

the QUAD

DALLAS, TEXAS

Developed and Owned by


STREAM
streamrealty.com

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 345,425 SF of inspired, creative workspace, The QUAD provides a unique combination of on-site and off-site amenities.

With over one acre of outdoor space, including an urban lawn, 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

ROUTH STREET

EXISTING QUADRANGLE
OFFICE BUILDING
131,061 SF

THE LAWN

THEATER + RETAIL
Fully Leased

THE QUAD
RESTAURANT COLLECTION

the QUAD
345,425 SF

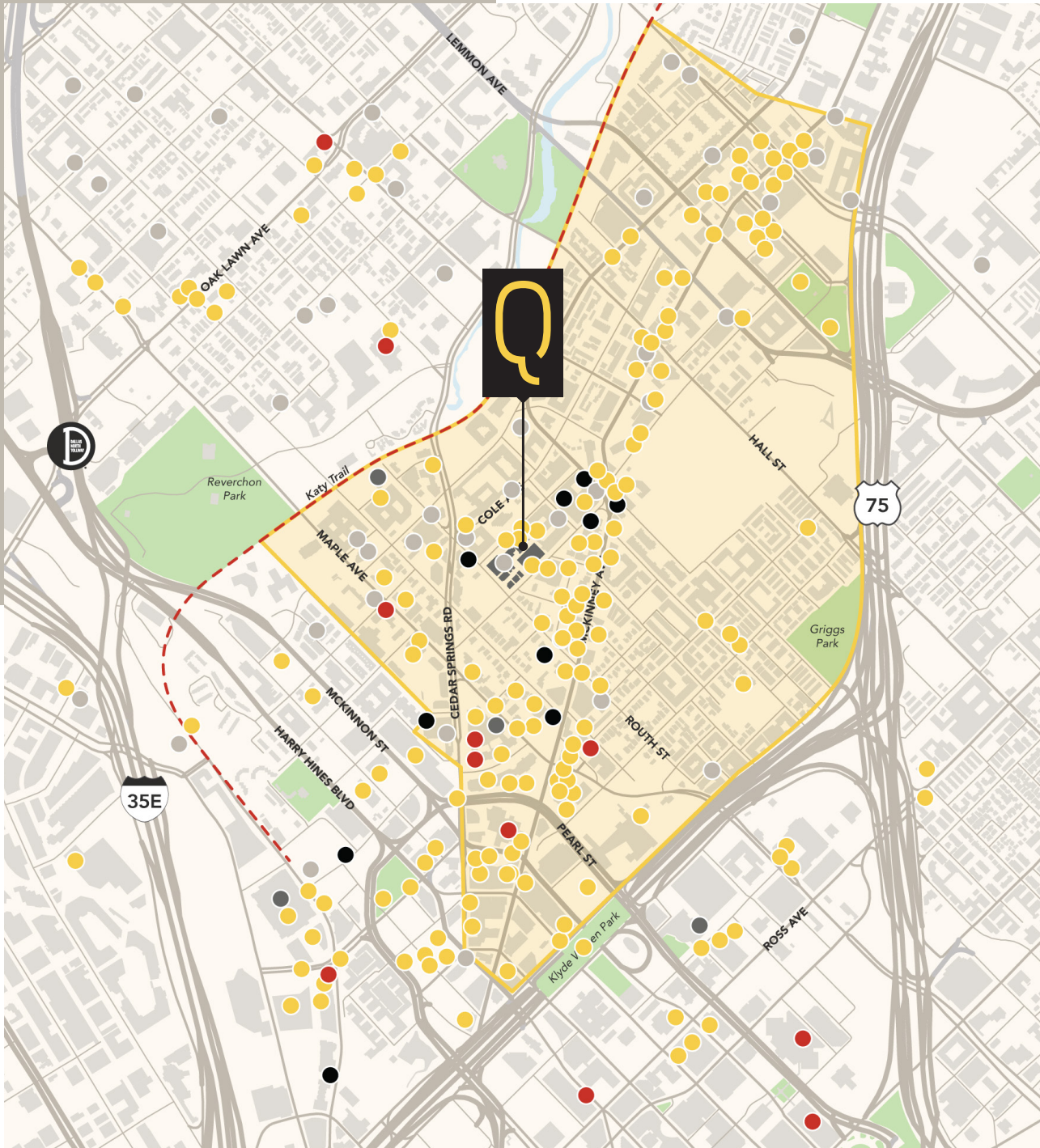
HOWELL STREET

AMLI
Quadrangle

THE QUAD AT A GLANCE

- + **345,425 SF of office space**
- + Striking lobby, with world class digital art installation
- + Exclusive, full service fitness studio
- + Dramatic, 13-foot-6-inch floor-to-ceiling windows
- + Scenic Uptown views through soaring windows
- + Penthouse floor terrace, QUAD club lounge & conference center
- + Over one acre of outdoor space, with seating
- + Distinctive campus with unique shopping and dining
- + Bike valet & lockers
- + 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

Five new retail buildings bringing together
alfresco dining, restaurants, and coffee



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



View from
Routh Street



Over one acre of outdoor space,
including an urban lawn



Largest high resolution
digital art display in Texas

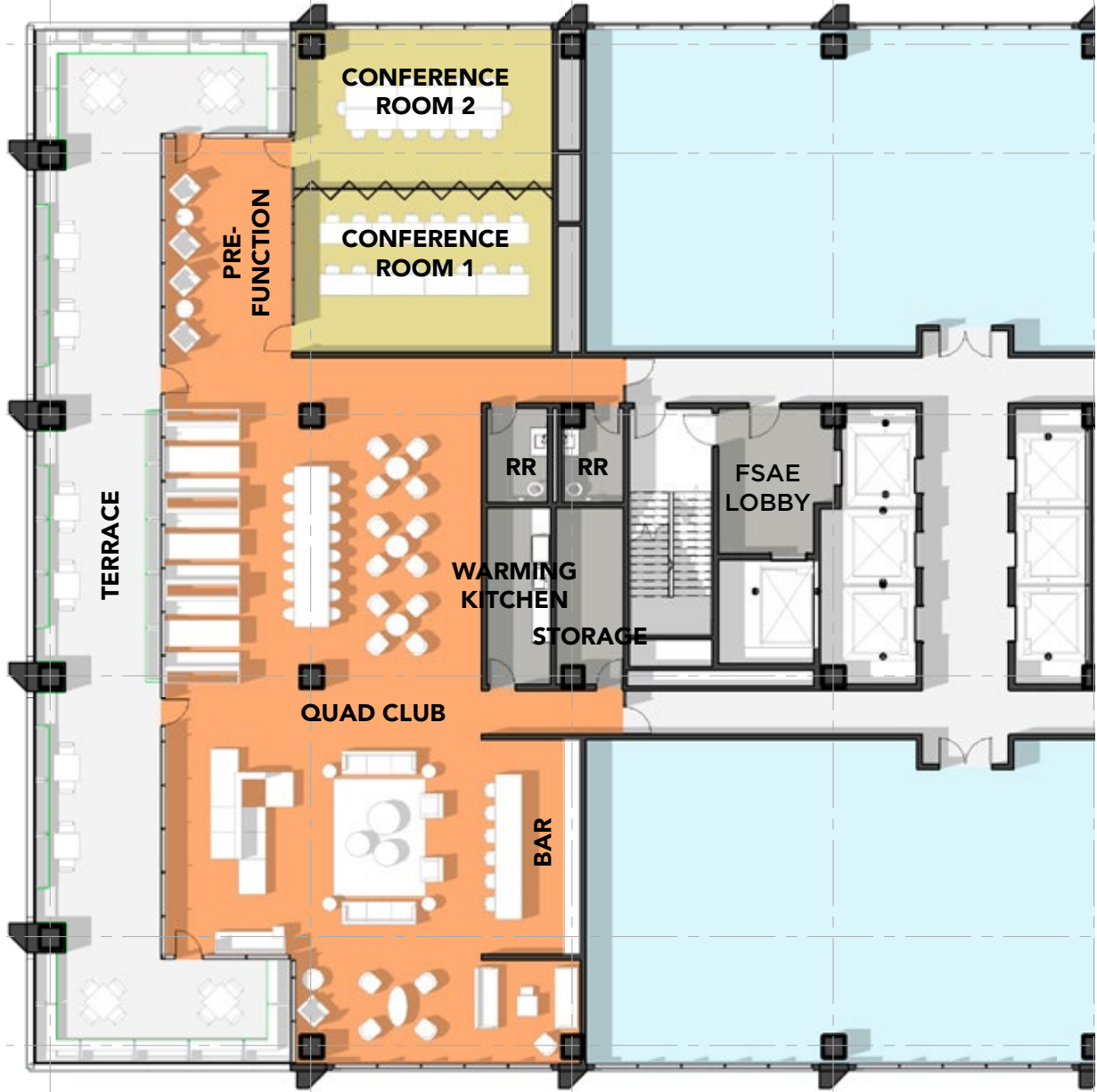


THE QUAD CLUB

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.



THE QUAD CLUB
12th Floor



Exclusive penthouse terrace with
sweeping views of the Uptown skyline

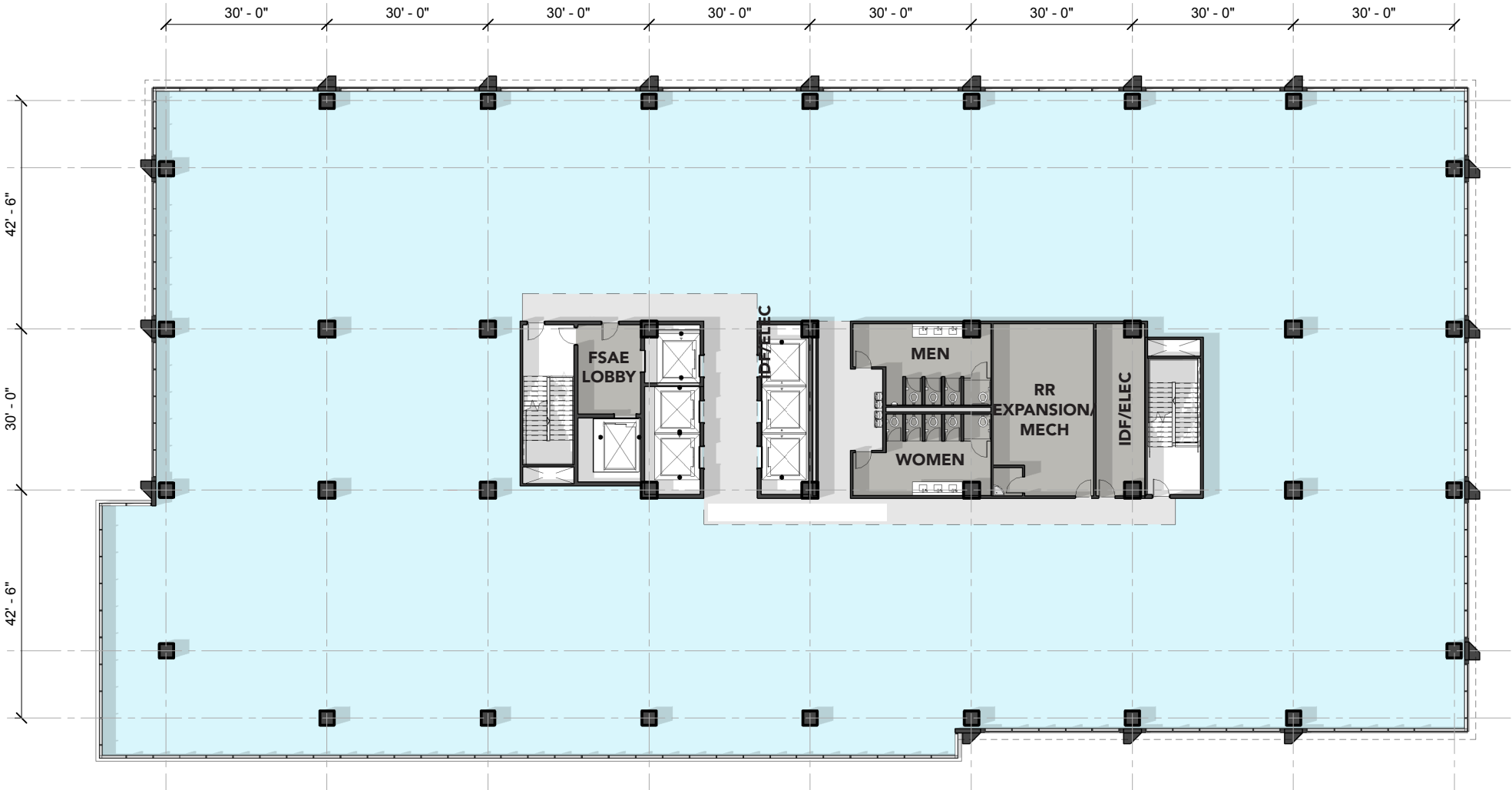




Exclusive, full-service
fitness studio

TYPICAL FLOORPLATE

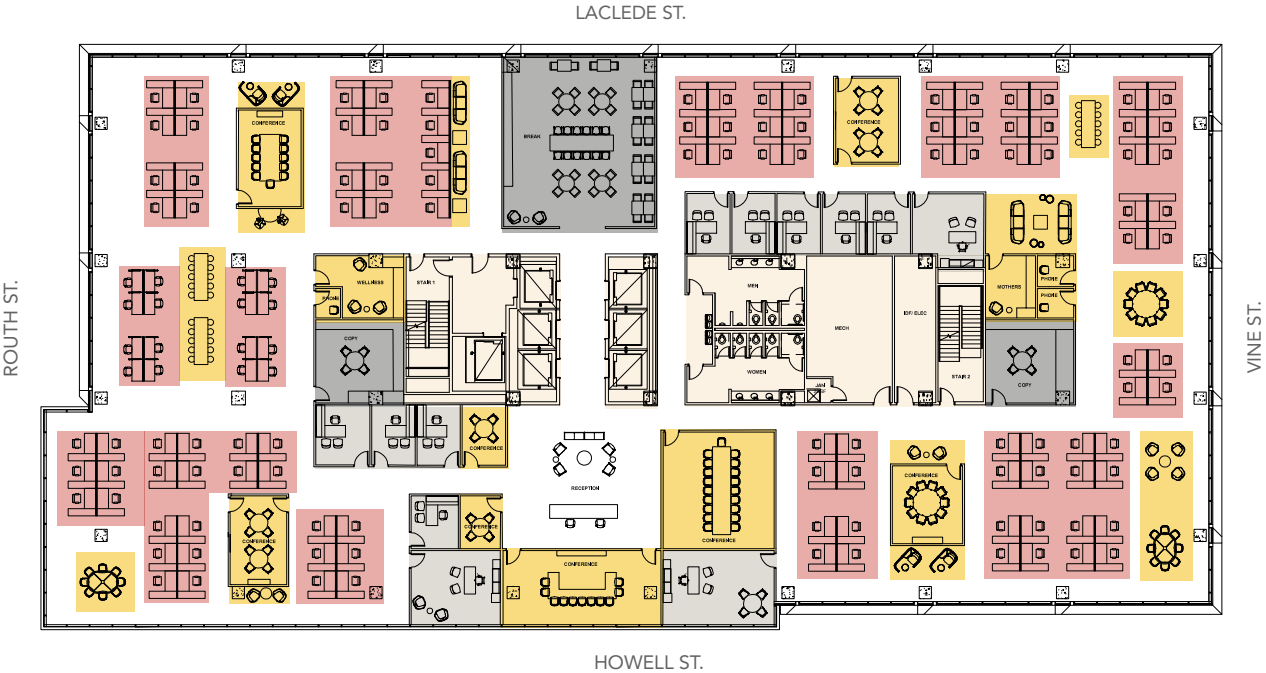
31,800 RSF



LOBBY LEVEL PLAN

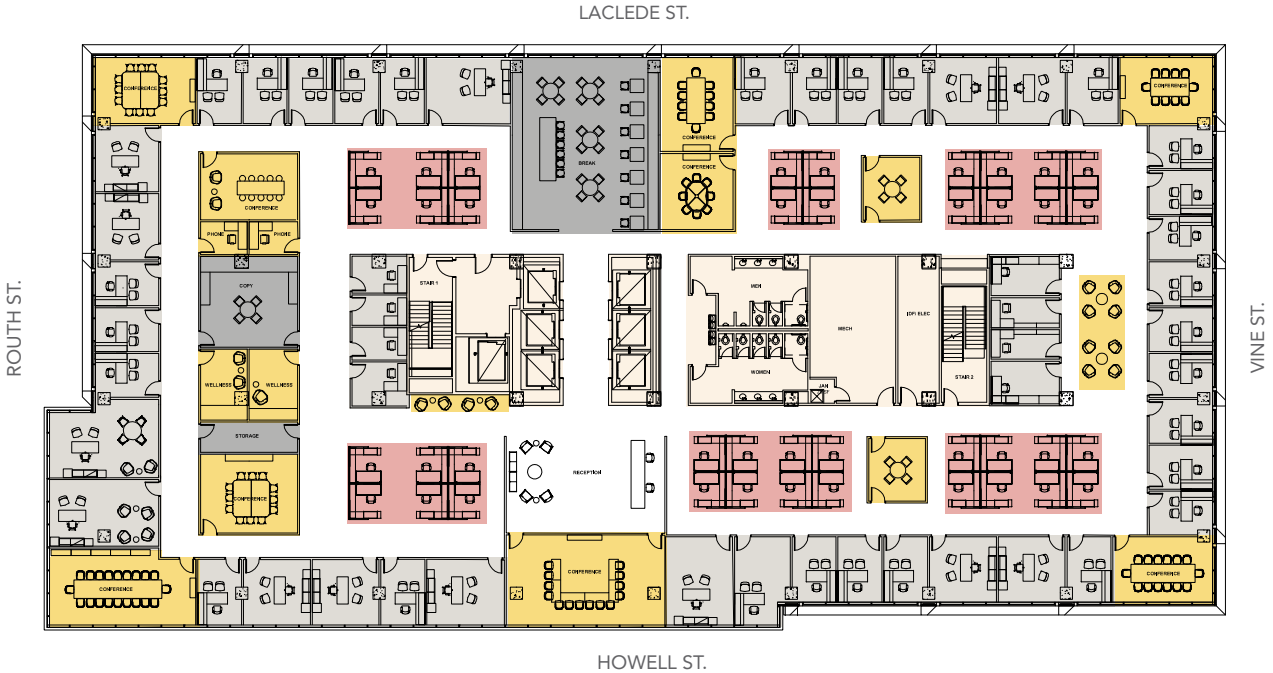


TYPICAL FLOOR TEST FITS



Private Concept
Headcount = Approx. 294 SF/Person

- 50 Offices
- 40 Workstations
- Conference/Support
- Break/Copy/Storage
- Core Area



345,425 SF of office space
31,800 SF typical floor plate



Dramatic 13-foot-6-inch
floor-to-ceiling windows



DIAGRAMMATIC SECTION

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





STACKING DIAGRAM

OFFICE
345,425 RSF

RETAIL
15,000 RSF

--- RETAIL

LEVEL 12
The QUAD Club + 20,883 RSF

LEVELS 10 – 11
62,579 RSF

LEVELS 4 – 9
197,201 RSF

LEVELS 2 – 3
62,535 RSF

LEVEL 1
Lobby, Athletic Studio, Retail

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

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