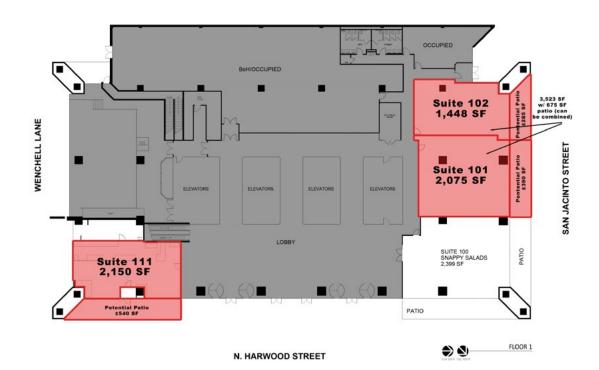




Floor plan



Area Retailers

















Broker Amy Nott

V

amy.nott@ill.com

Project Scope

717 Harwood consists of three opportunities of ground floor retail surrounded by class A office space and 267 key JW Marriott. There are over 40,000 employees within walking distance. 717 Harwood has an incredible draw for restaurants and retailers.

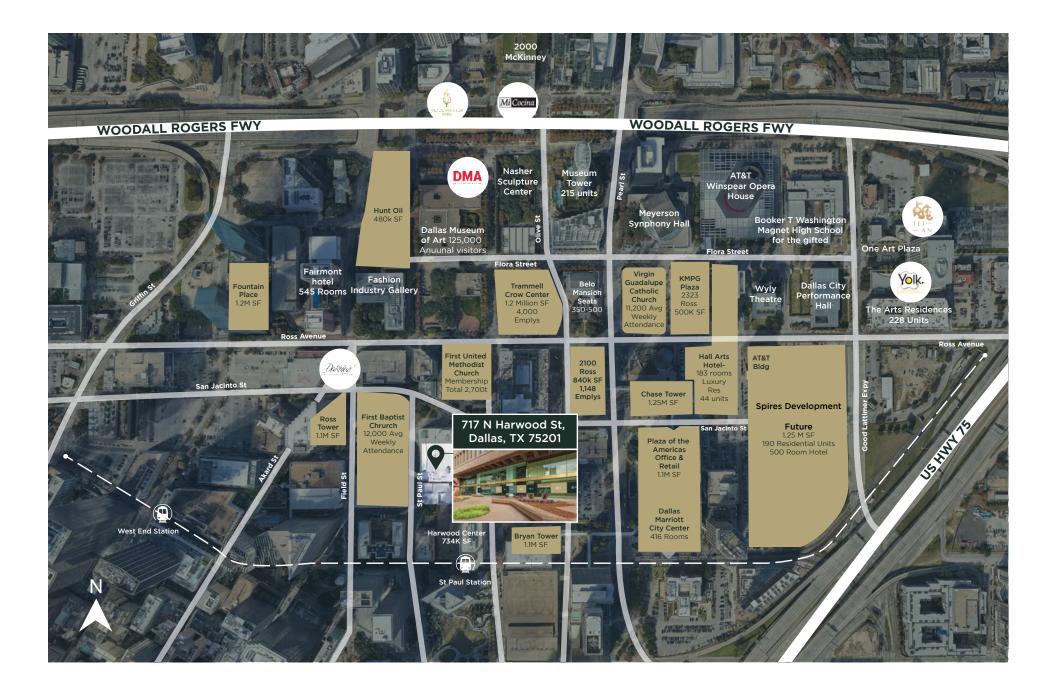
Availability

- Suite 111 2,150 SF with potential 540 SF patio (former limited QSR space)
- Suite 101 2,075 SF w/ potential 390 SF
 patio (shell –potential restaurant or retail)
- Suite 102 1,448 SF w/ potential 285 SF
 patio (shell –potential restaurant or retail)
- Suite 101 & 102 3,523 SF by combining both spaces and a 675 SF patio

Traffic Counts

- San Jacinto St 4,502 VPD
- Harwood St 7,675 VPD

Downtown aerial



Demographics





717 N Harwood St, Dallas, TX 75201

Broker Amy Nott

T +1 214 438 6404 amy.nott@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 informationcontained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences maybe 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 The Property may be withdrawn without notice.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



