



THE QUADRANGLE

The Quadrangle encompasses 3.8-acres in the heart of Uptown Dallas directly between the area's two arterial streets of Cedar Springs Road and McKinney Avenue. Totalling approximately 194,332 square feet (one 8-story office tower, six unique one- or two-story retail and creative office buildings), the Property was one of Dallas' first mixed-use developments and has benefited from being located within one of the top millennial destinations in the U.S. due to Uptown's "Urban Playground" image that the submarket has come to embody. This location benefits from unmatched accessibility to several amenities such as the Katy Trail, McKinney Avenue, State Thomas neighborhood, West Village and the Park Cities as well as upscale residential developments accommodating the 30% population growth since 2010 and 145,000+ in-place jobs.

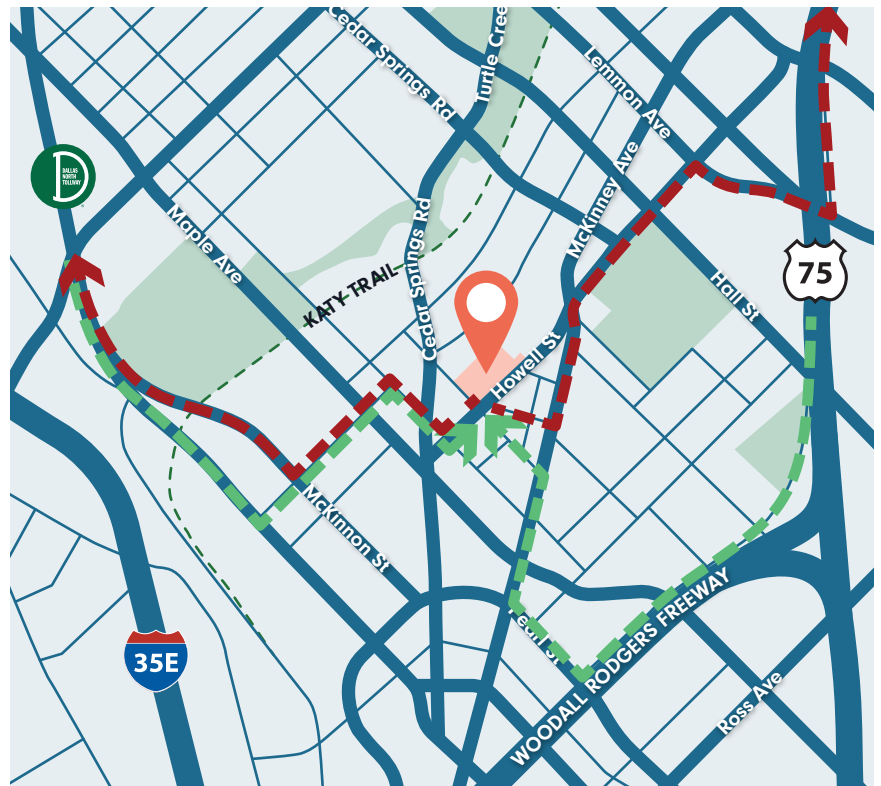


BUILDING PROFILE

- Submarket: Uptown
- Total Size: 194,332 RSF
Office Tower: 128,905 RSF
Creative Office: 21,443 RSF
Retail: 43,984 RSF
- Security: On-site Security & 24/7 Card Access
- Telecom Providers: L3 Communications, FPL, Spectrum, AT&T
- Estimated NNNs: \$15.71
- Estimated E: \$1.60
- Type: Class A
- Parking: 2.61:1,000 RSF

ON-SITE AMENITIES

Two Corks & A Bottle	Crush Craft
BBC British Brewing Company	Dream Cafe
Sigel's Fine Wines & Great Spirits	Theatre 3
MoMo's Italian Restaurant	



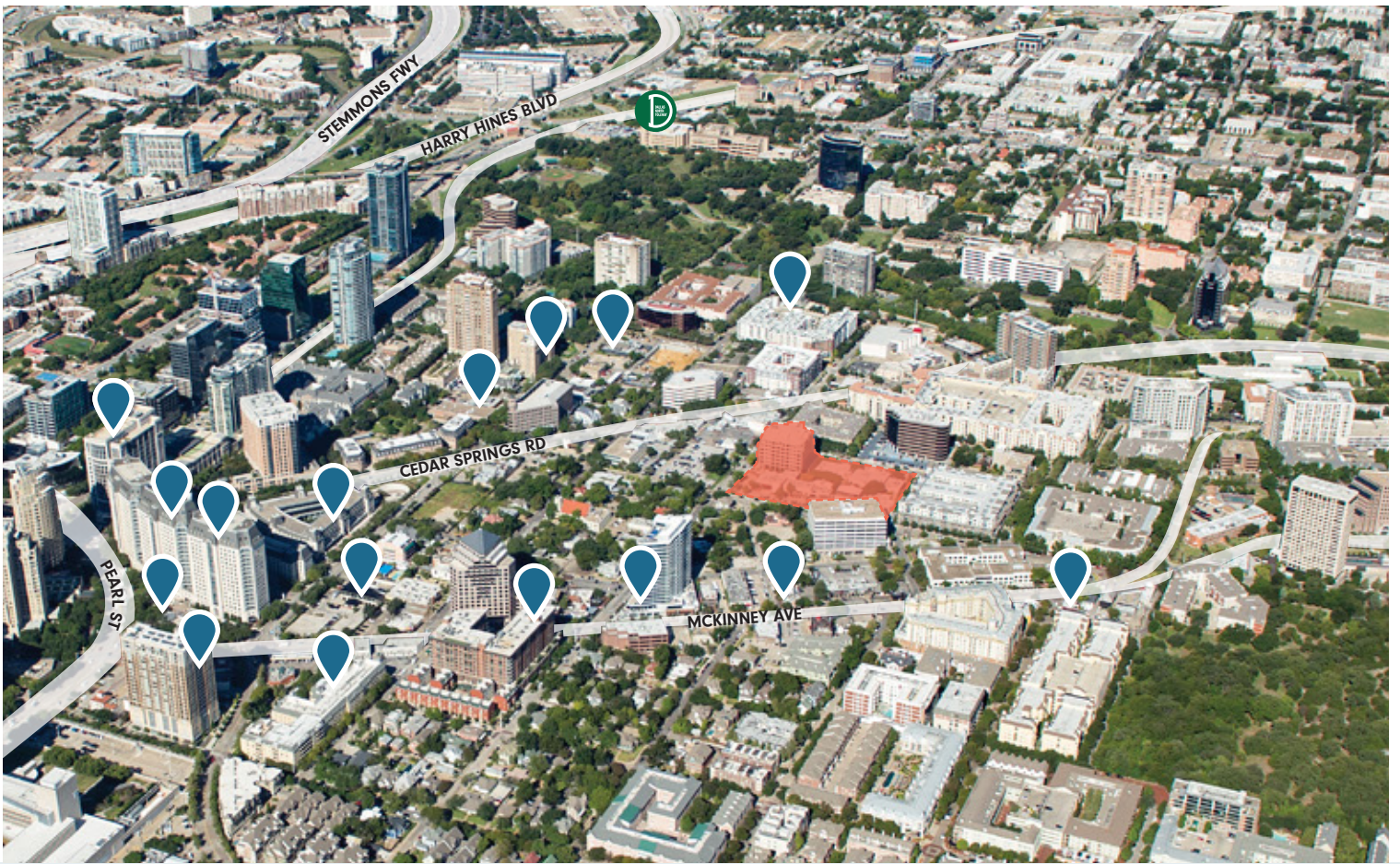
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