

FROST TOWER

HARWOOD
DISTRICT



Olive
Mill

CBRE

FROST TOWER

HARWOOD
DISTRICT



A Beacon of Refinement and Influence



COMING SOON

**Brand New Arrival
Experience:**
modernized lobby



COMING SOON

New Amenities:
fitness center and lounge



COMING SOON

Access to the reimagined
Harwood Gardens



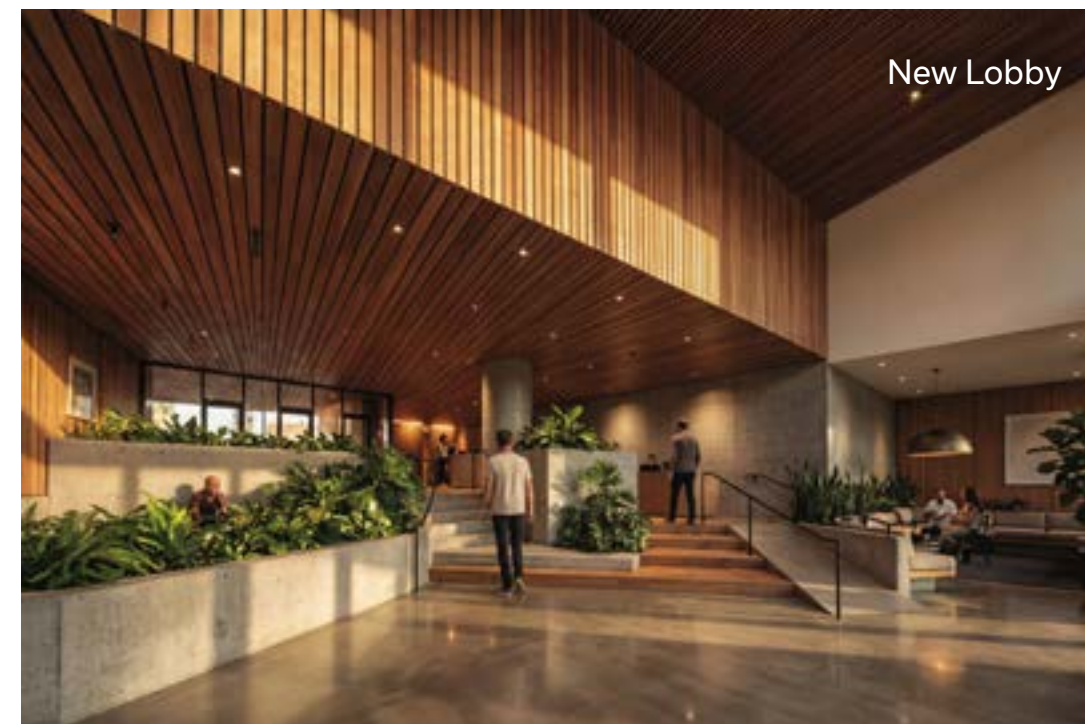
**Weekly curated
events** for Harwood
District tenants



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



Exceptional Ownership:
TPG, Harwood
International and OliveMill



New Lobby



Next-Level Tenant Experience

Ownership is implementing a total refresh to the already stellar Frost Tower, featuring a stunning new lobby design alongside an enhanced fitness center and modern tenant lounge with a premium coffee bar and food offerings.

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

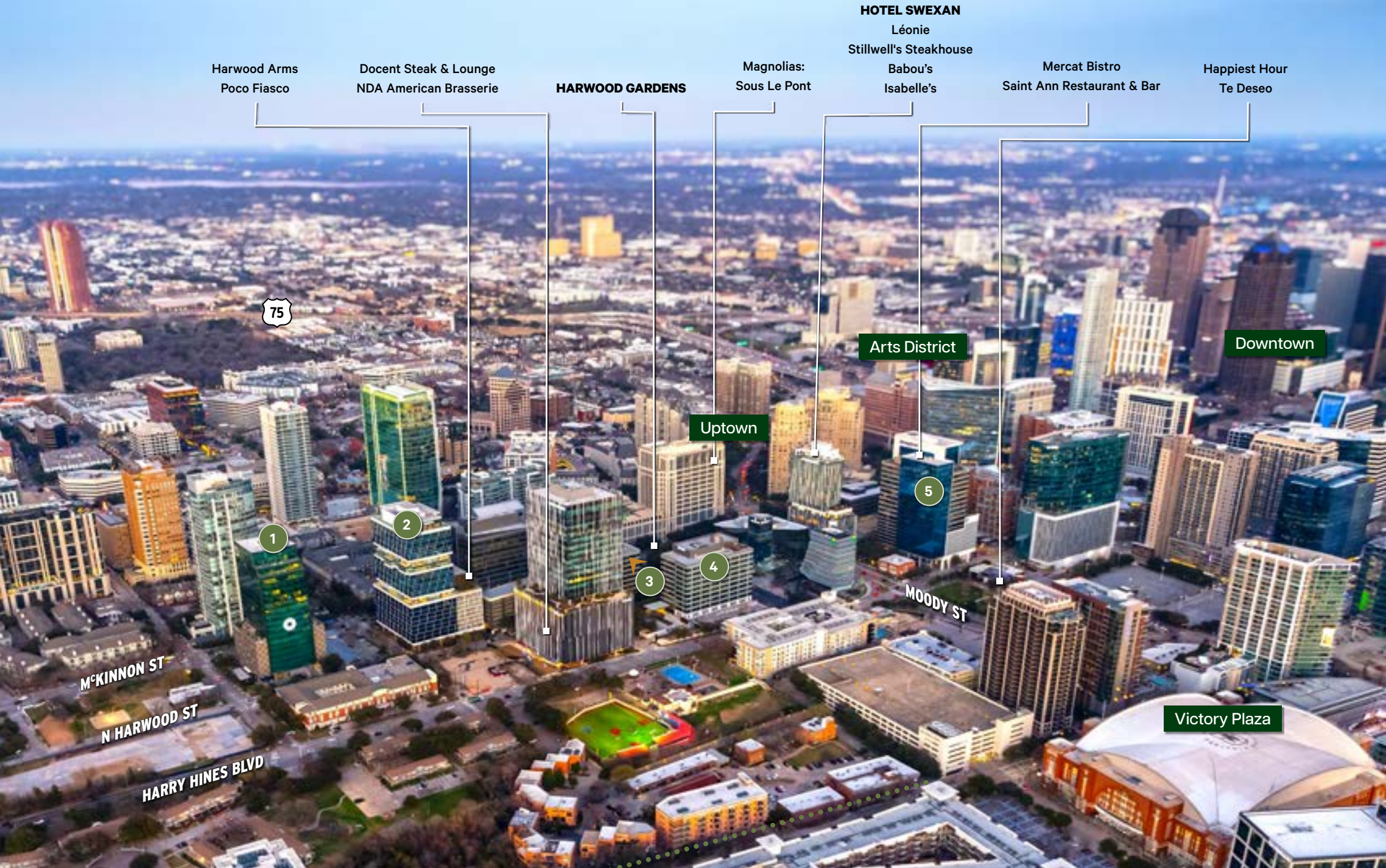
Restaurants
Mercat Bistro
Saint Ann Restaurant & Bar
White Tablecloth Concept **COMING SOON**

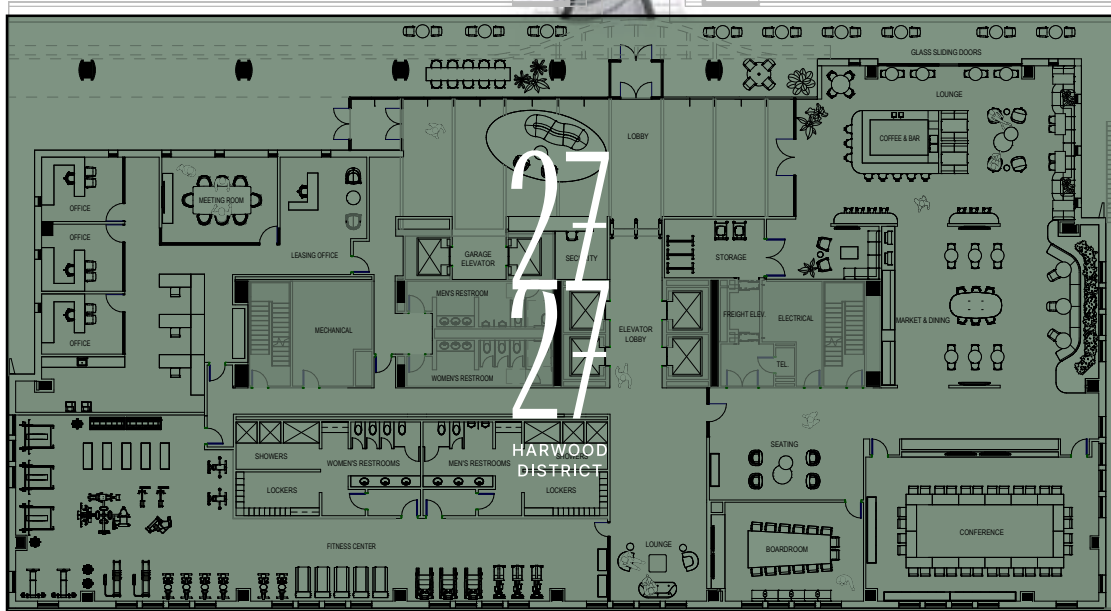
Amenities
Fitness + Steam Room + Conference
+ Golf Simulator + Lounge + Terrace

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.

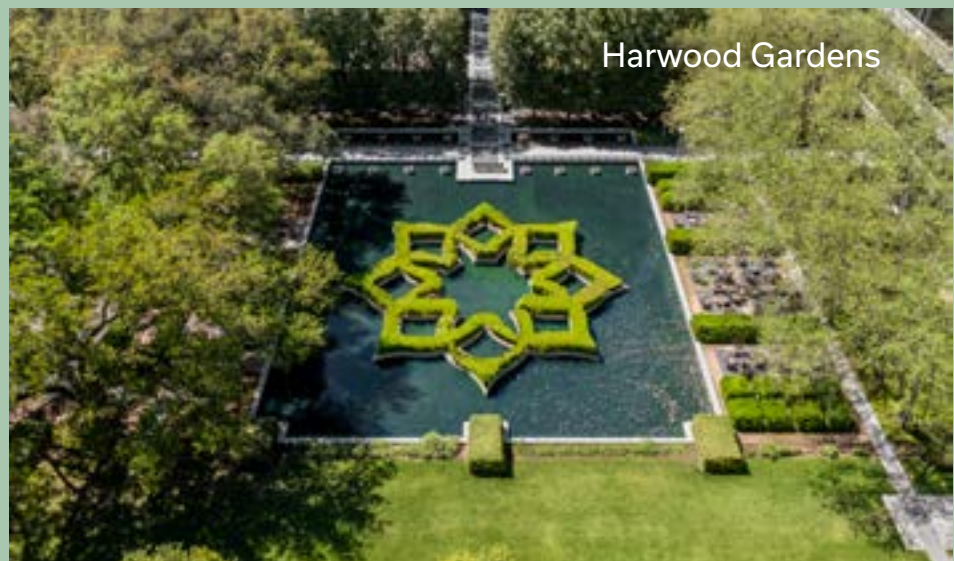




Harwood Gardens

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



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



Mercat Bistro



Happiest Hour



Léonie



Katy Trail Access



Market & Café: Coming Soon



NDA American Brasserie



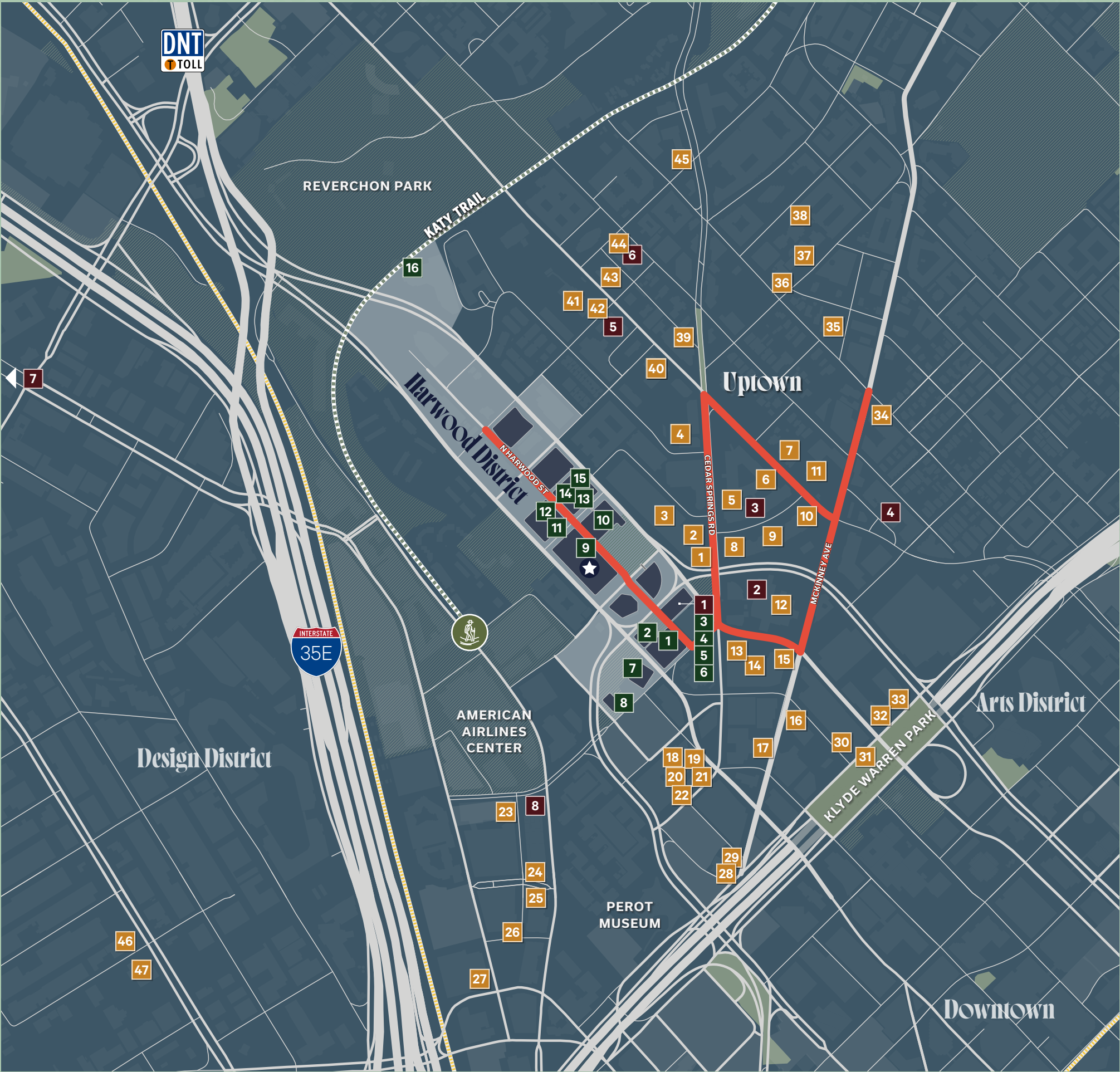
Stillwell's



Harwood Arms



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
		21	The Henry	43	Nick & Sam's	
		22	North Italia	44	Good Graces	
	1	Ocean Prime	23	Black Tap Craft Burgers	45	Lucky Dog Saloon
	2	White Rock Coffee	24	Yellowtail Sushi Bar	46	Texas Ale Project
	3	Flower Child	25	Billy Can Can	47	Bellini's Italian Cafe
	4	Little Ruby's	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

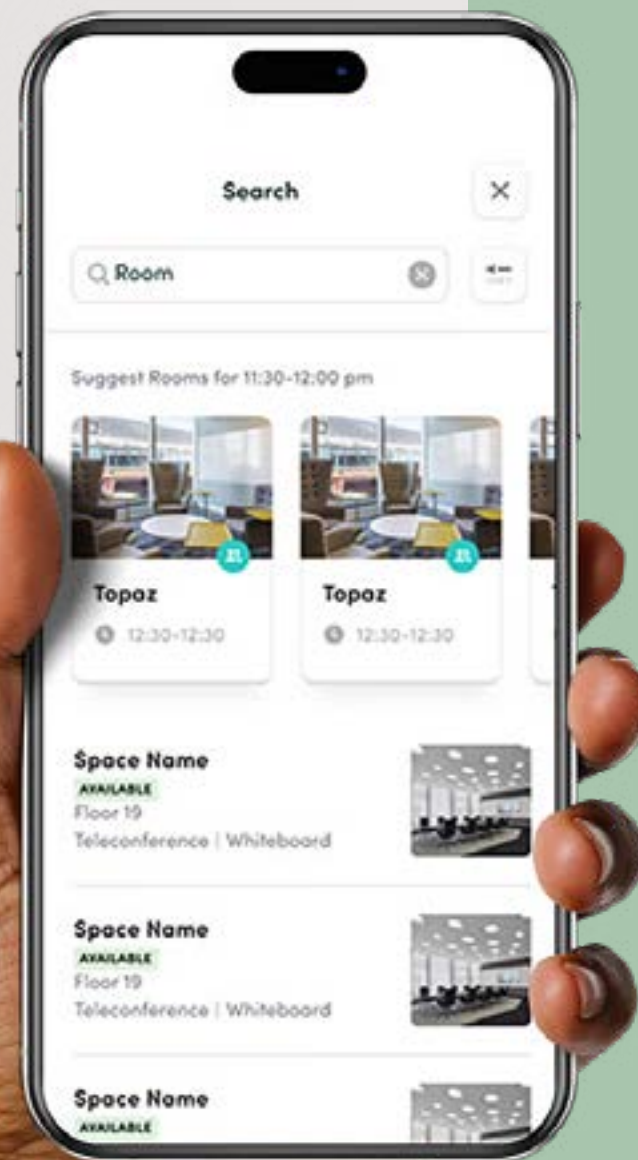
 GEM shuttle route to make access to Uptown even easier for tenants.

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

Frost Tower

2950 North Harwood Street



174K SF

Rentable SF



13K SF

Floor Plates



3/1000

Garage Parking



13'6"

Finished Ceiling Height



2015

Year Built



2026

Renovation Underway



22

Floors



24 hour

Controlled Access



Expansive Uptown Views



1

Visitor Entrance + Motorcourt + Bank Lobby

2

Visitor Entrance

3

Garage Entrance

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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Olive
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