29. La Madeleine
30. Corner Bakery
31. Senior Bean
32. Opus
33. Elote Co. Mexican Snacks
34. Abe's Flavor Flave
35. Cane Rosso

DRINKS

1. Rattlesnake
2. Saaya
3. Backyard
4. Starbucks
5. Open Market
6. Tierra a Taza Coffee Co.
7. Fountain Place Cafe
8. Starbucks
9. Backyard
10. Adair's Saloon

PLAY

1. The Dallas World Aquarium
2. Punch Bowl Social
3. Winspear Opera House
4. Nasher Sculpture Center
5. Dallas Museum of Art
6. House of Blues Dallas
7. Green Light Social
8. Perot Museum of Nature & Science
9. Dallas Symphony Orchestra

PARK

1. Klyde Warren Park
2. Pacific Plaza
3. Carpenter Park
4. Main Street Garden Park

STAY

1. Fairmont Dallas
2. Dallas Marriot Downtown
3. Sheraton Dallas Hotel
4. The Westin Dallas Downtown
5. The Adolphus
6. The Statler Dallas
7. Spring Hill Suites Downtown
8. Crowne Plaza Downtown
9. Magnolia Downtown
10. Hotel Indigo Downtown

ON-SITE FOOD





717 NORTH HARWOOD



CONTACT US



Trevor Franke

+1 214 438 6174

trevor.franke@jll.com

Hudson Neuhoff

+1 214 438 6487

hudson.neuhoff@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Trevor Franke	444817	trevor.franke@jll.com	214-438-6174
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Hudson Neuhoff	788605	hudson.neuhoff@jll.com	214-438-6487
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date