

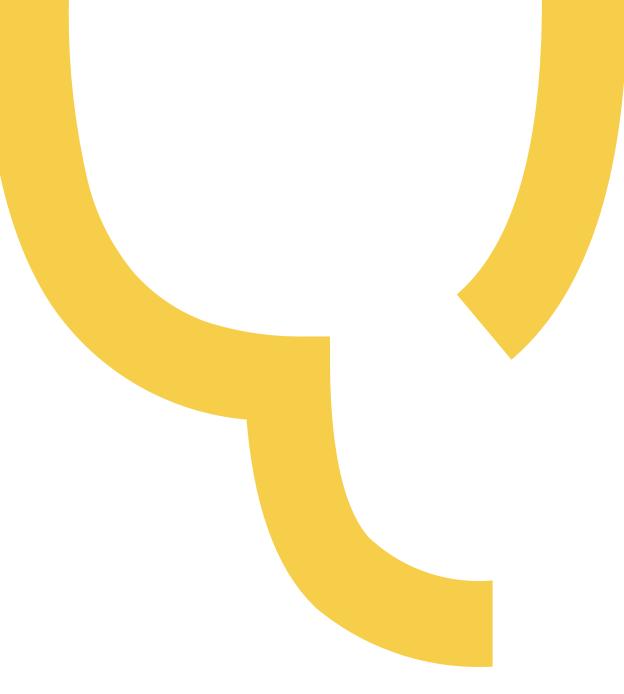
A DIFFERENT DALLAS

Seated in the heart of Uptown, The Quad is at the center of it all. Home to a new, 12-story office building offering 335,000 SF of inspired, creative workspace, The Quad provides a unique combination of on-site and off-site amenities.

With a full acre of lush green space and five new retail buildings, The Quad – Restaurant Collection brings together alfresco dining, restaurants, and coffee. This is the perfect setting for your company culture to thrive.

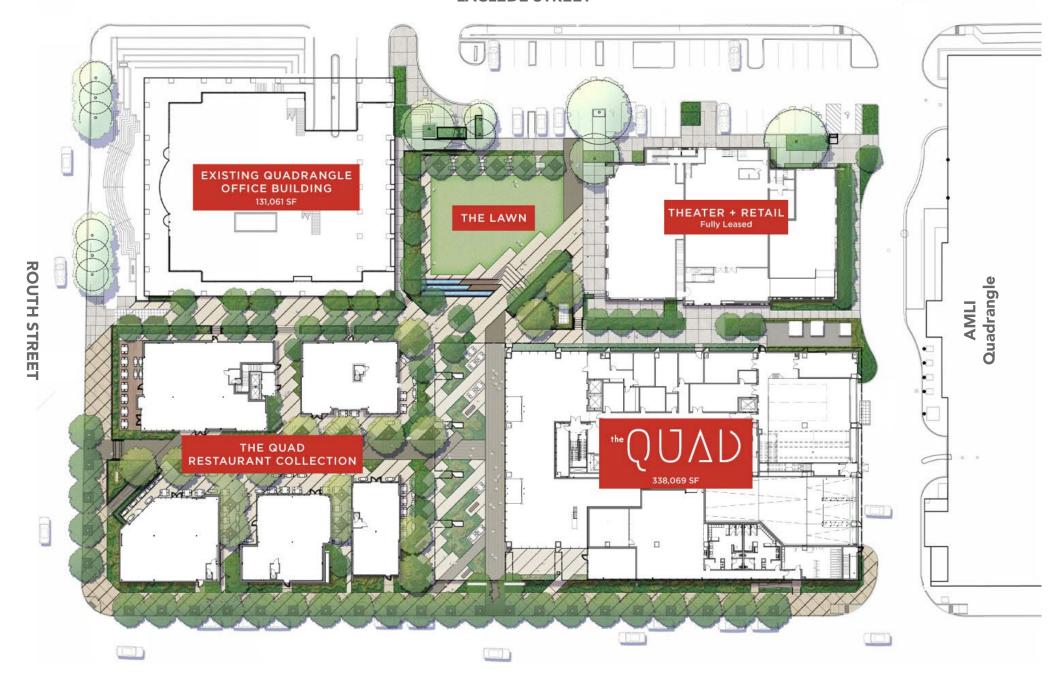
A neighborhood gathering place for the next generation of Uptown Dallas.

Welcome to The Quad.





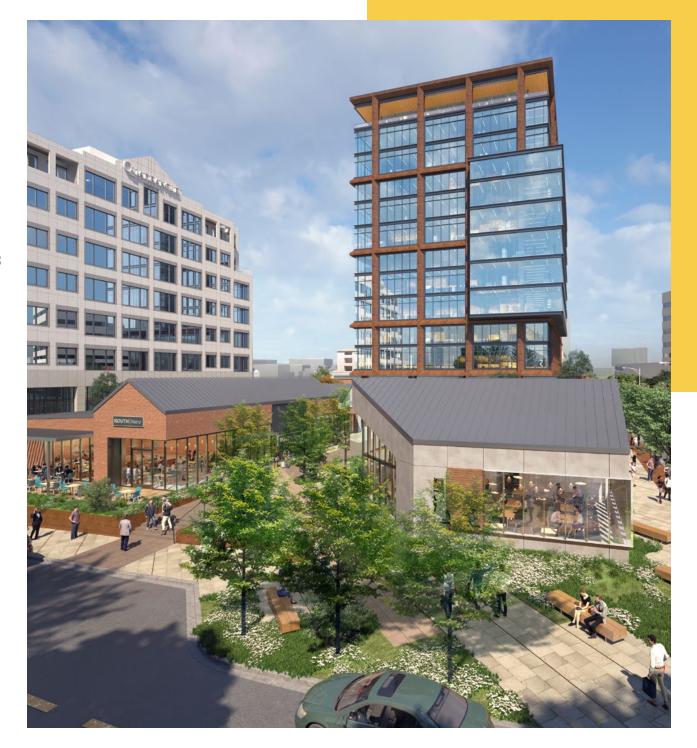
LACLEDE STREET

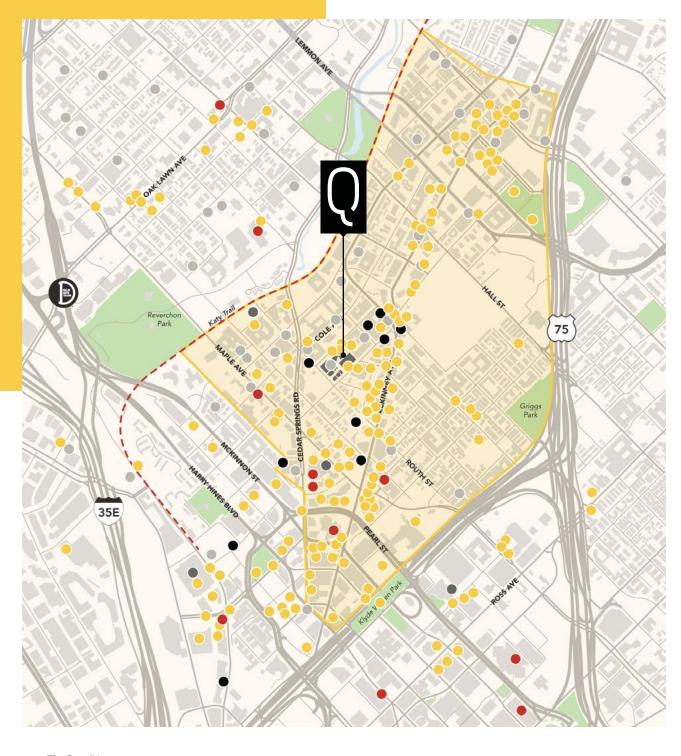


HOWELL STREET

THE QUAD AT A GLANCE

- + 335,000 SF of dramatic, creatively inspired office space delivering 2023
- + Striking lobby, with curated digital art installation
- + Exclusive, full service fitness studio
- + 11 foot finished ceilings
- + Scenic Dallas views through soaring windows
- + Penthouse floor terrace, Quad club lounge & conference center
- + One acre of outdoor green space, with seating
- + Distinctive campus with unique shopping and dining
- + Bike valet
- + Expandable restrooms
- + Dedicated underground parking





LOCATED IN THE HEART OF UPTOWN

With a walk-score of 92, you'll find The Quad at the center of Dallas' most celebrated neighborhood, just steps away from the city's favorite shops, cafes, bars, restaurants and hotels.

- 21 Hotels
- 200+ Restaurants
- 17 Entertainment Venues
- 47 Multifamily Complexes
- 16 Fitness Options



MEET OUR NEIGHBORS



EAT, DRINK, & LOUNGE Walking distance to over 200 unique restaurants and coffee shops.



MCKINNEY AVENUE TROLLEY
The Quad is short walk to the historic commuter trolley on neighboring
McKinney Avenue.

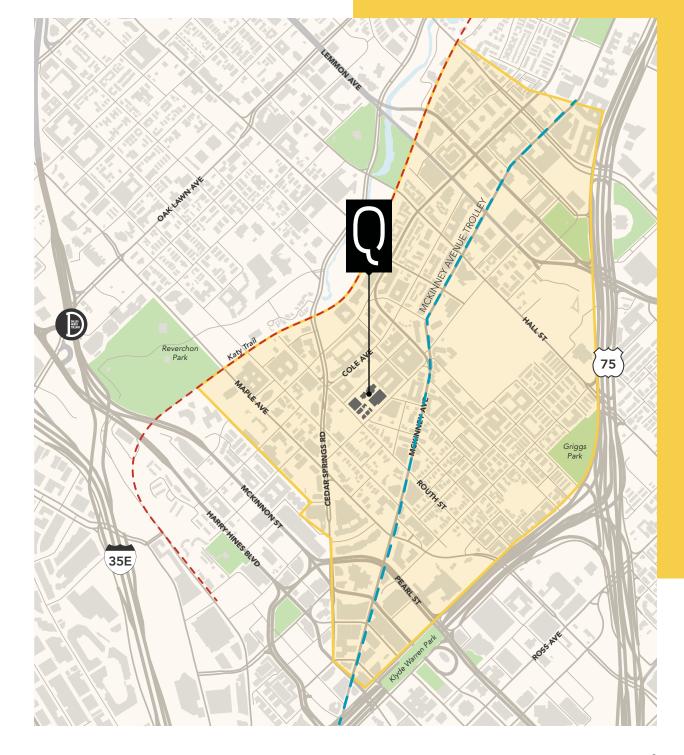


KATY TRAIL

Just a 5-minute stroll to this popular 3.5 mile tree-lined walking and biking path

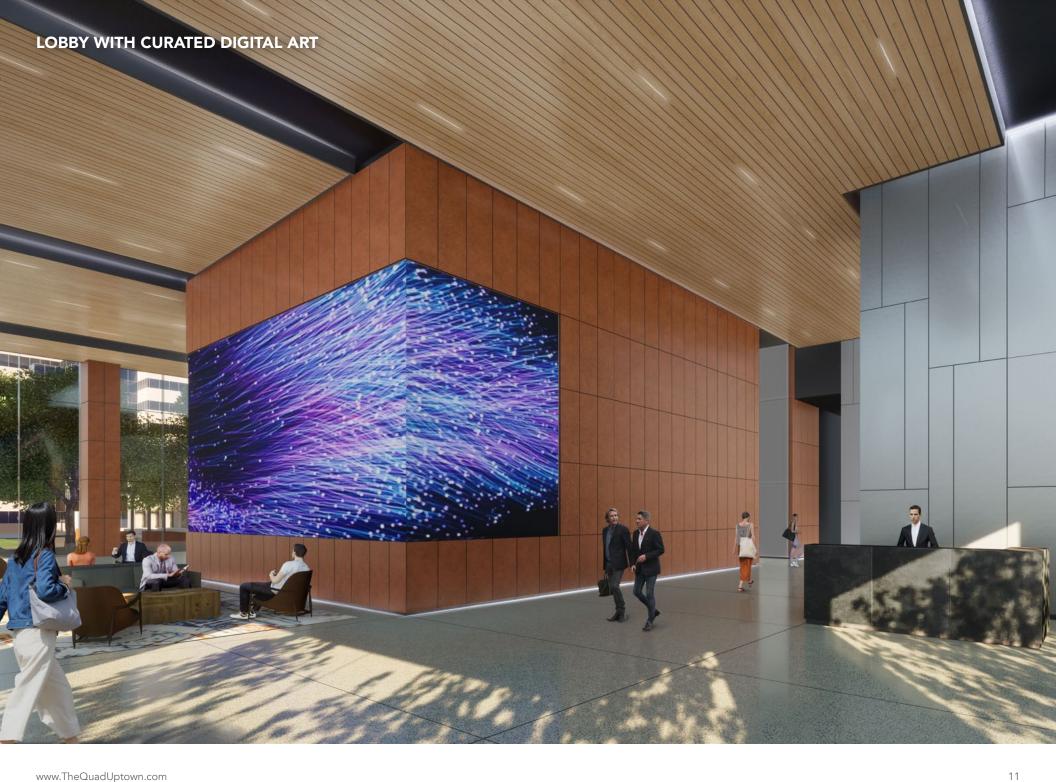


MULTIFAMILY OPTIONS
Walkable to 44 multifamily residential options in Uptown



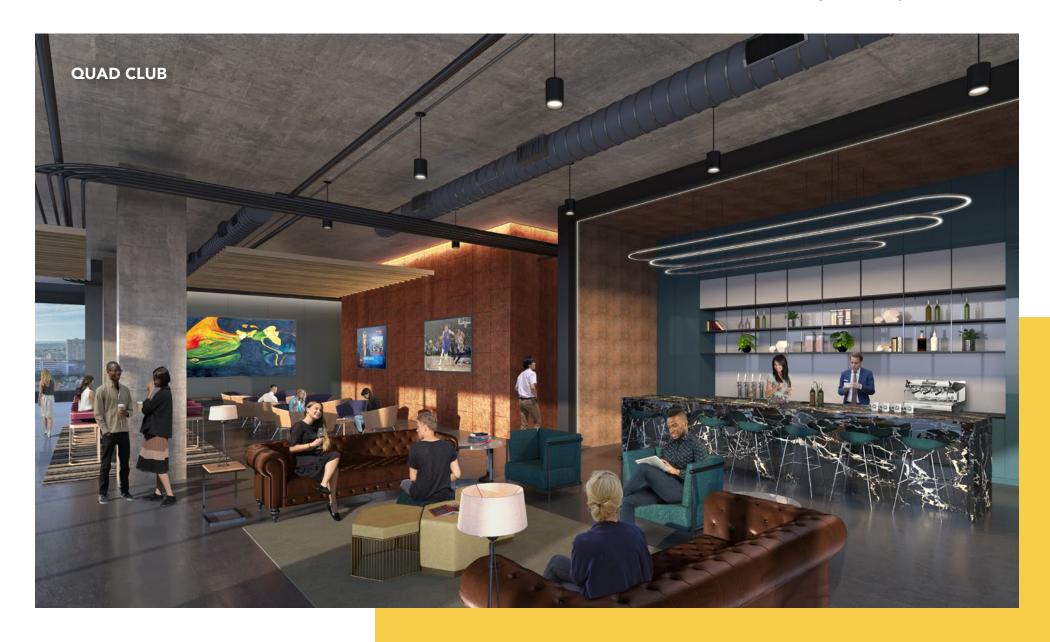


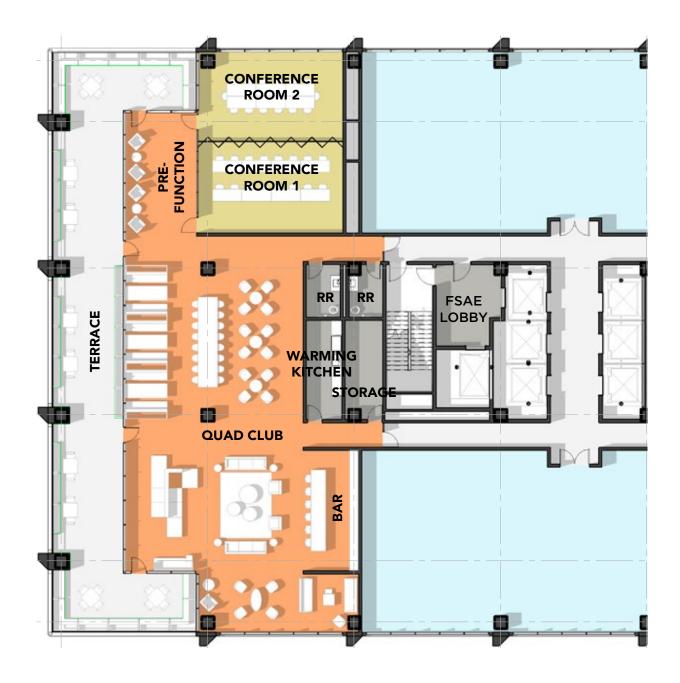




THE QUAD CLUB

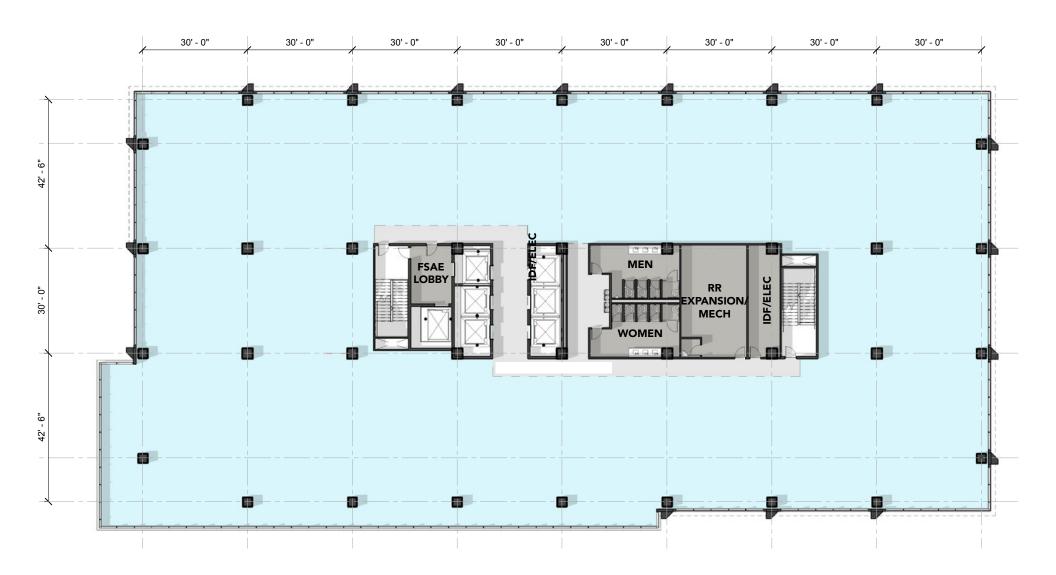
Ideal for attracting, recruiting, and motivating top talent, The Quad Club is a penthouse amenity center with tenant lounge, conference center and rooftop terrace overlooking the Dallas skyline.









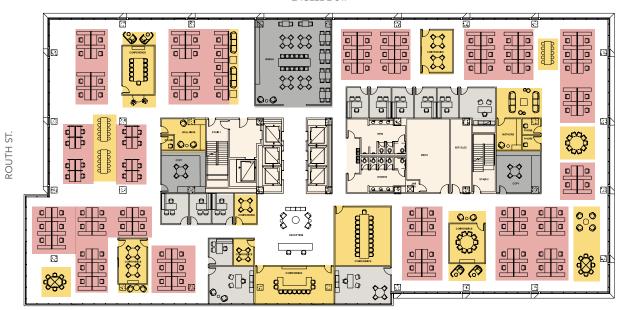


LOBBY LEVEL PLAN



TYPICAL FLOOR TEST FITS

LACLEDE ST.



Hybrid Open/Office Concept Headcount = Approx. 193 SF/Person

12 Offices

125 Workstations

Conference/Support

Break/Copy/Storage

Core Area

HOWELL ST.

Private Concept Headcount = Approx. 294 SF/Person

50 Offices

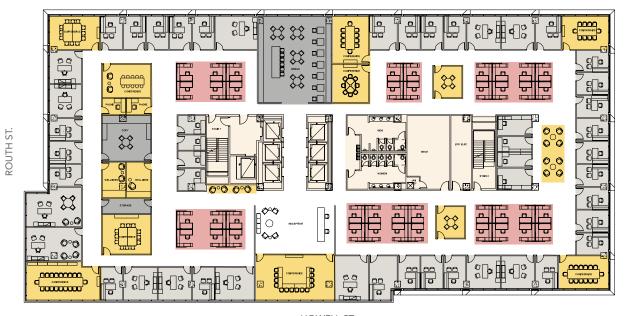
40 Workstations

Conference/Support

Break/Copy/Storage

Core Area

LACLEDE ST.



HOWELL ST.





DIAGRAMMATIC SECTION

11' FINISHED CEILINGS 15'2" SLAB-TO-SLAB





STACKING DIAGRAM

OFFICE 335,000 RSF

RETAIL 15,000 RSF

- -- RETAIL
- LEVEL 12
 - The Quad Club + 19,900 RSF
- LEVELS 10 11 31,500 RSF
- LEVELS 4 9 31,800 RSF
- LEVELS 2 3 30,300 RSF
- LEVEL 1
 Lobby, Athletic Studio, Retail

2800 Routh Street & 2699 Howell Street www.TheQuadUptown.com

For more information, please contact:

J.J. LEONARD

jj.leonard@streamrealty.com 214.267.0415 **RYAN EVANICH**

revanich@streamrealty.com 214.267.0442

RAMSEY MARCH

rmarch@streamrealty.com 214.267.0447

