

SAINT ANN COURT

HARWOOD
DISTRICT



Olive
Mill

CBRE

SAINT ANN COURT

HARWOOD
DISTRICT



Where Every Day is Inspired.

Easy in, easy out. From the commute to coffee and pastries, to lunch, cocktails, or dinner closings, you have it all at Saint Ann Court. Arguably Uptown's most connected building.



COMING SOON
Brand New Arrival
Experience: modernized
lobby and courtyard



COMING SOON
New Amenity Floor:
fitness, lounge,
terrace, conference
and golf simulator



COMING SOON
Access to the reimagined
Harwood Gardens



Weekly curated
events for Harwood
District tenants



Walk score of 94, 200+
restaurants nearby,
plus GEM car access



Exceptional Ownership:
TPG, Harwood
International and OliveMill



New Amenity Center

Effortless Luxury. Exceptional Hospitality.

Ownership is delivering an elevated experience at Saint Ann Court, starting from the ground up: renovated, refreshing lobby, a more connected green space and the addition of a coffee bar are coming to lobby level in 2026.



The **new lobby** will add a cafe, feature warmer design elements and serve as an extension of the redesigned courtyard.



The Future is Looking Brighter.

The new **12th floor amenity center** will feature a multi-purpose tenant lounge, game room with golf simulator, modern conferencing, and fitness facilities with sauna, all connected to the 12th floor outdoor terrace.



Workout with views of Uptown

Ground Floor Courtyard



12th Floor Terrace



Your Urban Oasis

With upgrades to the 12th floor amenity terrace and ground floor gardens, users will have ample opportunity for fresh air, unbeatable views and green spaces, without ever needing to leave the property. If a walk is in order, five minutes away is Uptown's greatest greenspace: Harwood Gardens.

Harwood District

1 FROST TOWER HARWOOD DISTRICT

Amenities
Fitness + Lounge

2 2850 HARWOOD DISTRICT

Restaurants
Harwood Arms
Poco Fiasco
Healthy Fast Casual **COMING SOON**

Amenities
Fitness + Squash Court + Golf Simulator + Sky Garden

3 2728 HARWOOD DISTRICT

Restaurants
Market & Café **COMING SOON**

Amenities
Fitness + Harwood Gardens

4 2727 HARWOOD DISTRICT

Restaurants
Magnolias: Sous Le Pont

Amenities
Fitness + Conference + Lounge

5 SAINT ANN COURT HARWOOD DISTRICT

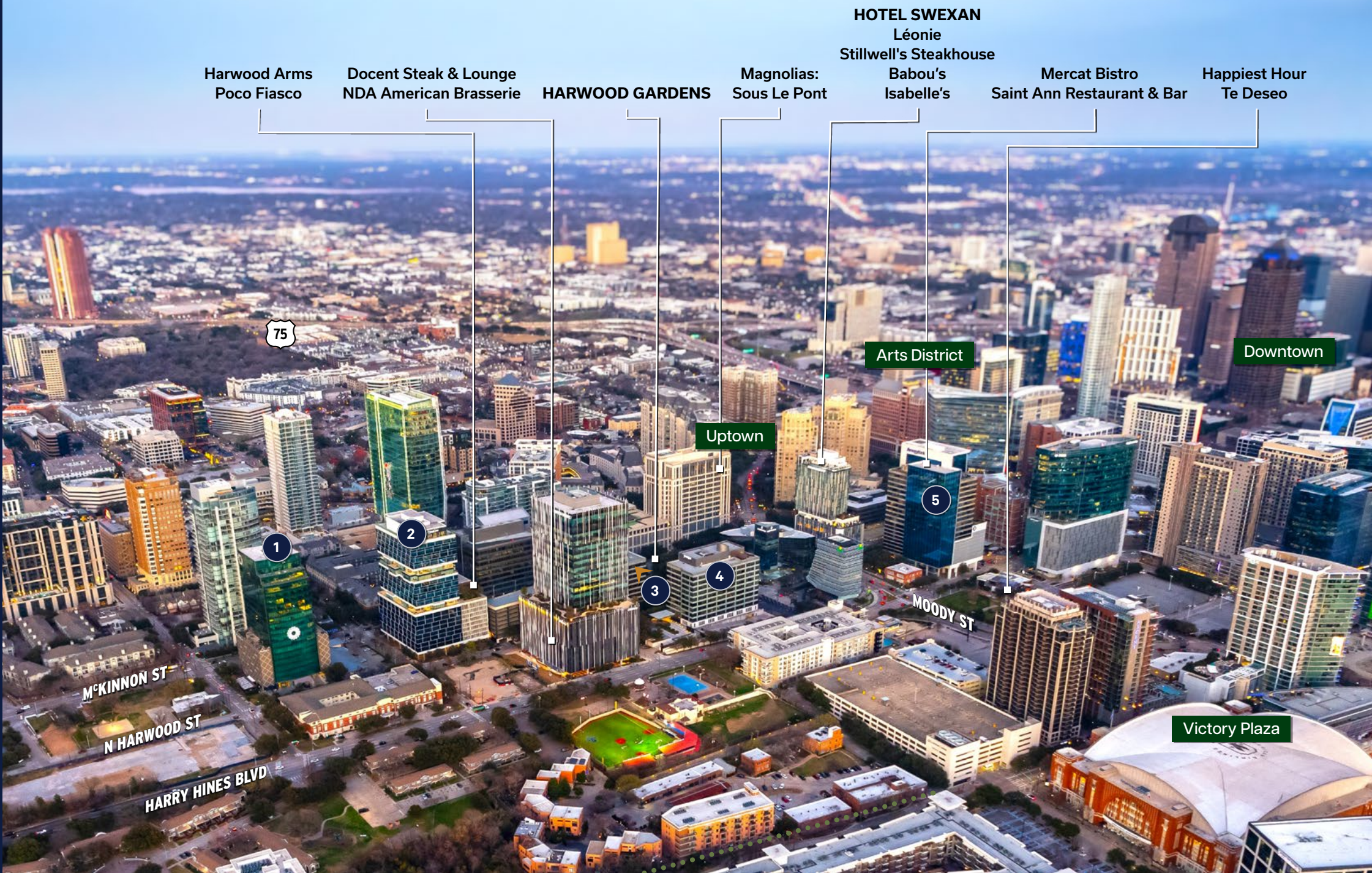
Restaurants
Mercat Bistro
Saint Ann Restaurant & Bar
White Tablecloth Concept **COMING SOON**

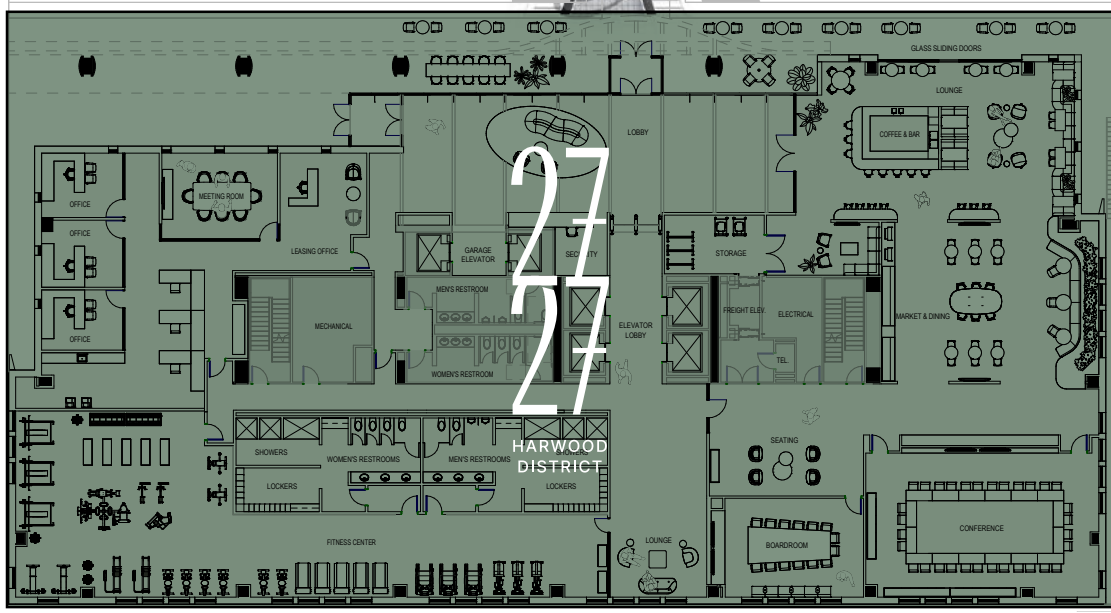
Amenities
Fitness + Steam Room + Conference + Golf Simulator
+ Lounge + Terrace

Any Amenity, Anywhere, Anytime.

Across 19 city blocks, the Harwood District defines life in Uptown Dallas, offering an upleveled, connected amenity experience that empowers a collaborative tenant community.

**Tenants can enjoy every amenity in every building,
regardless of where they are officed.**

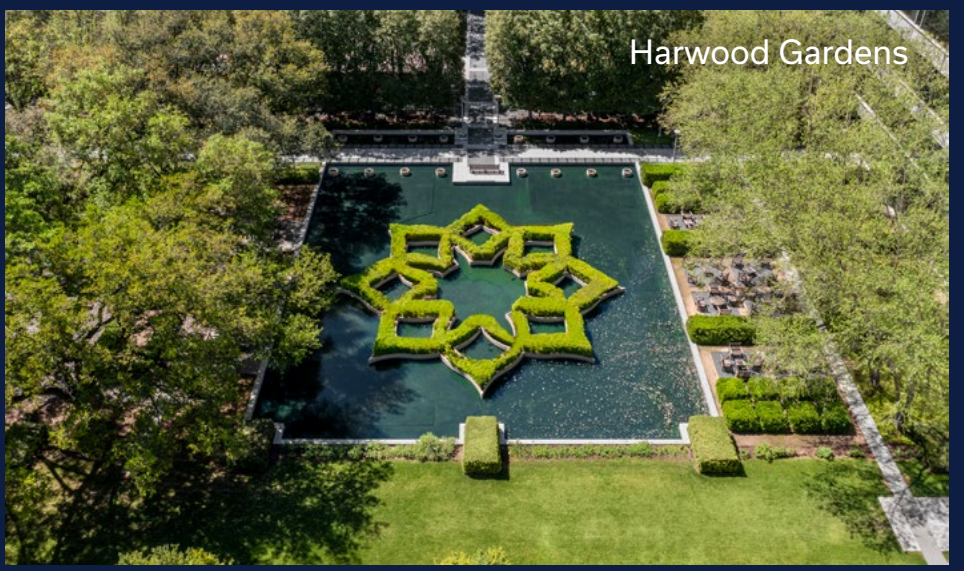




Harwood Gardens

Planned renovations and upgrades to the garden will create Uptown's finest greenspace, creating an inviting, landscaped oasis with connectivity to 2727 and 2728.

- | | | | |
|---|------------------|---|-----------------------|
| 1 | Garden Rooms | 6 | Street Parking |
| 2 | Existing Trees | 7 | Planting Area |
| 3 | Water Feature | 8 | Existing Bridge |
| 4 | New Access Stair | 9 | Terraced Garden Entry |
| 5 | Pop Up Retail | | |



Market & Café: Coming Soon

A Taste of the District

With Michelin-recognized restaurants and Hôtel Swexan receiving MICHELIN's "One Key" distinction and being named one of TIME's World's Greatest Places in 2025, the Harwood District is one of the city's greatest centers of culture.



Magnolias: Sous Le Pont



Hôtel Swexan



Léonie



NDA American Brasserie



Stillwell's



Market & Café: Coming Soon



Harwood Arms



Mercat Bistro



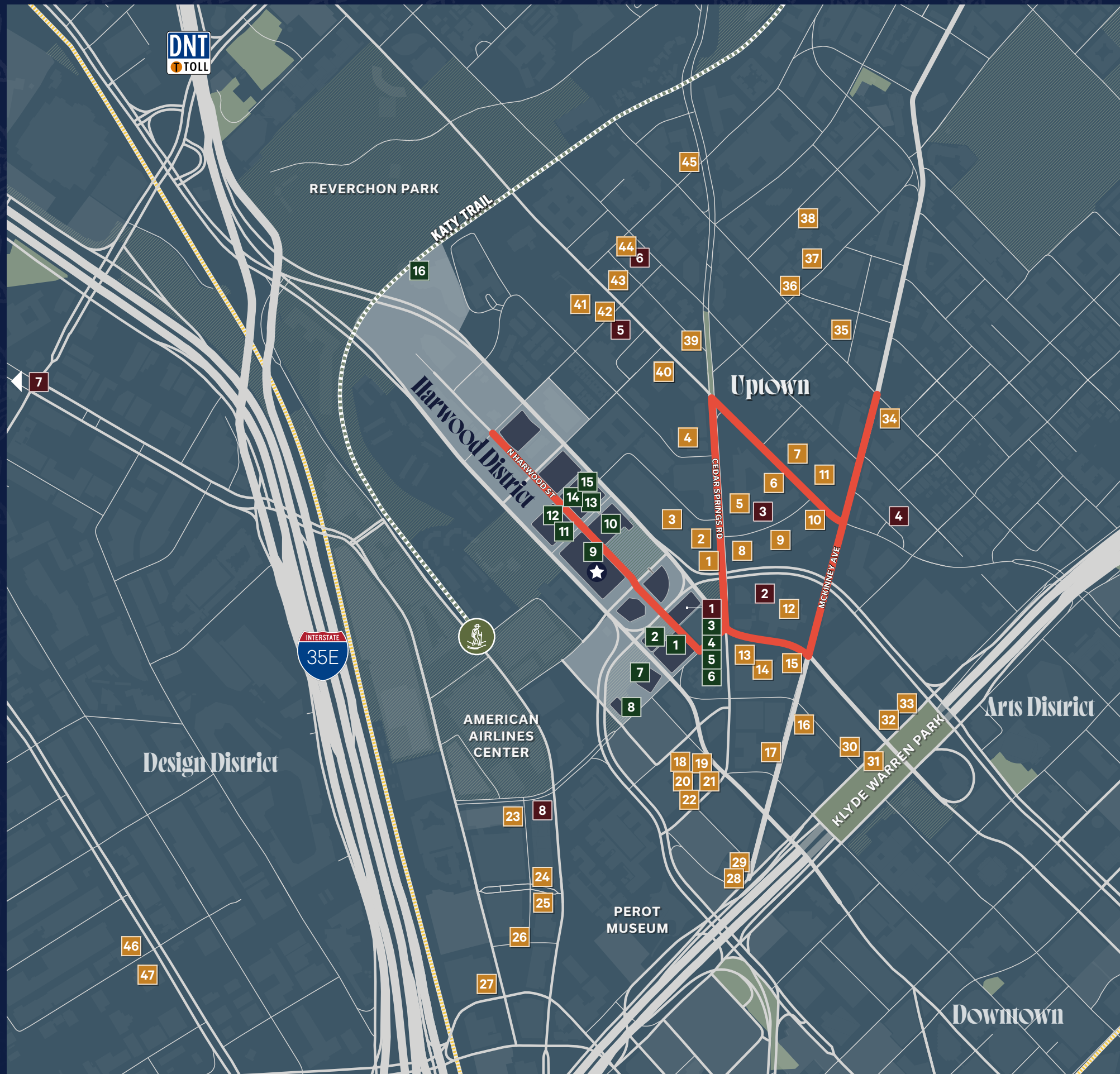
Happiest Hour



Katy Trail Access



Harwood Gardens



LOCATION

The Nexus of Uptown.

200+ walkable restaurants

HARWOOD RESTAURANTS	1	Mercat Bistro	5	Sixty Vines	27	Victory Social
	2	White Tablecloth Concept (Coming Soon)	6	The Capital Grille	28	El Fenix
	3	Babou's	7	The Old Warsaw	29	Meso Maya
	4	Stillwell's Steakhouse	8	Avra	30	Miriam Cocina Latina
	5	Léonie	9	Ascension Coffee	31	Mi Cocina
	6	Isabelle's	10	Moxies Dallas	32	Perry's Steakhouse
	7	Happiest Hour	11	Truluck's Ocean's Finest	33	Yardbird Table & Bar
	8	Te Deseo	12	Rattlesnake	34	Whole Foods Market
	9	Magnolias: Sous Le Pont	13	Mexican Sugar	35	Las Palmas Tex-Mex
	10	Market & Café (Coming Soon)	14	MIXT Salads	36	Mamani
	11	NDA American Brasserie	15	Del Frisco's Double Eagle	37	The Bread Club
	12	Docent Steak & Lounge	16	Haywire	38	crushcraft Thai Eats
	13	Healthy Fast Casual (Coming Soon)	17	CAVA	39	Nuri Steakhouse
	14	Harwood Arms	18	Mason's Lobster Rolls	40	Uchi Dallas
	15	Poco Fiasco	19	TEN Sushi + Cocktail Bar	41	Doce Mesas
	16	Tequila Social	20	TacoLingo Tex-Mex	42	Catch
	1	Ocean Prime	21	The Henry	43	Nick & Sam's
	2	White Rock Coffee	22	North Italia	44	Good Graces
	3	Flower Child	23	Black Tap Craft Burgers	45	Lucky Dog Saloon
	4	Little Ruby's	24	Yellowtail Sushi Bar	46	Texas Ale Project
			25	Billy Can Can	47	Bellini's Italian Cafe
			26	JINYA Ramen Bar		

Hotels

1	hôtel SWEXAN	2	 THE RITZ-CARLTON	3	 HOTEL CRESCENT COURT	4	 HOTEL ZAZA
5	 Le MERIDIEN THE STONELEIGH	6	 Marriott DALLAS UPTOWN	7	 Virgin HOTELS	8	 W HOTELS

Shuttle route

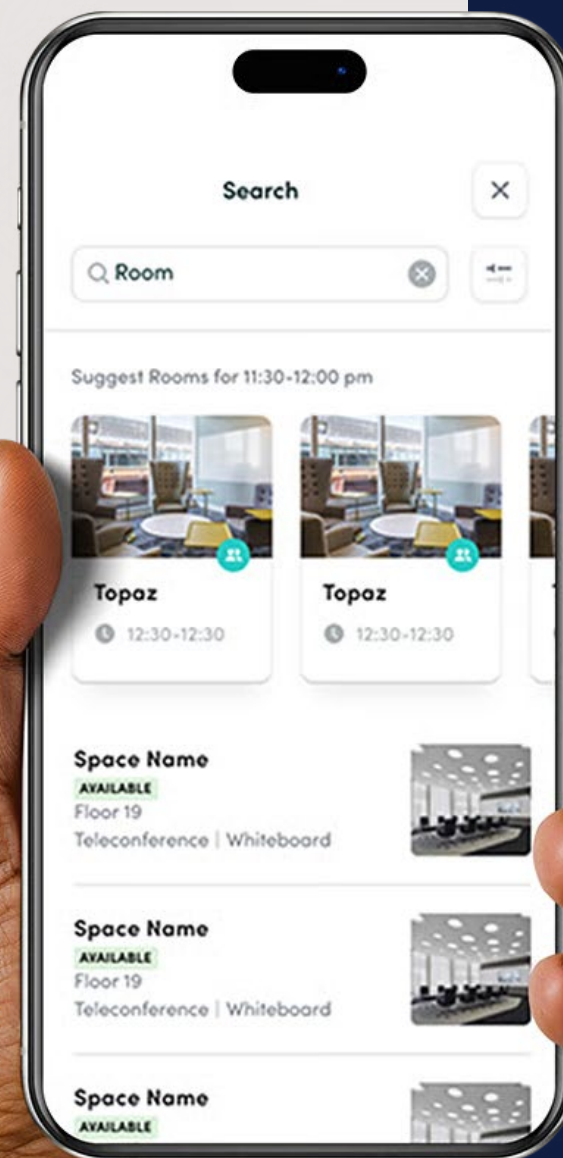
 GEM shuttle route to make access to Uptown even easier for tenants.

Connecting the District

Host helps create places your people want to be.

A unified CX solution, Host from CBRE delivers premium tenant experience services, allowing users to schedule shuttles, order meals, book amenities and more, right from their desks.

Currently in preparation, CBRE's Host mobile application will offer both building-specific resources and easy access to amenities and F&B offerings across the Harwood District.



Six GEM Cars are on call to connect users to anywhere in the District. Request directly through the Host App.



host
FROM CBRE

- Order Delivery Directly to Desk
- Amenity & Event Bookings Across Assets
- Visitor Management
- Polls & Surveys
- News & Event Information Across District
- Tenant Document Library
- Tenant Communications
- Order GEM Cars For District Wide Transport
- Discounts & Perks Across District
- Access Control
- Work Orders
- Marketplace

FACT SHEET

Saint Ann Court
2501 North Harwood Street



338K SF
Rentable SF



27K SF
Expansive Floor Plates



3/1000
Garage Parking



10'
Finished Ceiling Height



2010
Year Built



2026
Renovation Underway



26
Floors



24 hour
Controlled Access



Tenant Lounge



Conference



Golf Simulator



Signage Opportunity

- 1 Hôtel Swexan + Stillwell's Steakhouse + Léonie
- 2 Mercat Bistro
- 3 Courtyard
- 4 Saint Ann Restaurant & Bar
- 5 Motor Court + Lobby
- 6 Happiest Hour

Meet the Owners

With a deep legacy of operating institutional-grade, Class AA properties, TPG, Harwood International, and OliveMill are uniquely equipped with the expertise and resources to build upon the district's status as Uptown's premier office destination. Individual properties will undergo significant enhancements, including grand lobby renovations, expanded amenities, and seamless connectivity across the district.



TPG Real Estate has stepped in as the majority owner of the Harwood District, commencing a substantial strategic capital investment and comprehensive operational overhaul. Founded in 1992, TPG's extensive experience in office provides the skill set to successfully position these assets as the definitive best-in-class in the market.



Founded in 1988, Harwood International is a global real estate firm renowned for developing landmark office, commercial, and hospitality properties in Geneva, London's West End, and Dallas' Harwood District. The firm blends visionary design and prime locations with thoughtful placemaking to create world-class destinations.



With significant expertise in Dallas, OliveMill provides trusted asset management services and has successfully executed on similar transformations as contemplated in the Harwood District.



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