

HilltopSecurities 



717 NORTH
HARWOOD

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

717 N Harwood St. Dallas, TX



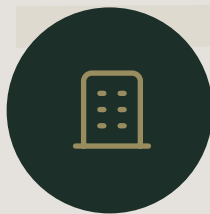
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This LEED-certified office tower in downtown Dallas boasts 34 stories and recent renovations. It offers a range of attractive features, including a 10,000 SF amenity floor equipped with a ping pong table, tenant lounge offering board games and television, 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

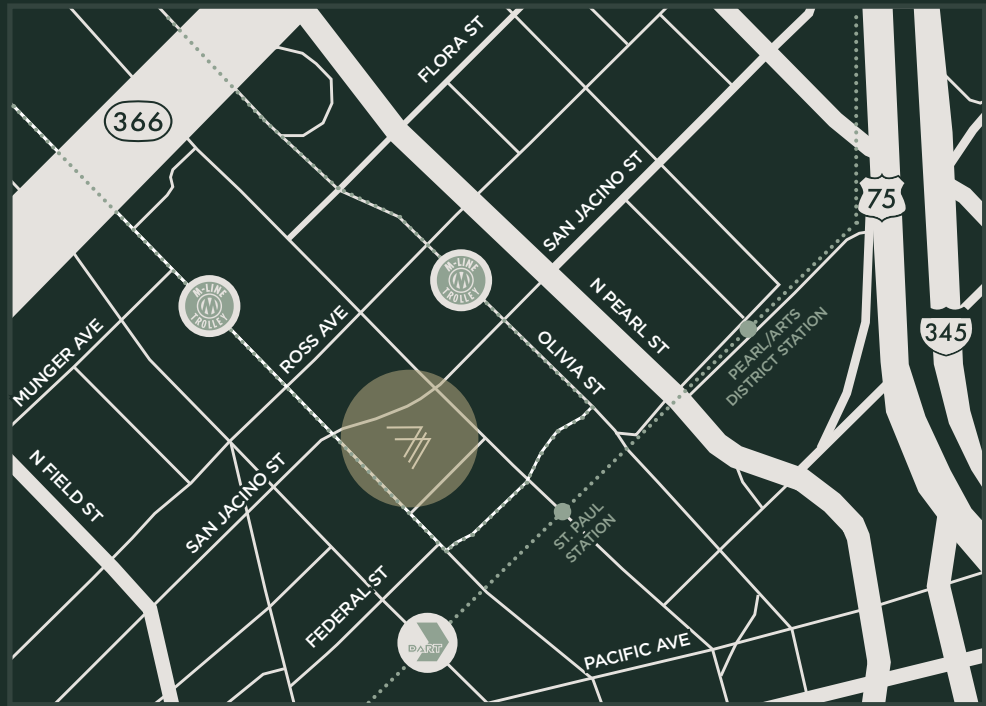


OVER 4M SF

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

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.

THE DALLAS ARTS DISTRICT



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



Refined Kaiseki-inspired modern omakase Japanese restaurant opening soon.

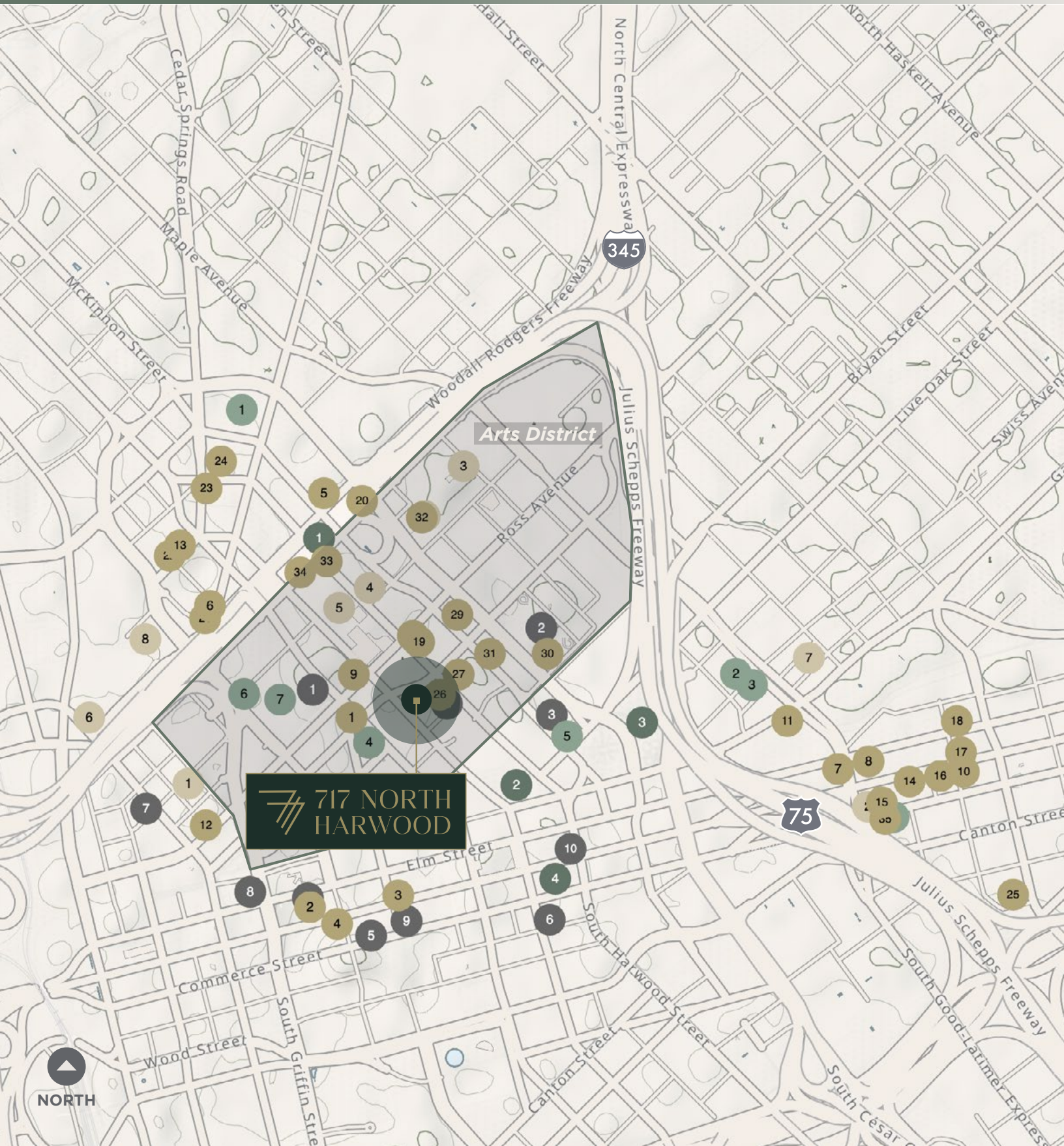


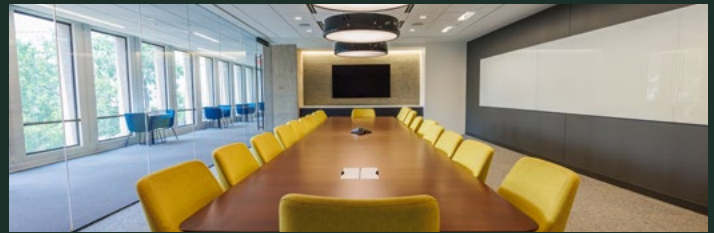
A small chic neighborhood spots with a great coffee bar, prepared foods, groceries, and beer & wine. Stop by to stock up, or join us inside or on the patio.



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







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