

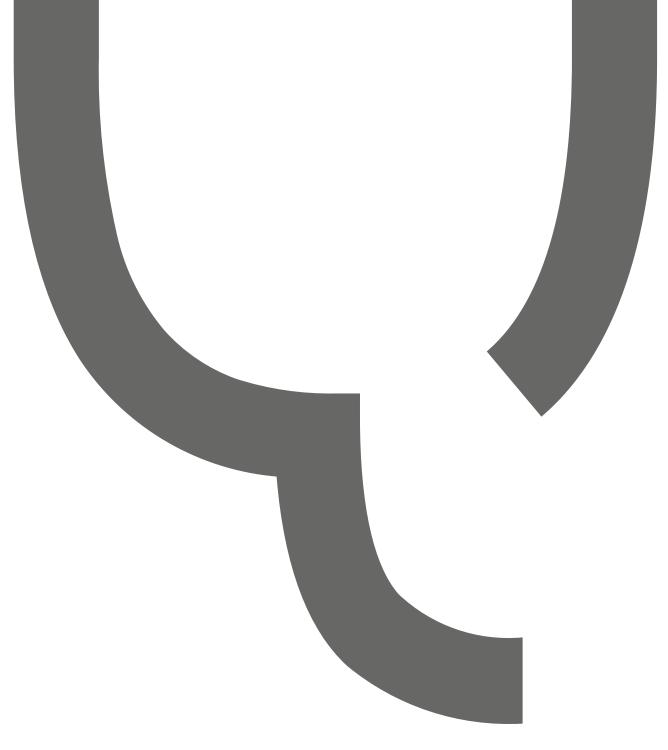
A DIFFERENT DALLAS

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.

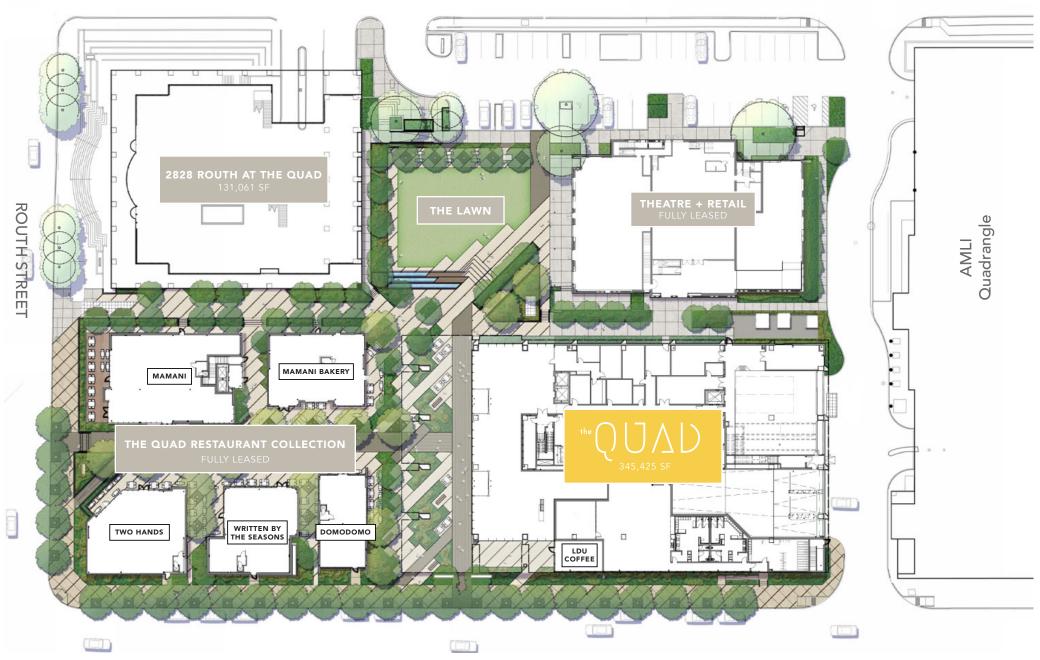
A neighborhood gathering place for the next generation of Uptown Dallas.

Welcome to The QUAD.





LACLEDE STREET

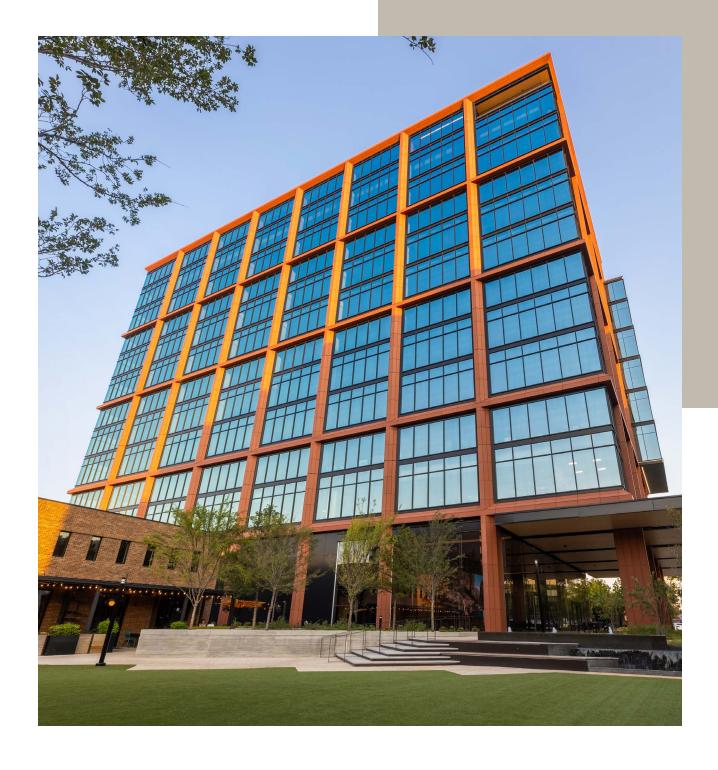


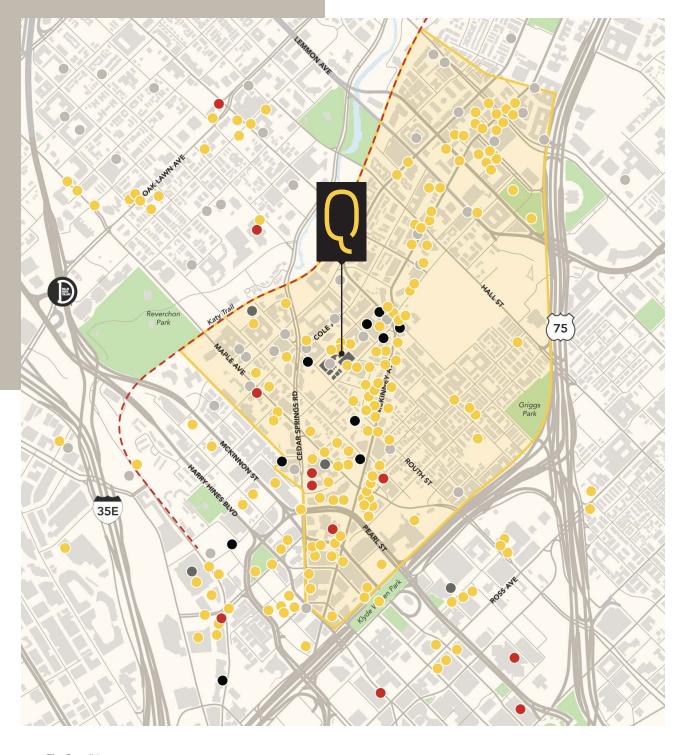
HOWELL STREET

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

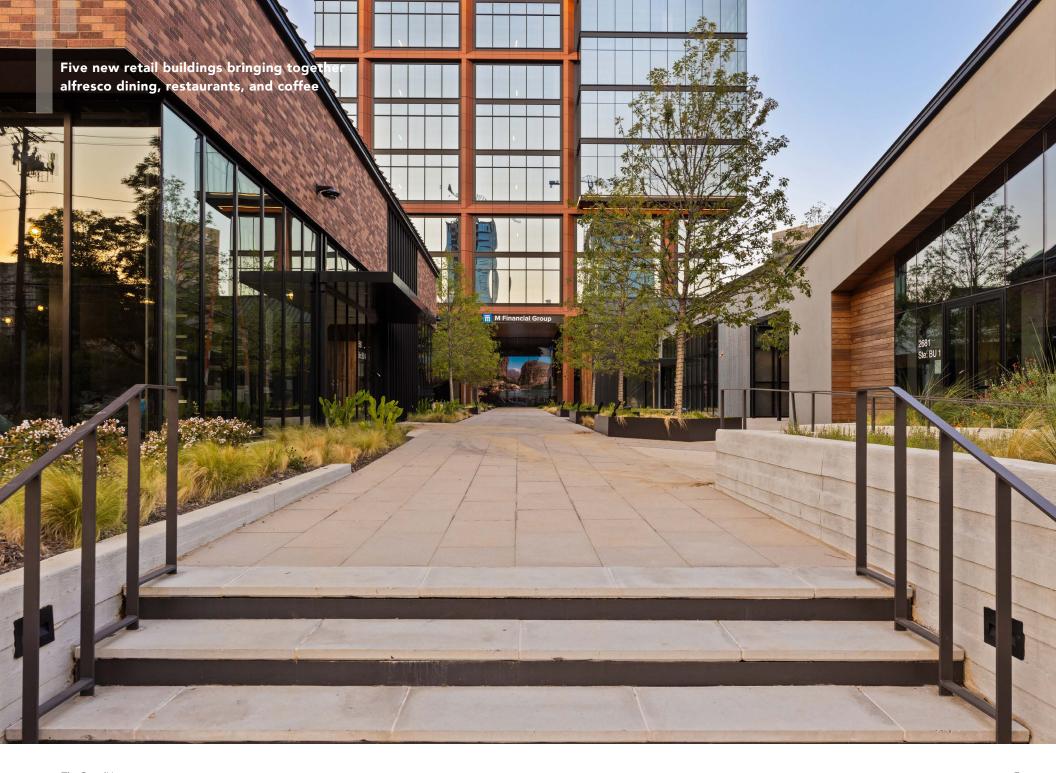




LOCATED IN THE HEART OF UPTOWN

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



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.

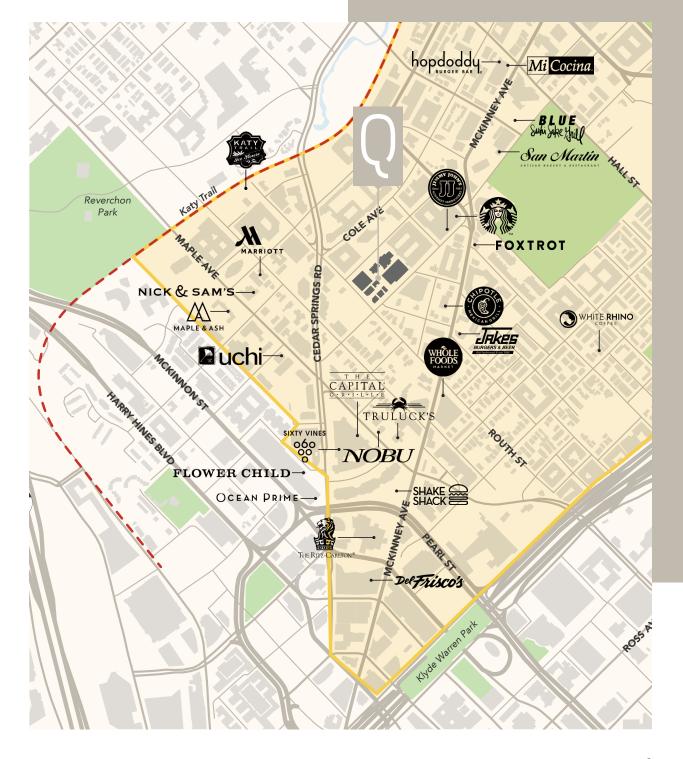


KATY TRAIL

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

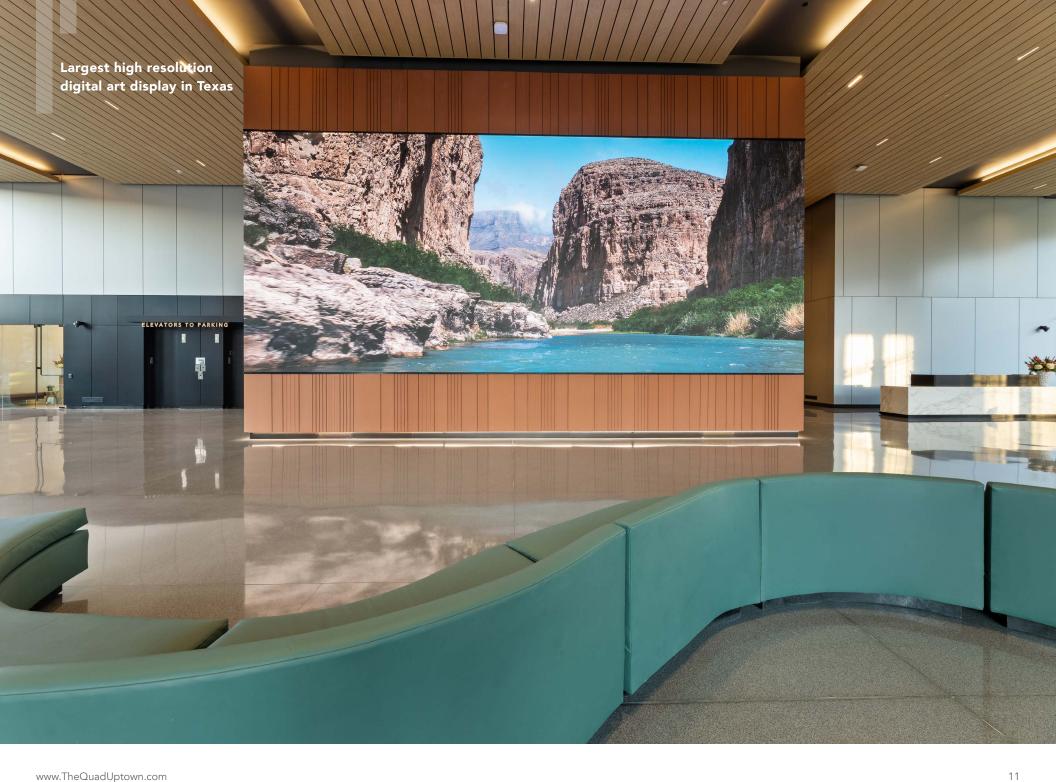


MULTIFAMILY OPTIONS
Walkable to 44 multifamily residential options in Uptown



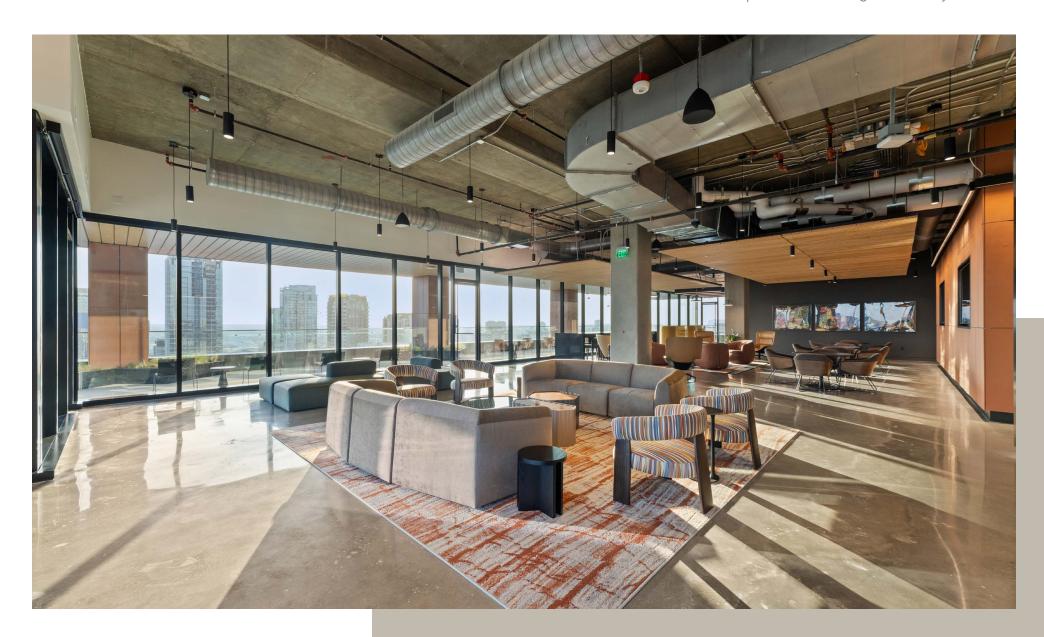


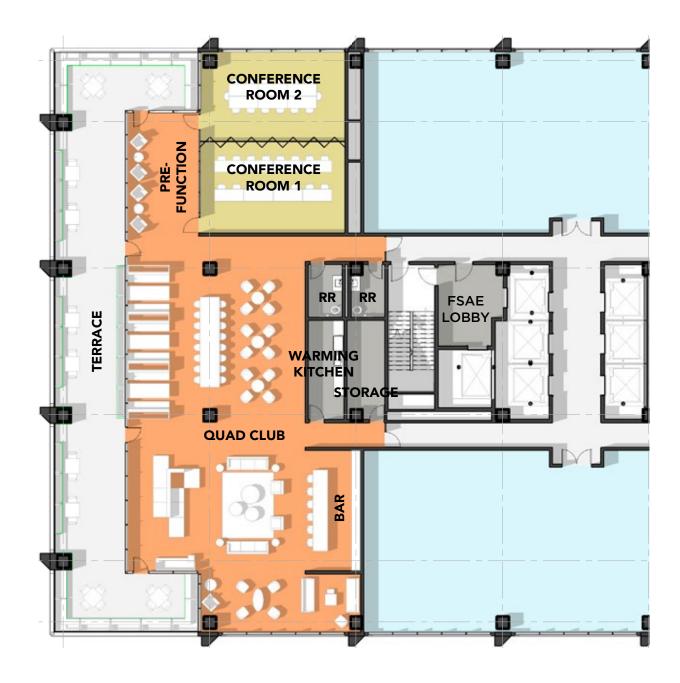


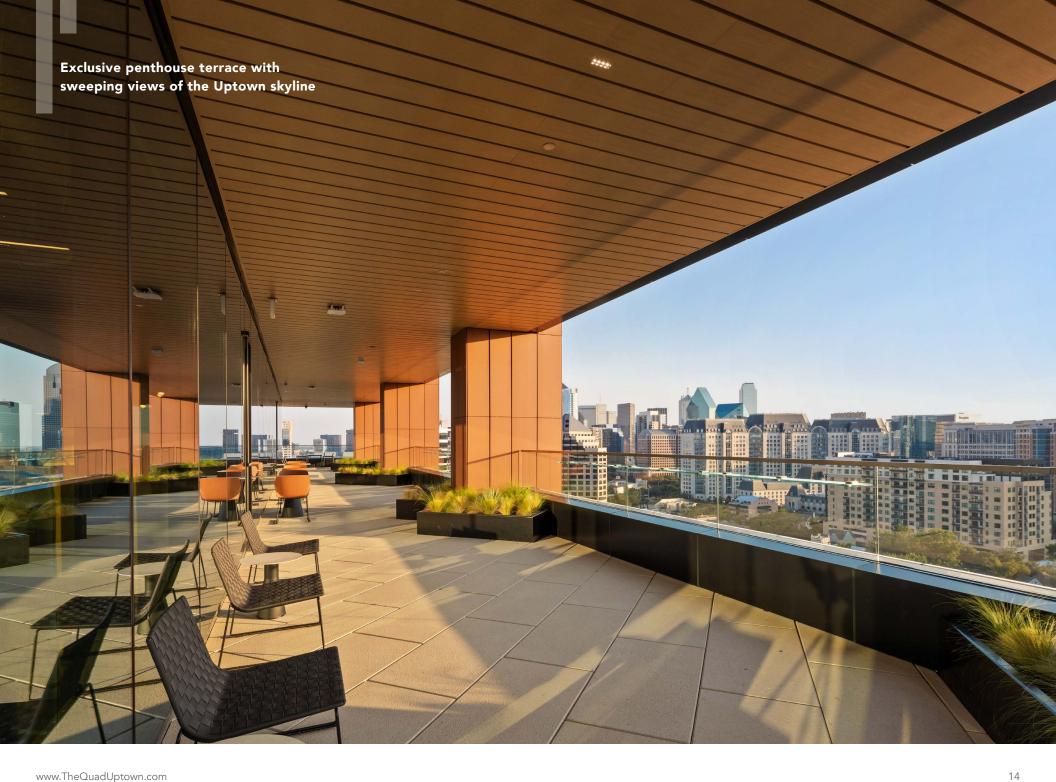


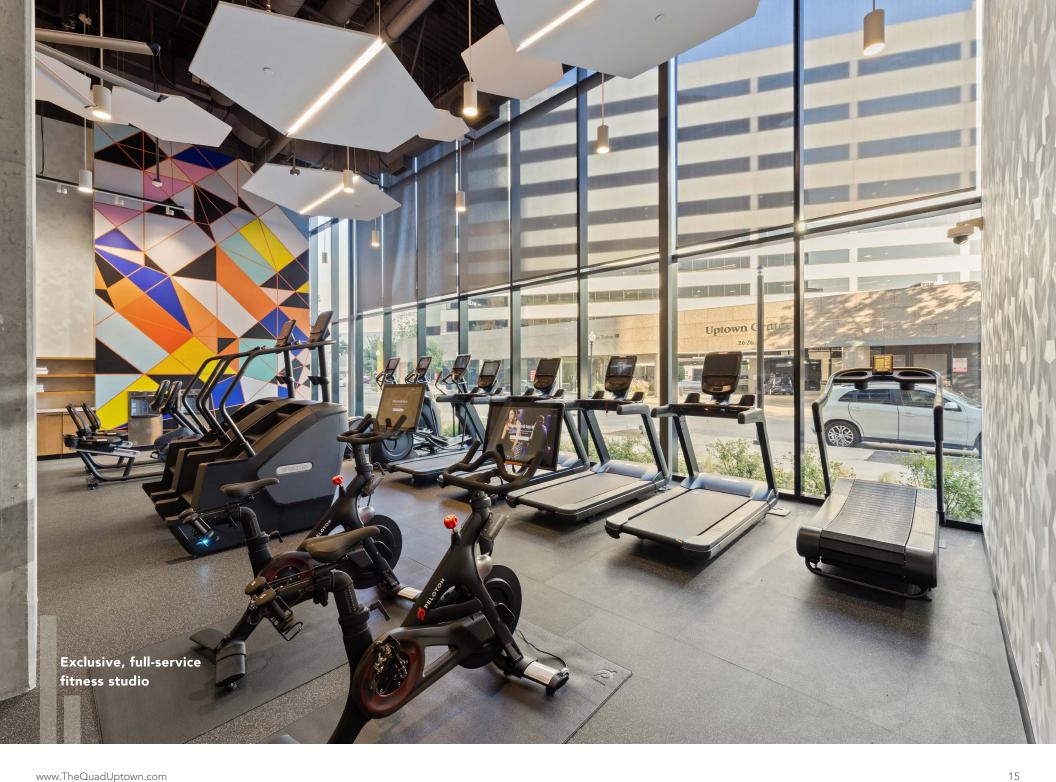
THE QUAD CLUB

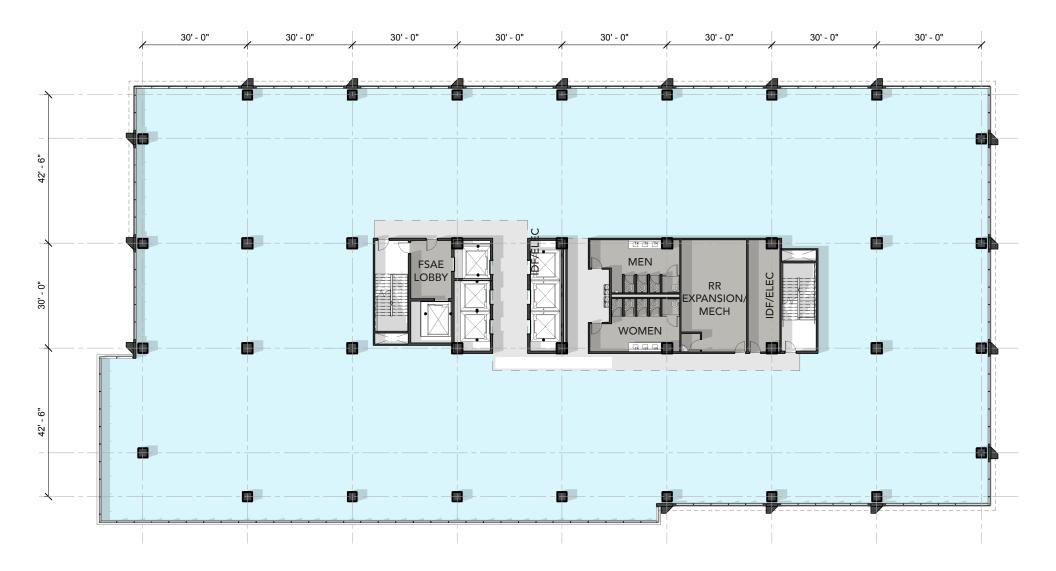
Ideal for attracting, recruiting, and motivating top talent, The QUAD Club is a penthouse amenity center with tenant lounge, conference center and rooftop terrace overlooking the Dallas skyline.





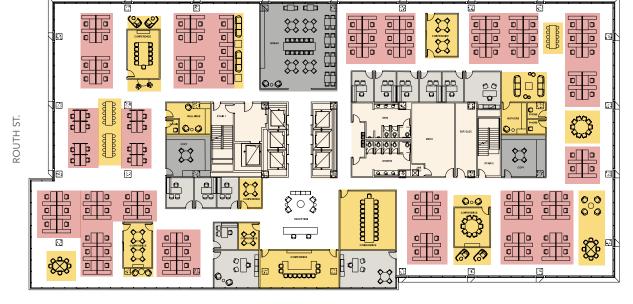






LOBBY LEVEL PLAN





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

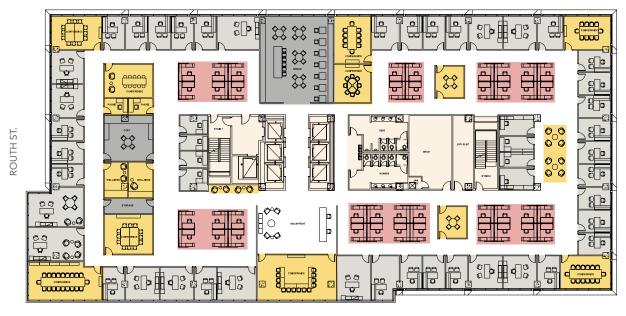
40 Workstations

Conference/Support

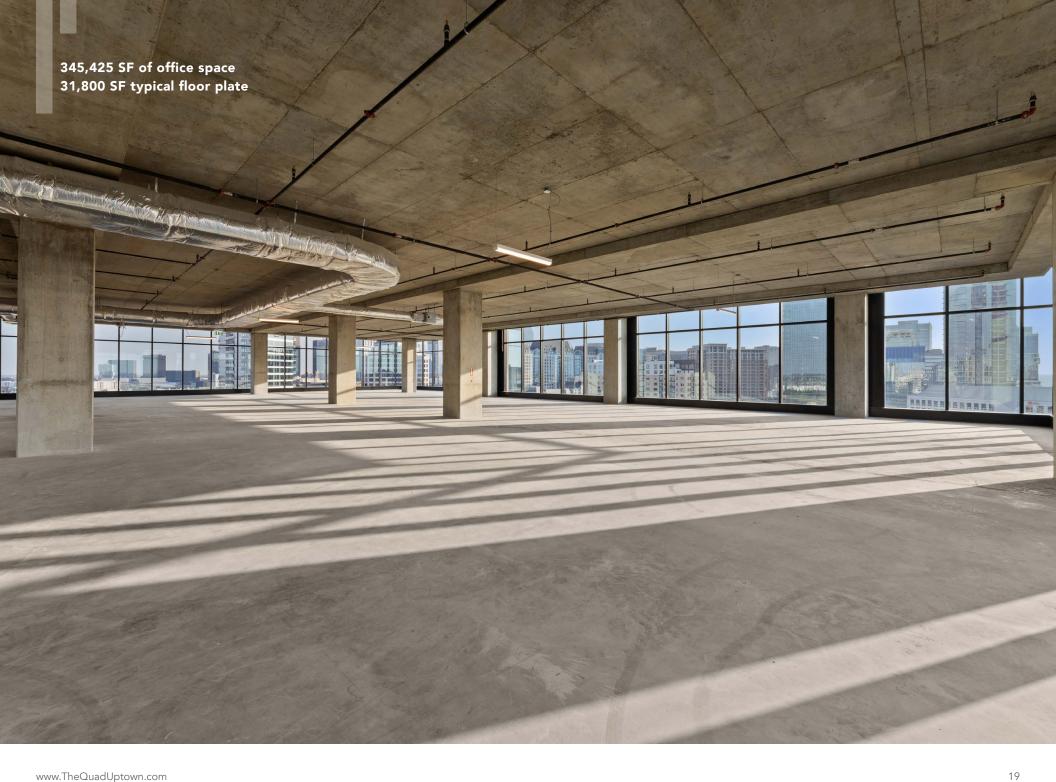
Break/Copy/Storage

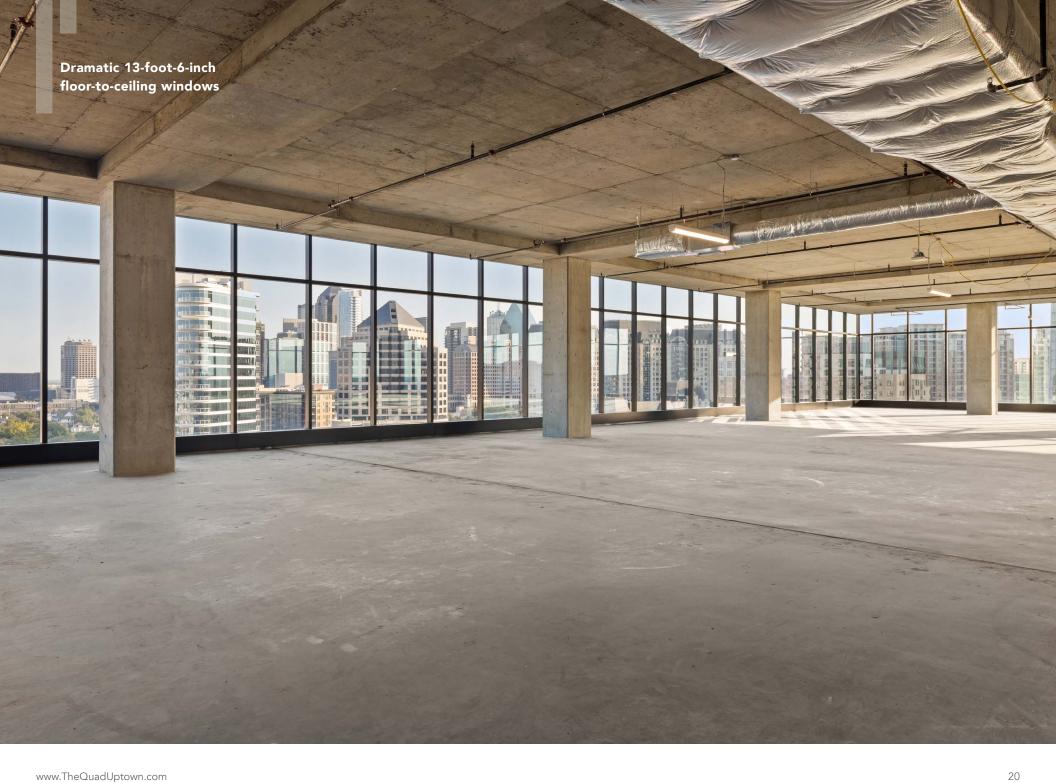
Core Area





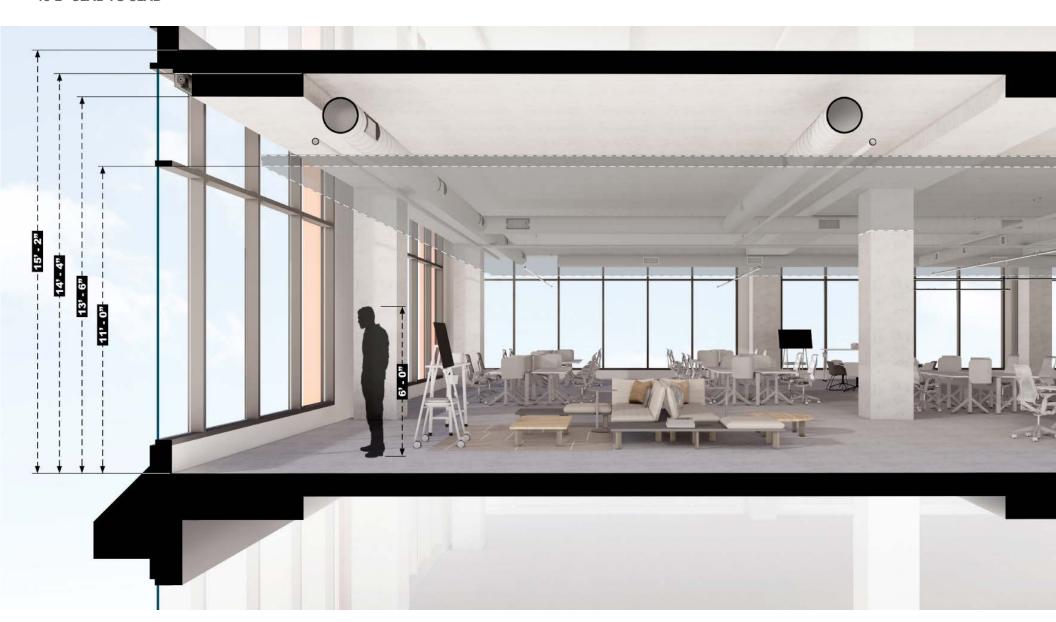
HOWELL ST.

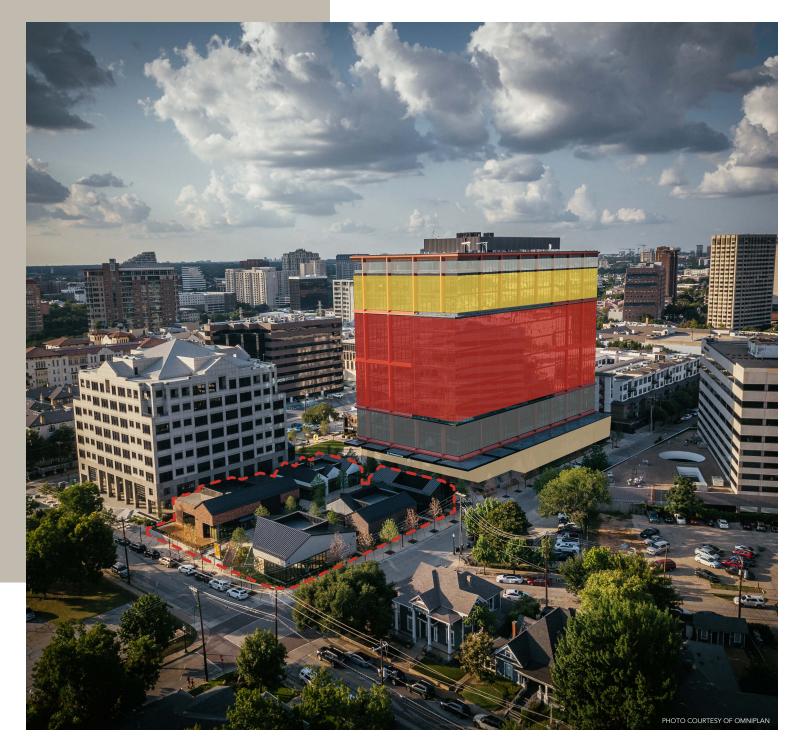




DIAGRAMMATIC SECTION

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

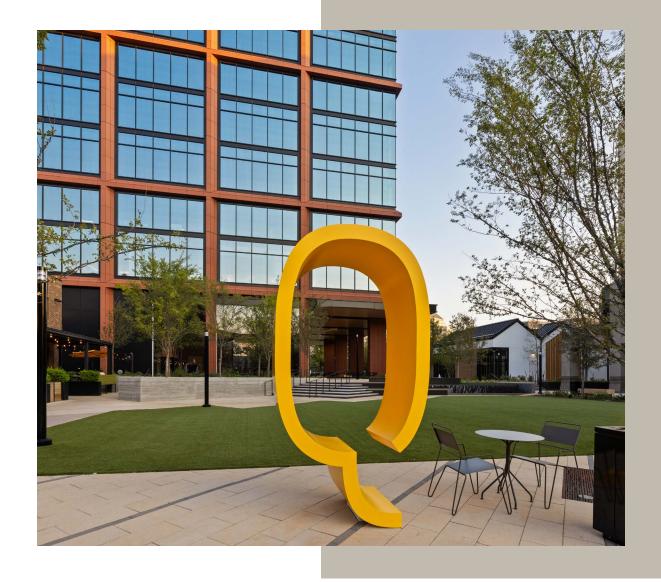
- **LEVELS 10 11** 62,579 RSF
- **LEVELS 4 9** 197,201 RSF
- **LEVELS 2 3** 62,535 RSF
- LEVEL 1
 Lobby, Athletic Studio, Retail



WiredScore certification is the digital connectivity rating system for real estate. It empowers landlords to understand, improve, benchmark and promote their building's digital infrastructure and champions the modern day necessity for cutting-edge technology in real estate by providing the definitive standards for the digital connectivity of commercial buildings.

Digital connectivity is vital to the way we live and work. In an increasingly tech-driven economy, connectivity is fast becoming the most critical factor for tenants when selecting office space. The widely recognized WiredScore certification seal is a trusted symbol that identifies buildings that have been independently certified to provide the best-in-class connectivity infrastructure that businesses require to thrive.

TOTAL	100/100
Access Readiness	11/11
Electrical Resiliency	7/7
Building Infrastructure - Risers	23/23
Builing Infrastructure - Telecommunications Room	18/18
Building Infrastructure - Points of Entry	21/21
Mobile and Wireless Connectivity	20/20



THE QUAD IS ONE OF SEVEN BUILDINGS NATIONWIDE WITH A PERFECT SMARTSCORE

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