



Q

DALLAS, TEXAS

Q



the QUAD

DALLAS, TEXAS

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.

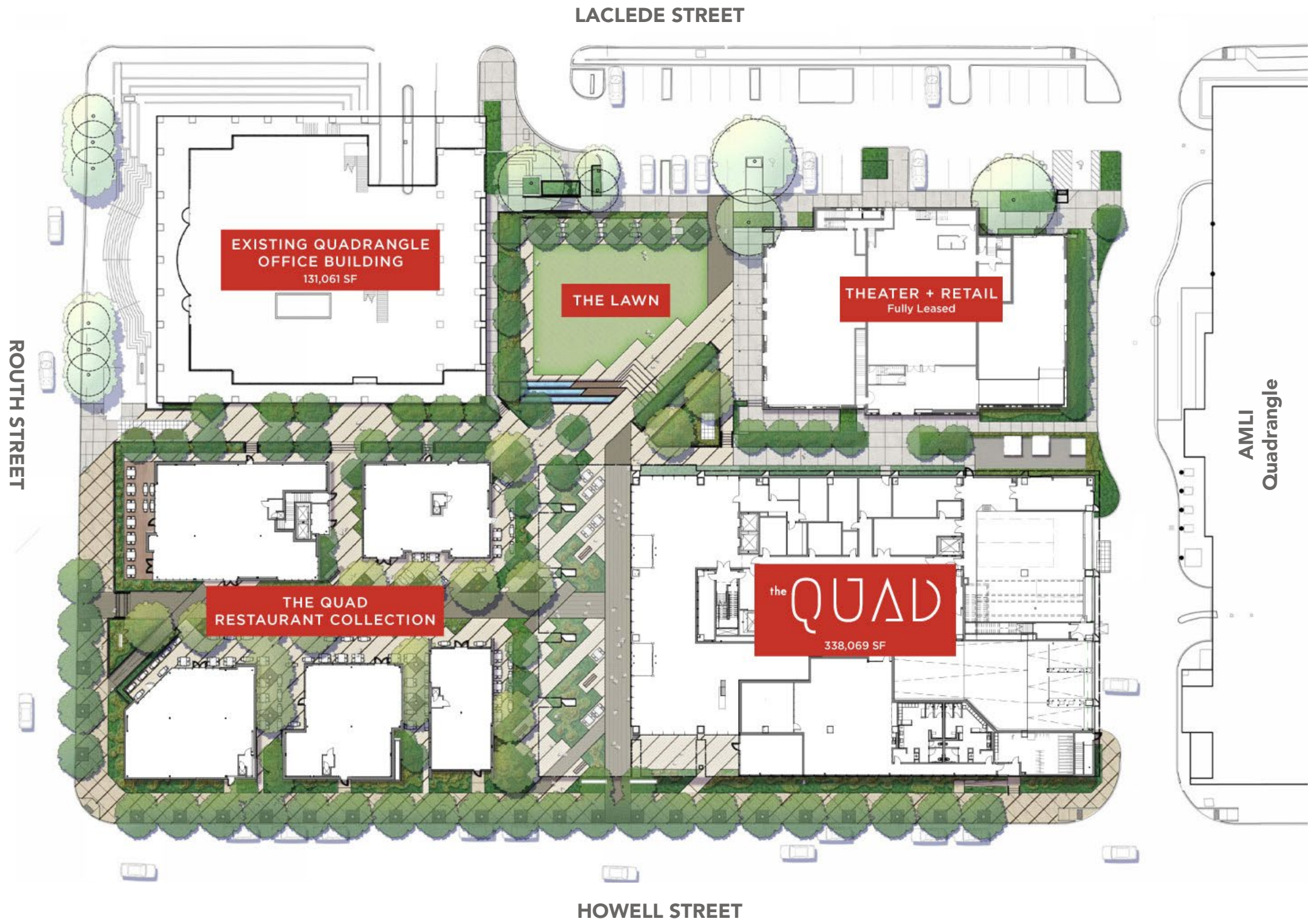
With a full acre of lush green space and five new retail buildings, The Quad – Restaurant Collection brings together alfresco dining, restaurants, and coffee. This is the perfect setting for your company culture to thrive.

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

Welcome to The Quad.



WHERE IMAGE BOLSTERS YOUR BRAND



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

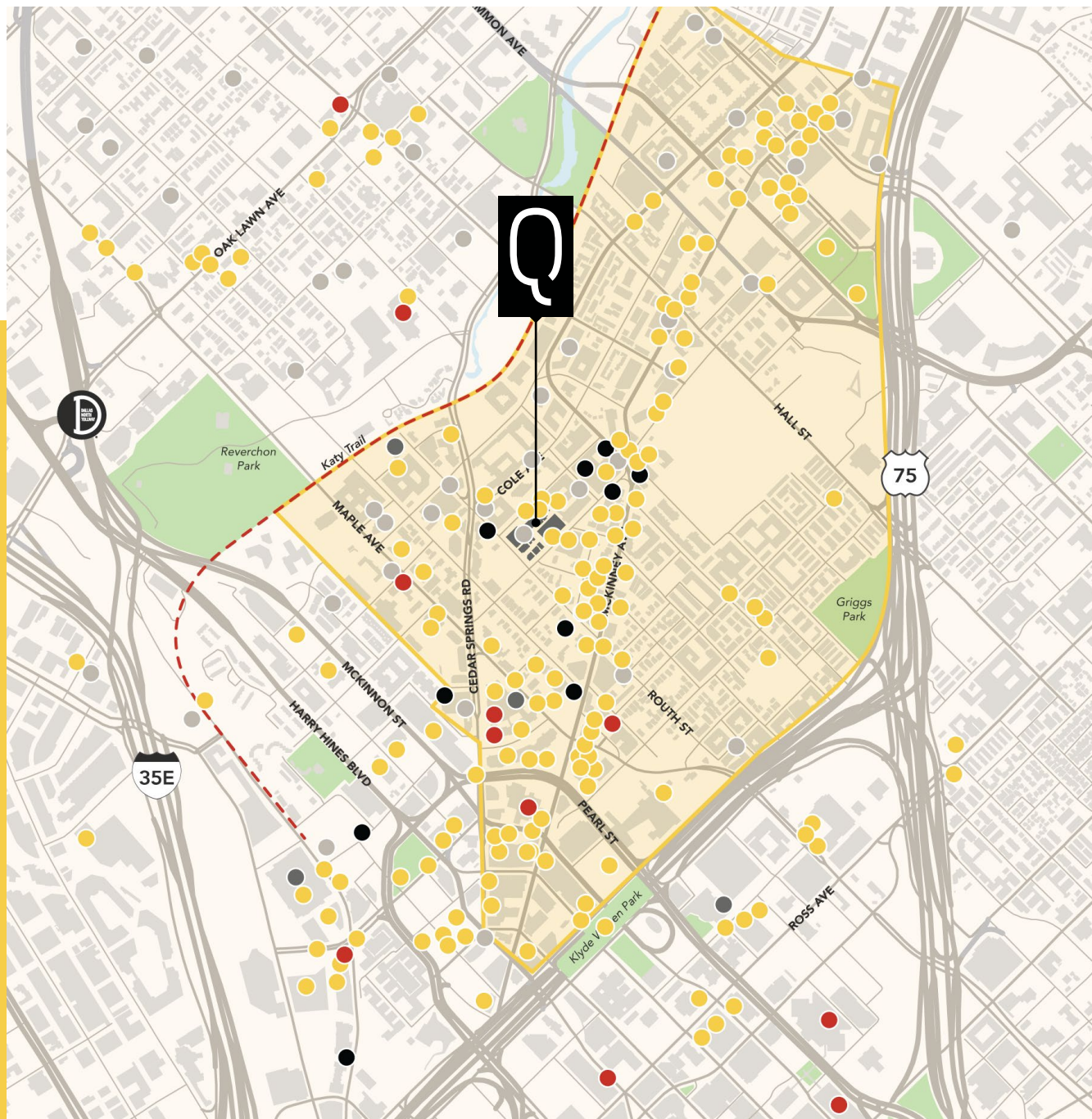






IN THE HEART OF UPTOWN

With a walk-score of 92, you will 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.



KATY TRAIL

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



MCKINNEY AVENUE TROLLEY

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



MULTIFAMILY OPTIONS

Walkable to 44 multifamily residential options in Uptown



A QUICK TRANSIT

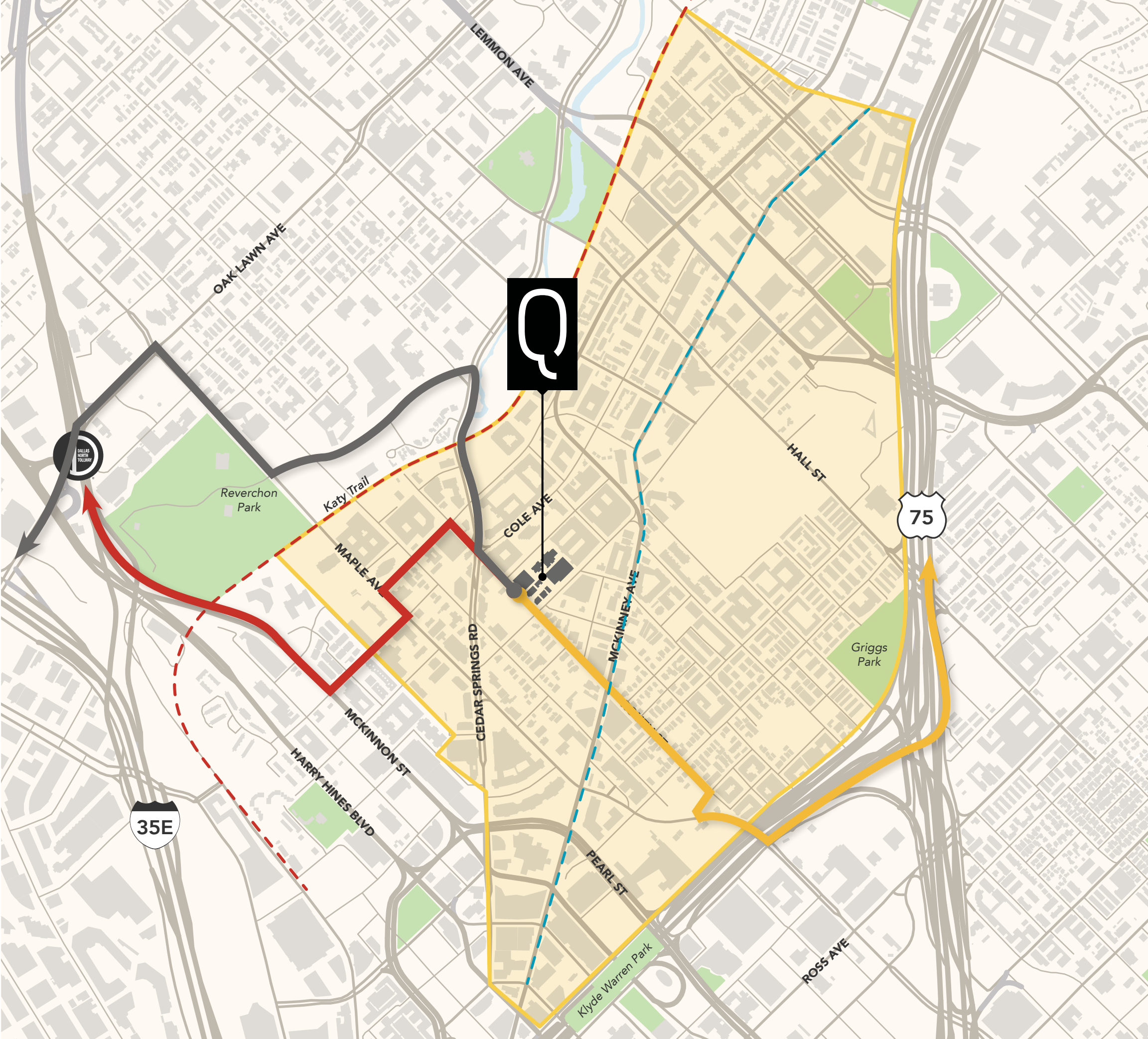
The Quad is minutes away from major ingress and egress routes:

- 3**
MIN

North Tollway
- 3**
MIN

Highway 75
- 5**
MIN

Interstate 35
- **McKinney Ave
Trolley**



LOBBY WITH CURATED DIGITAL ART



WHERE SPACE INSPIRES SUCCESS



LOBBY LEVEL PLAN

FITNESS STUDIO



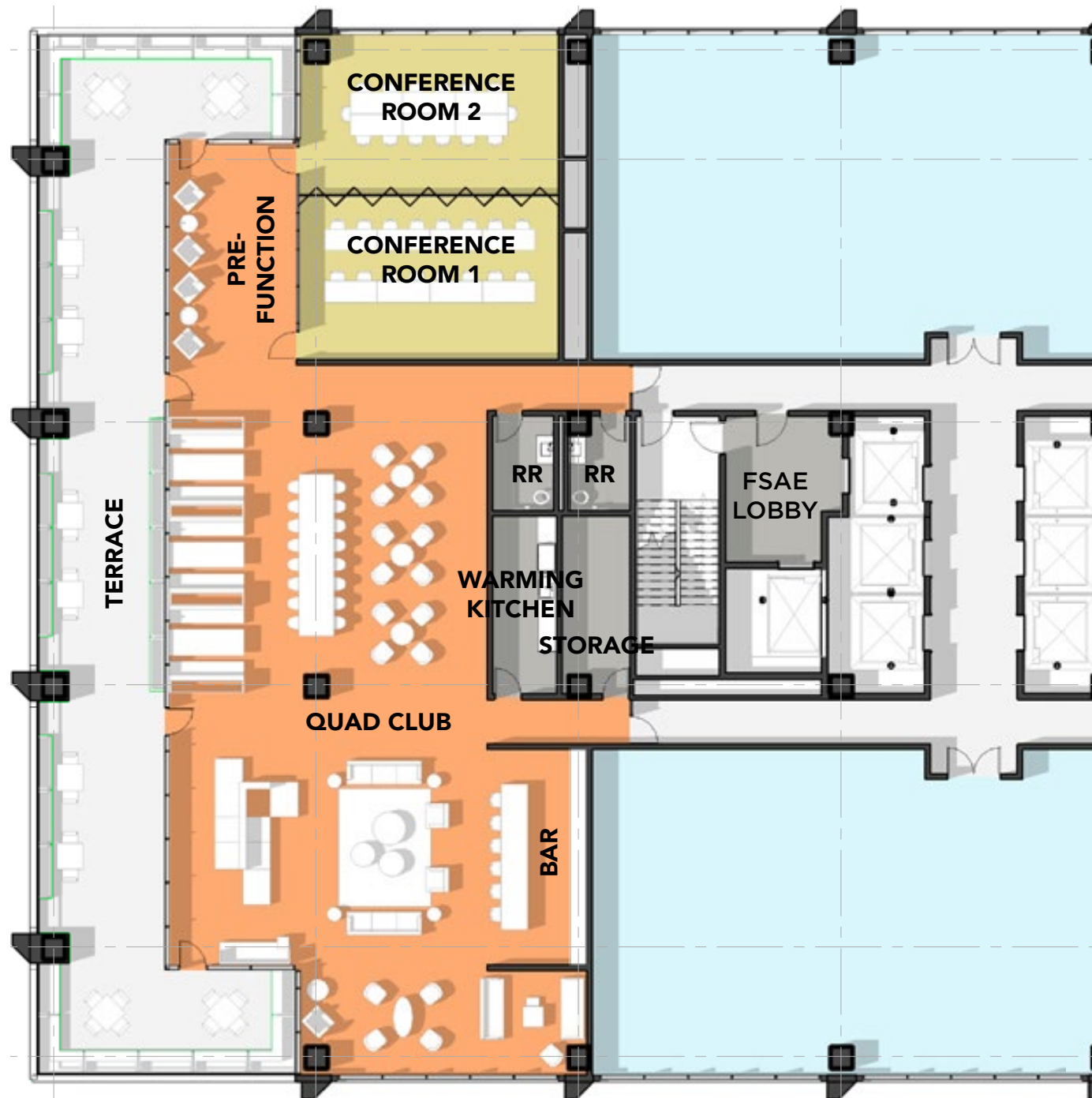
QUAD CLUB TERRACE



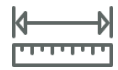


THE QUAD CLUB

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.



WHERE WORK COMES TO LIFE



335,000 SF of Office Space



Smart Building - LEED Certified



11 Foot Finished Ceilings



Dedicated Underground Parking



Expandable Restrooms



Scenic Views



Outdoor Seating Areas



1 Acre of Green Space



Bike Valet



OPEN OFFICE LAYOUT



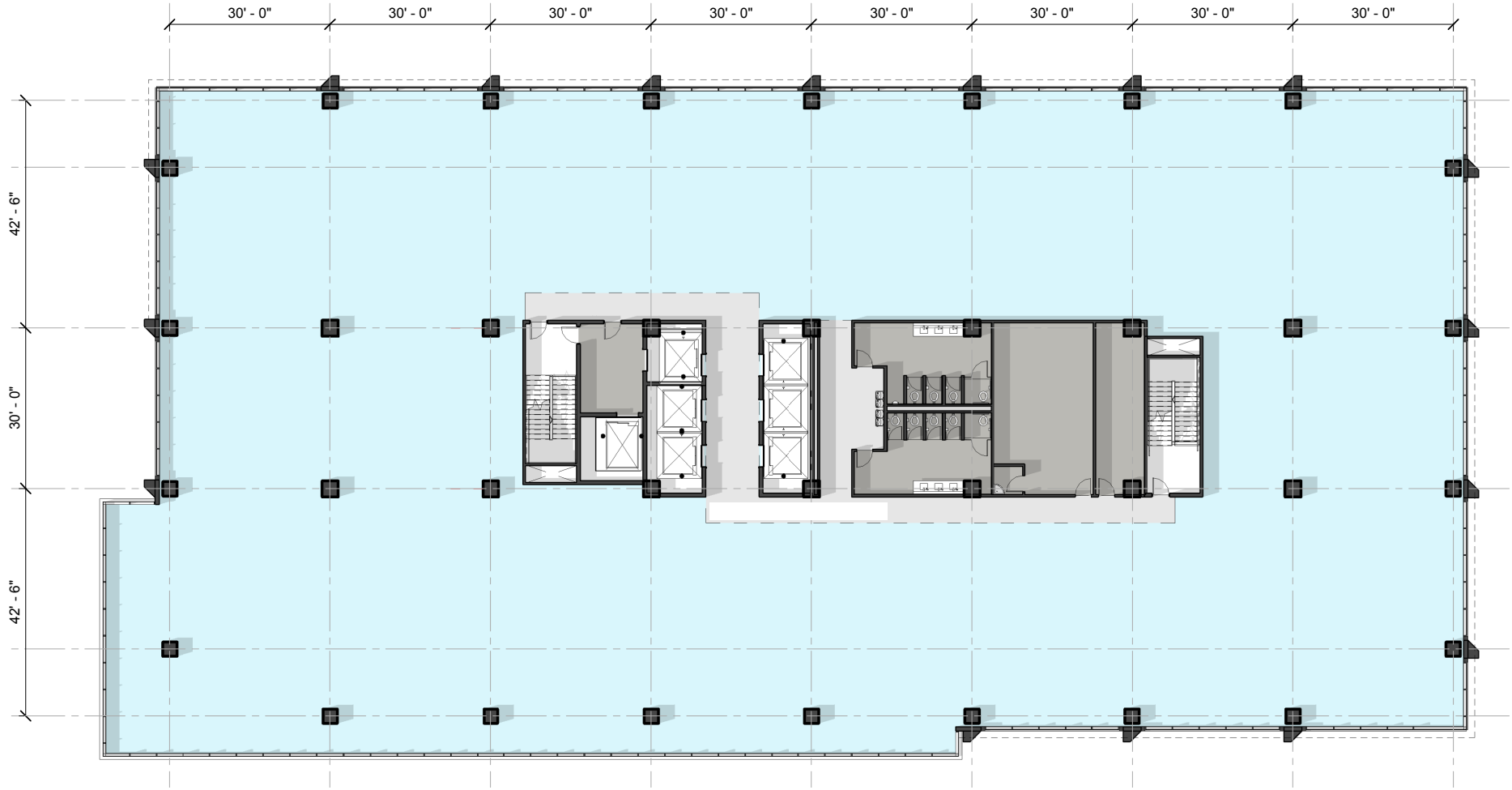
BLENDED/OPEN OFFICE LAYOUT



DIAGRAMMATIC SECTION

11' Finished Ceilings
15'2" Slab-to-slab

THE QUAD: TYPICAL FLOORPLATE



31,800 RSF



THE QUAD: STACKING DIAGRAM



- 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

OFFICE
335,000 RSF

RETAIL
15,000 RSF

--- Retail



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The logo for Stream Realty features a white wavy line above the word "STREAM" in a bold, white, sans-serif font. Below the name is the website address "www.streamrealty.com" in a smaller, white, sans-serif font.

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