

The Manufacturing District



A Re-imagined Core of Community and
Commerce in the Heart of the Design District.

Dallas, TX
qipdd.com

Community Spaces



Rooftop Tenant Lounge



The Patio



The Rail Spur



The Grove

Building Availability

Property Characteristics

- Availability from 2,400 RSF to 41,000 RSF
- 3.0 / 1,000 parking ratio
- 14 - 16 foot ceiling height
- 200 MPS of WiFi
- Up to 1G connections available

**111 - 115
Manufacturing St**



**119 - 127
Manufacturing St**



**141 - 149
Manufacturing St**



**2103 - 2119
Irving Blvd**



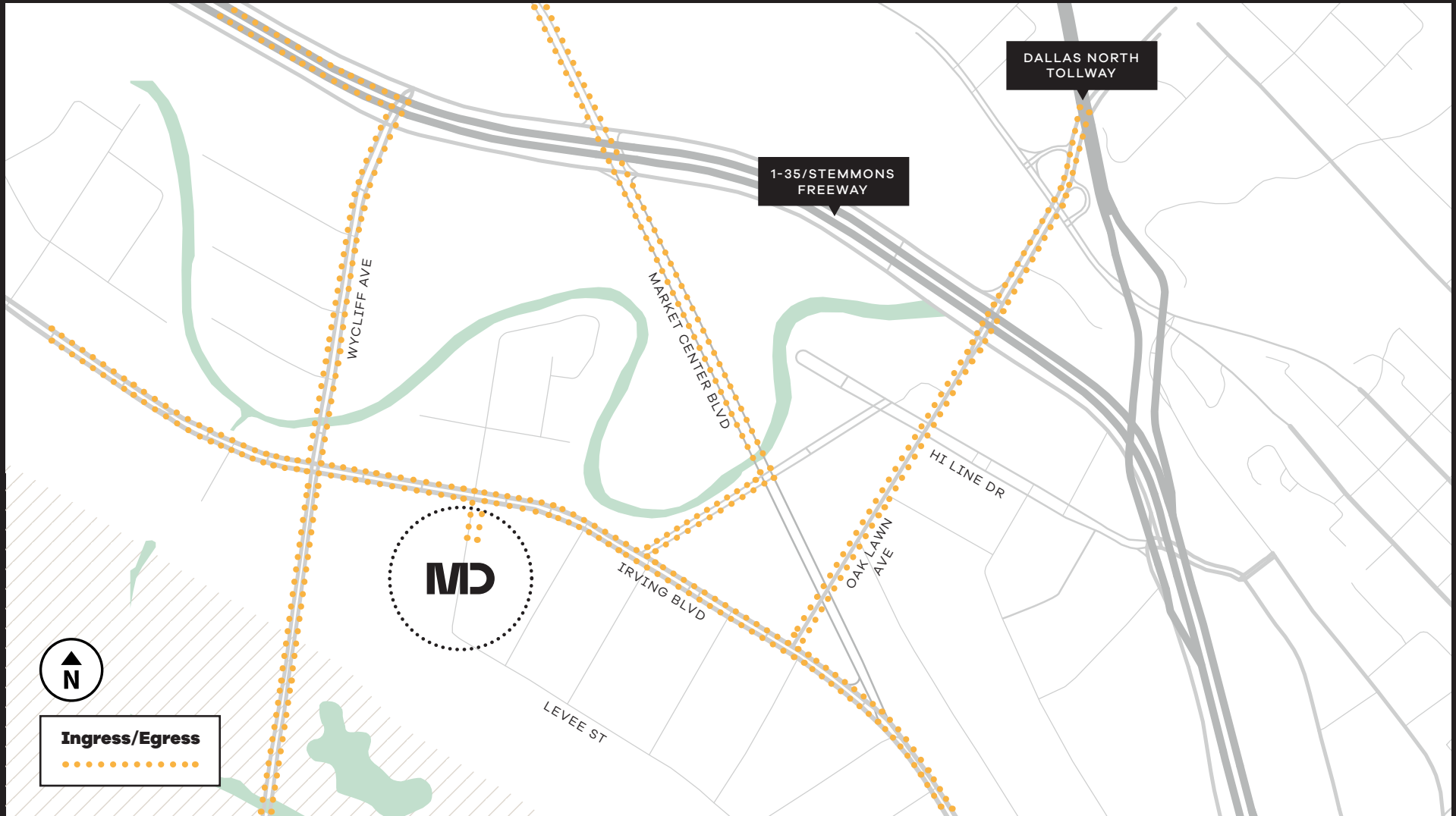
Current Tenant HQ



The District



Location & Drive Times



2 Minutes
to Uptown

3 Minutes
to I-35

7 Minutes
to Downtown Dallas

11 Minutes
to Dallas Love Field

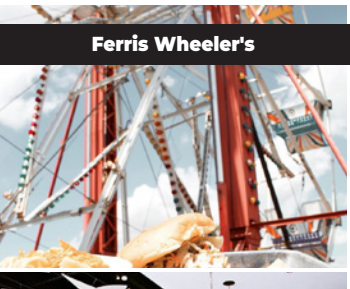
3 Minutes
to Dallas North Tollway

5 Minutes
to I-75

12 Minutes
to Highland Park

17 Minutes
to DFW Intl. Airport

In The Neighborhood



Ferris Wheeler's



Rodeo Goat



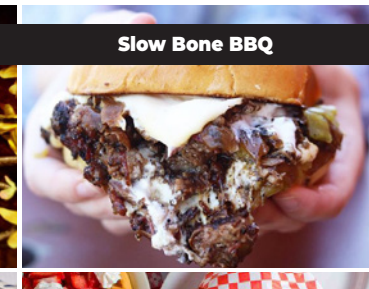
Commons Club



Ascension Coffee



Meddlesome Moth



Slow Bone BBQ



Pakpao



WITS Steakhouse



Delucca Gaucho



Tango Room



Carbone



Mama's Daughters'



The Charles



Town Hearth



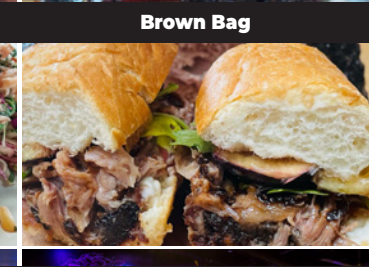
Pie Tap



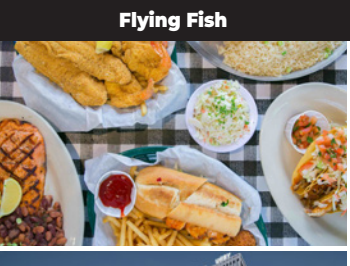
Triumph Coffee



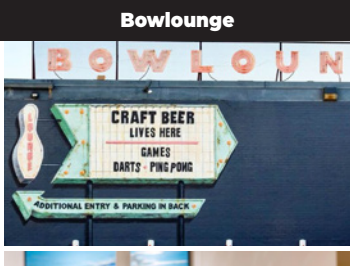
El Bolero



Brown Bag



Flying Fish



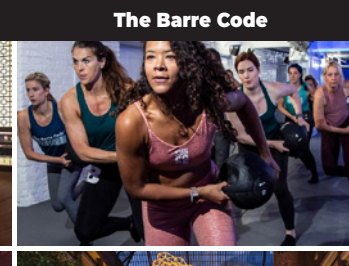
Bowlounge



Texas Ale Project



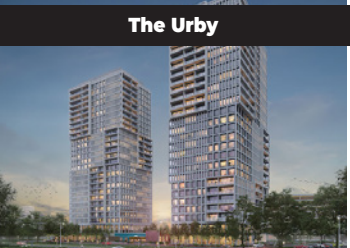
Dec on Dragon



The Barre Code



GRIT Fitness



The Urby



Haas Moto Museum



Dallas Contemporary



The Echo Lounge



Hilton Anatole



Peticolas Brewing

About the Ownership

QIP

Quadrant Investment Properties is a Dallas based real estate investment firm that focuses on adaptive reuse and development projects in activated urban centers. We define each project we undertake by identifying the community that will thrive within the environment and the unique qualities that will be required to attract the targeted audience. Our approach incorporates thoughtful design, integrated technology, proactive management and creative problem solving to achieve success in creating projects that foster inspiration.



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