



RIVER
EDGE

155 Riveredge Dr, Dallas, TX 75207

Creating What Matters

RiverEdgeDD.com

151,634 SF

Five
Stories

5G

Community
Wi-Fi

10,110 SF

Ground Floor
Retail

4/1,000

Parking
Ratio

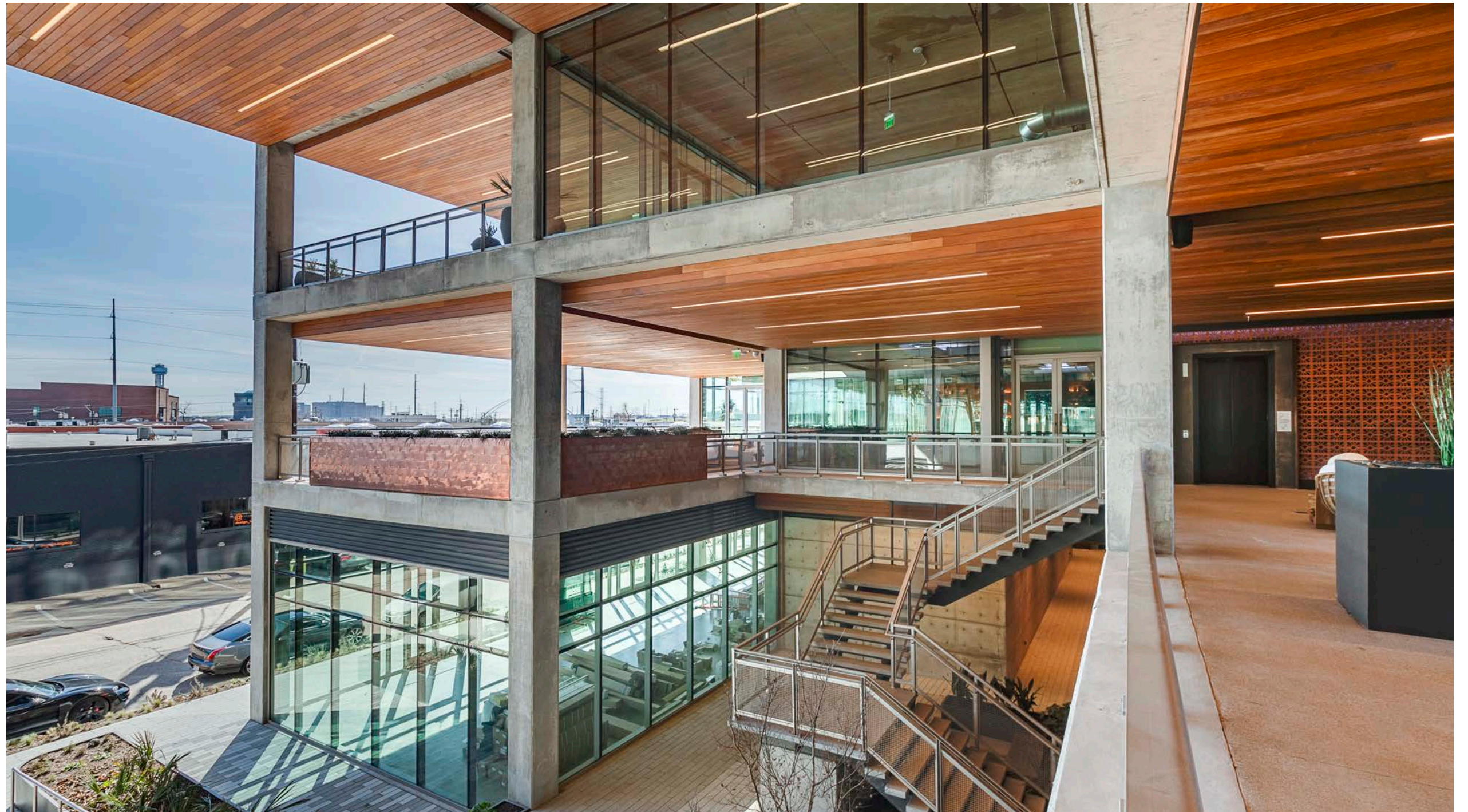
7

Open-air
Terraces

2

Planned On-site
Restaurants

A Unique Office Experience
in Dallas' Most Engaging
Neighborhood

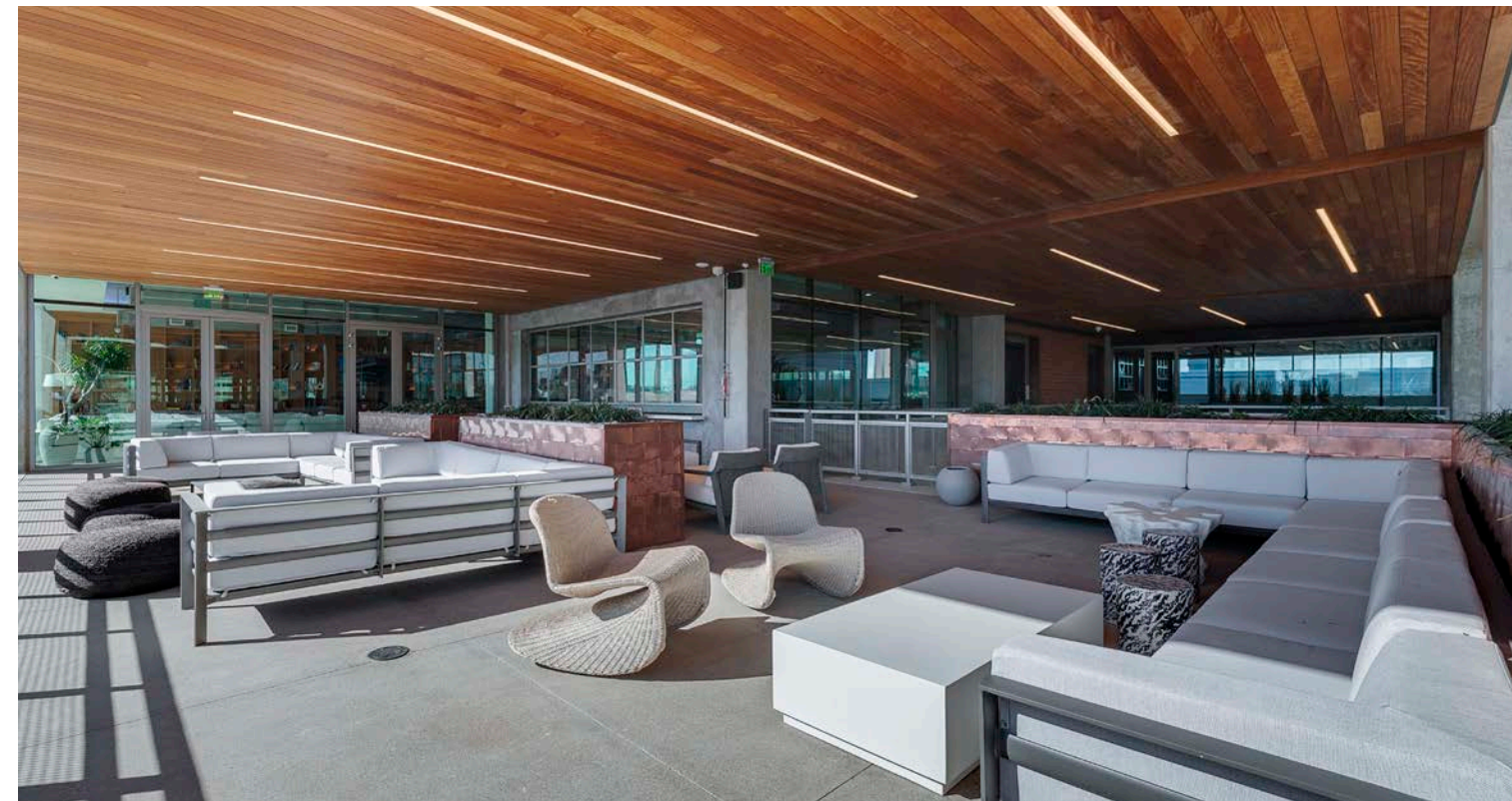


Designed to Be Current

Attracting the
best and brightest
creative minds.

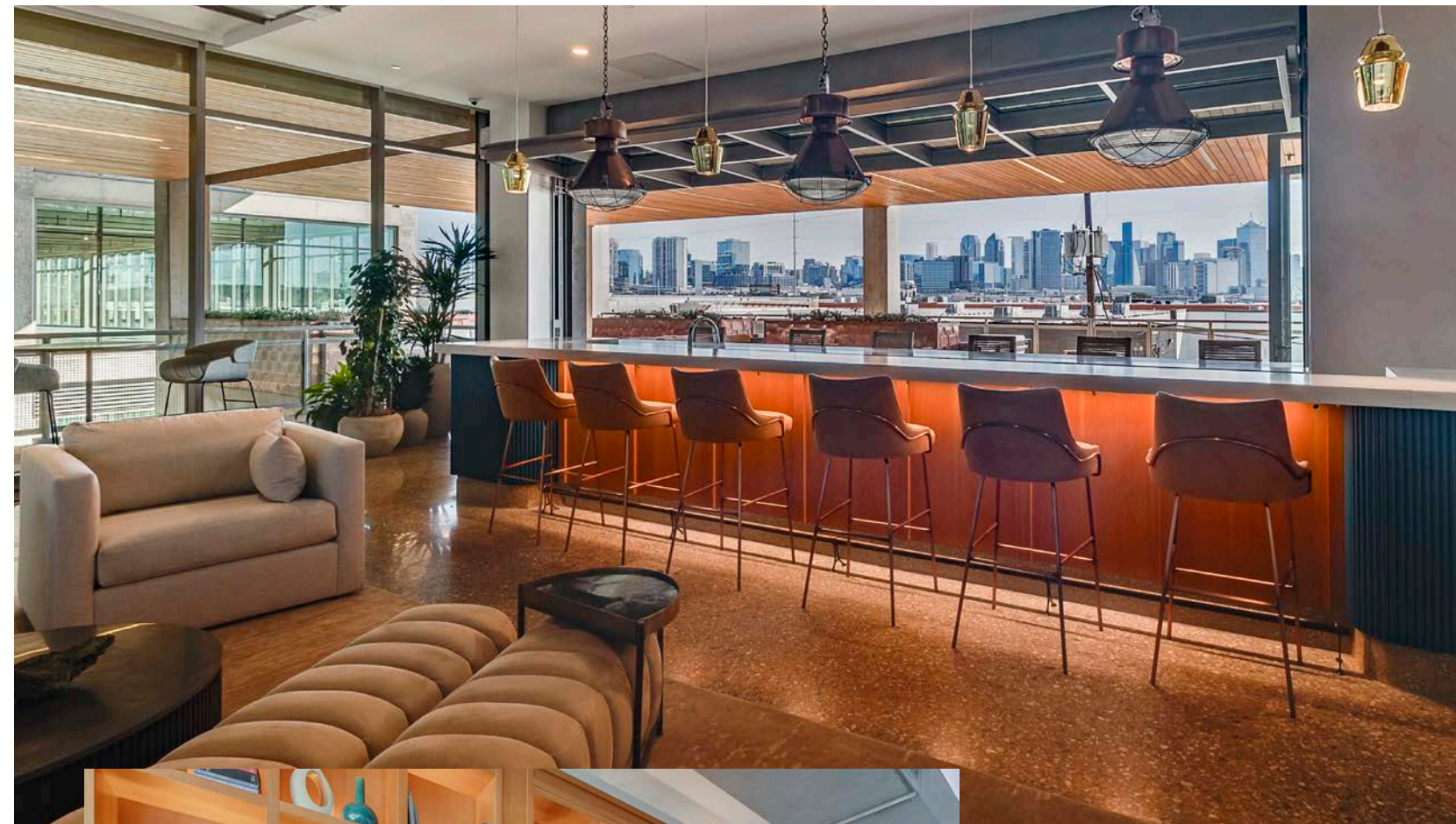
DELIVERED 2024





Designed to be Dynamic

Our spaces are architecturally flexible, offering new experiences and encounters throughout.



RIVER
EDGE



Designed to Inspire

Architecturally designed to bring the outdoors in, featuring abundant natural light, private open-air terraces, community lounge, and common areas for year-round outdoor use.

01 State of the Art
Fitness Center

02 Tenant
Hospitality Lounge

03 Multiple On-site
Dining Options

04 Tenant Exclusive
Terraces

Designed to Connect

Design District Dallas

Ingress

- 1 From 35E, take exit 430A toward Oak Lawn Ave
- 2 Turn right on to Oak Lawn Ave
- 3 Turn right on to Irving Blvd
- 4 Turn left on to Riveredge Dr
- 5 Turn right on to Manufacturing St
- 6 Turn left on to Riveredge Dr

Egress

- 7 Turn left on to E Levee St
- 8 Turn left on to Irving Blvd
- 9 Turn right on to Irving Blvd
- 10 Turn left on to Oak Lawn Ave
- 11 Turn left on to N Stemmons Fwy feeder road
- 12 Take the ramp and merge on to 35E North





Delicious dining options just steps away

River Edge will feature two on-site dining options and the new Culinary Dropout is just a two minute walk away.



CULINARY DROPOUT

Rooftop dining with sweeping views of Downtown Dallas

American cuisine made fresh daily

Free live music with a laid-back vibe



Community Within Reach

Dallas Design District

FOOD & BEVERAGE

- | | | |
|--------------------|----------------|----------------------------|
| 1 Ferris Wheelers | 9 Carbone | 17 Triumph Coffee |
| 2 Rodeo Goat | 10 El Carlos | 18 Mama's Daughter's Diner |
| 3 Slow Bone BBQ | 11 Bar Charles | 19 The Mexican |
| 4 Commons Club | 12 The Charles | 20 Culinary Dropout |
| 5 Ascension Coffee | 13 Town Hearth | |
| 6 PakPao | 14 Pie Tap | |
| 7 Delucca | 15 Flying Fish | |
| 8 Tango Room | 16 Bowlounge | |

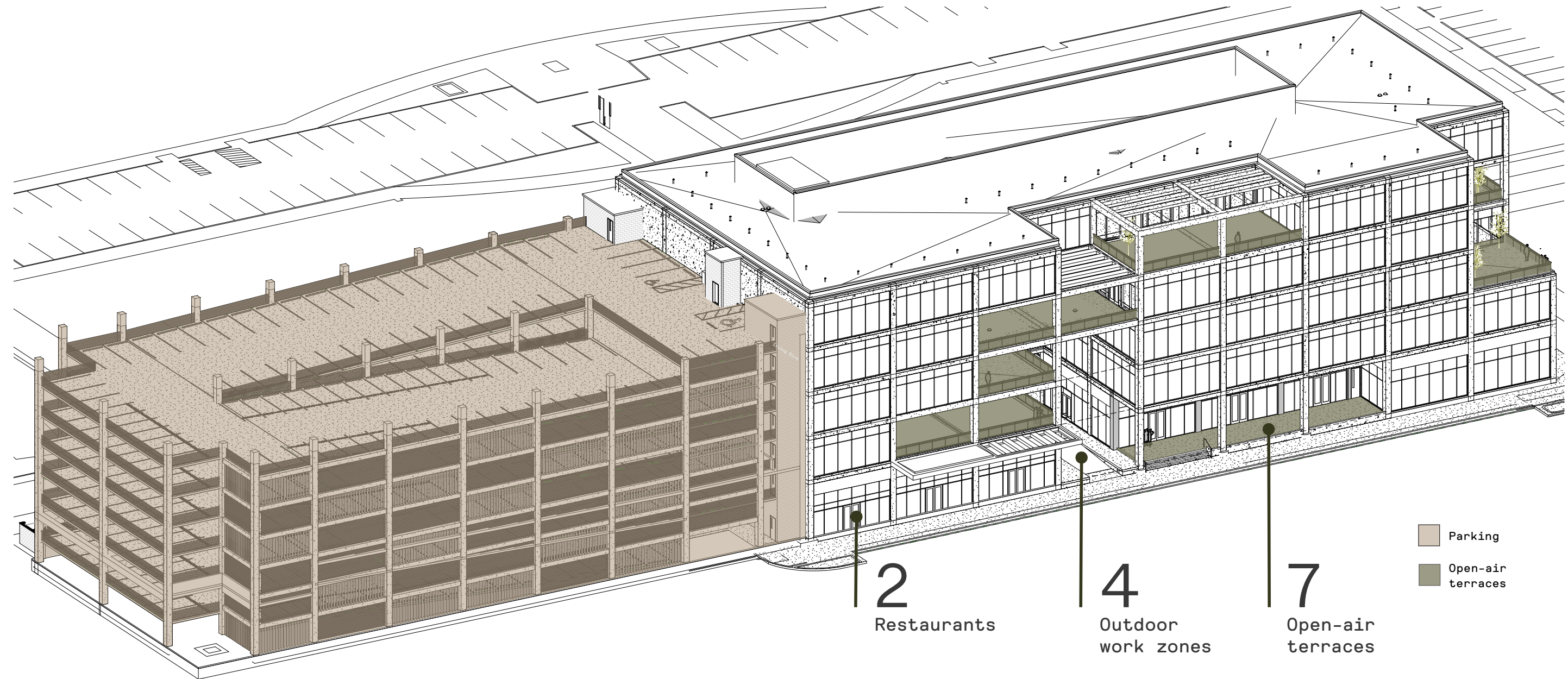
STAY / VISIT

- | | |
|-----------------------|--------------------------------|
| A Virgin Hotel | D The Echo Lounge & Music Hall |
| B Haas Moto Museum | E Hilton Anatole |
| C Dallas Contemporary | F The Seam |



Smart & Green

- » Targeting LEED Designation
- » EV Charging Stations
- » Bike Storage
- » App Based Tenant Experience
- » Touchless Access
- » Targeting Fitwel Designation
- » Indoor/Outdoor Community Lounge
- » Conference & Training Center
- » Fitness Center
- » Redundant Fiber Internet



Floor Plans

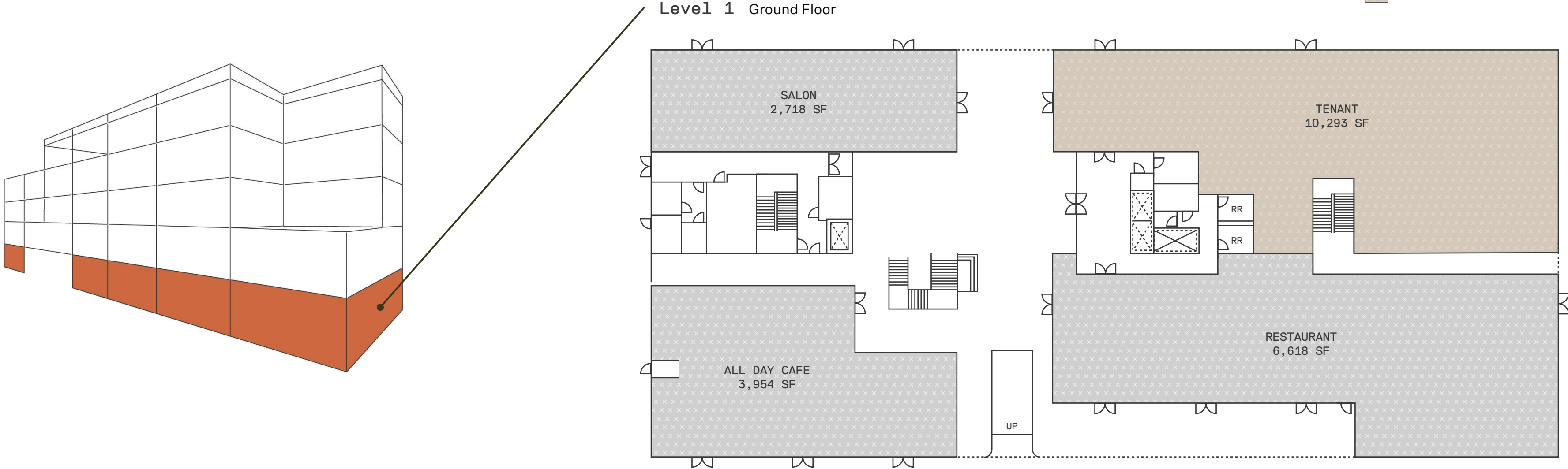
Level 1

Dallas Design District

Legend

Restaurant/Retail

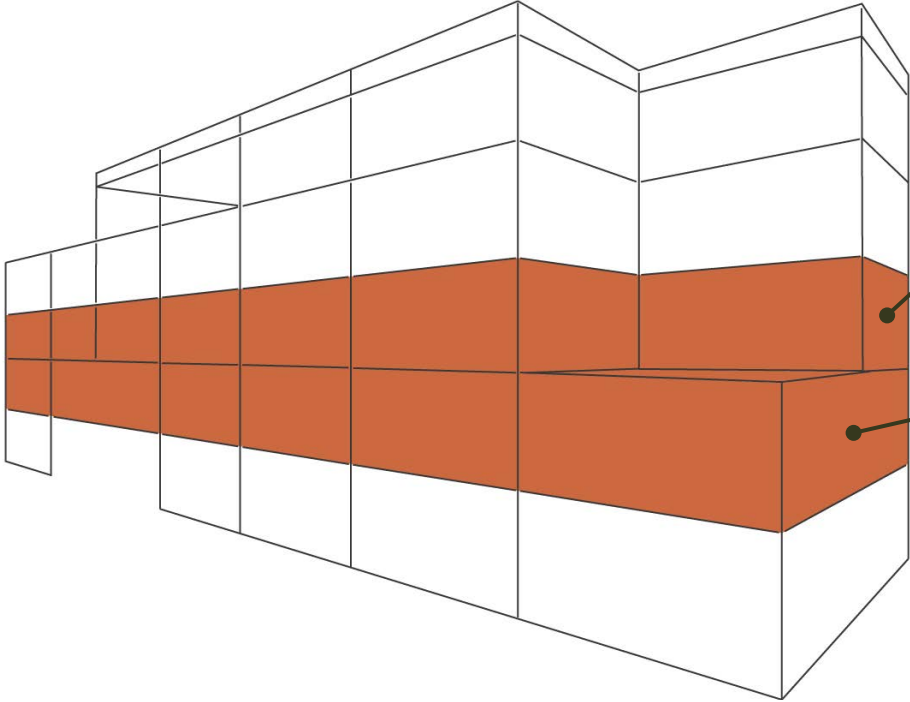
Available Tenant Space



Floor Plans

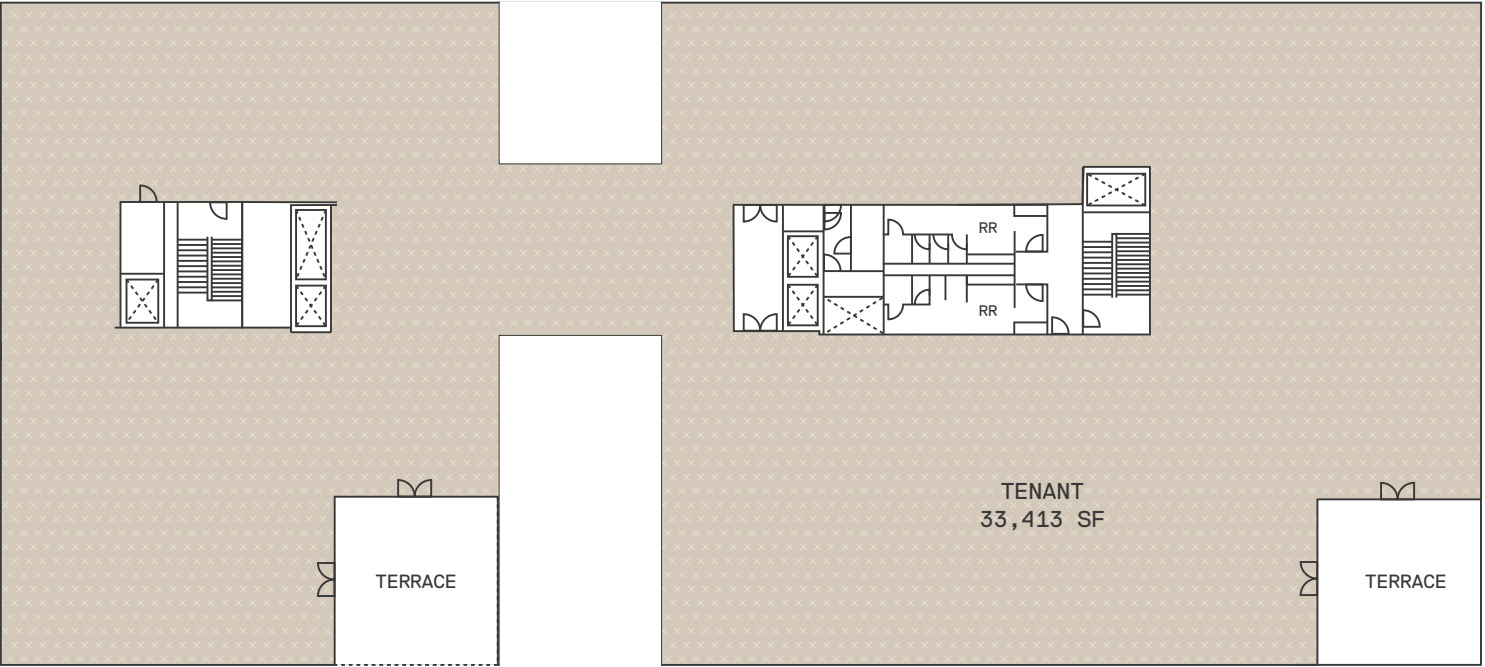
Level 2 & 3

Dallas Design District

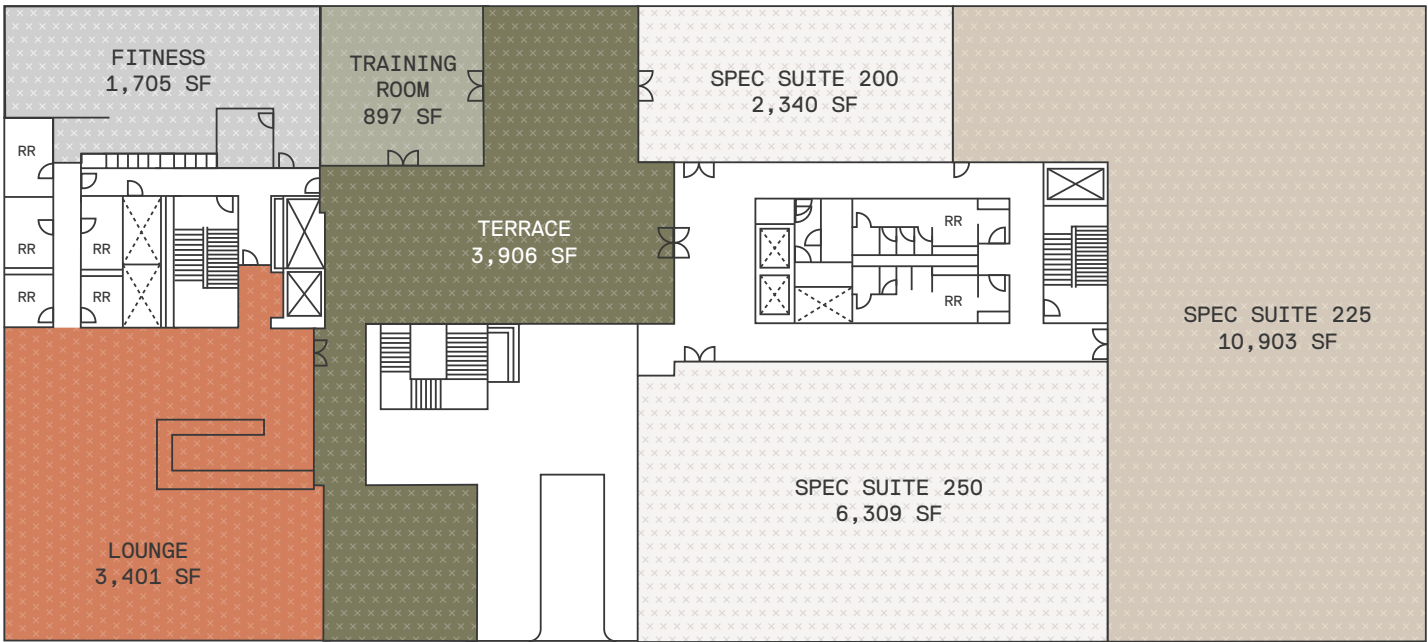


Level 3

Parking Garage Access



Level 2 Lounge, Fitness & Conferencing Center



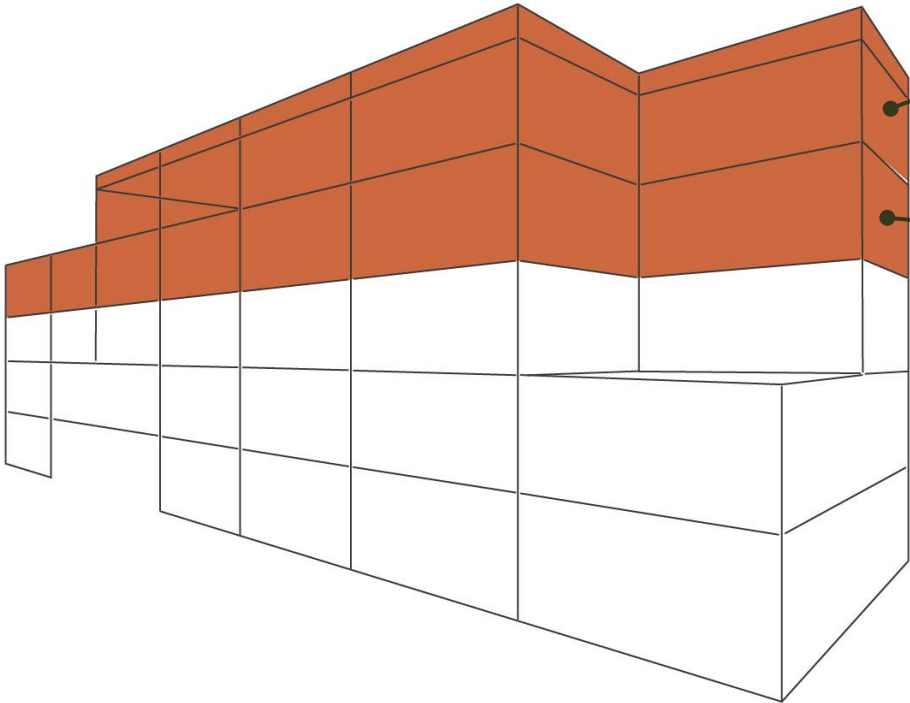
Legend

- Available Tenant Space
- Leased Tenant Space
- Outdoor Area For All Tenants
- Conference/Training
- Fitness
- Bar/Lounge

Floor Plans

Level 4 & 5

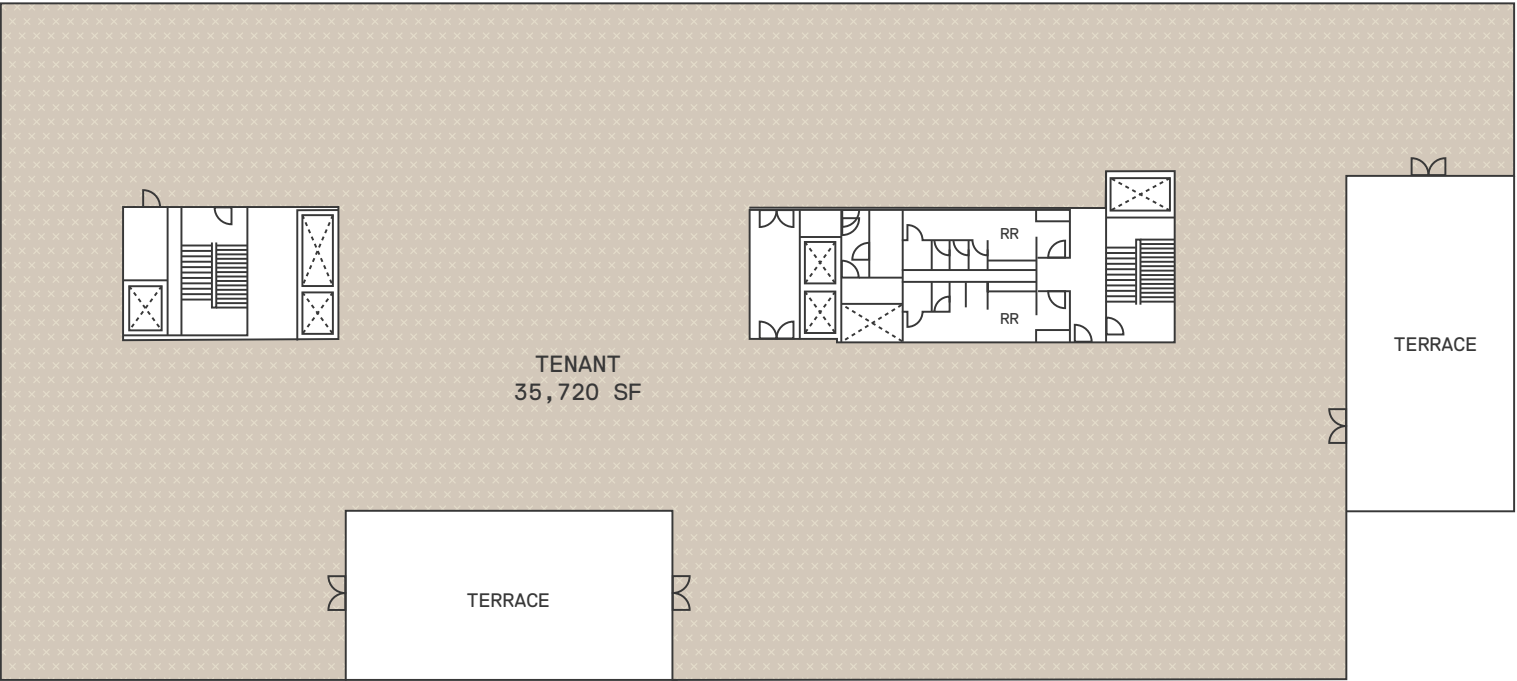
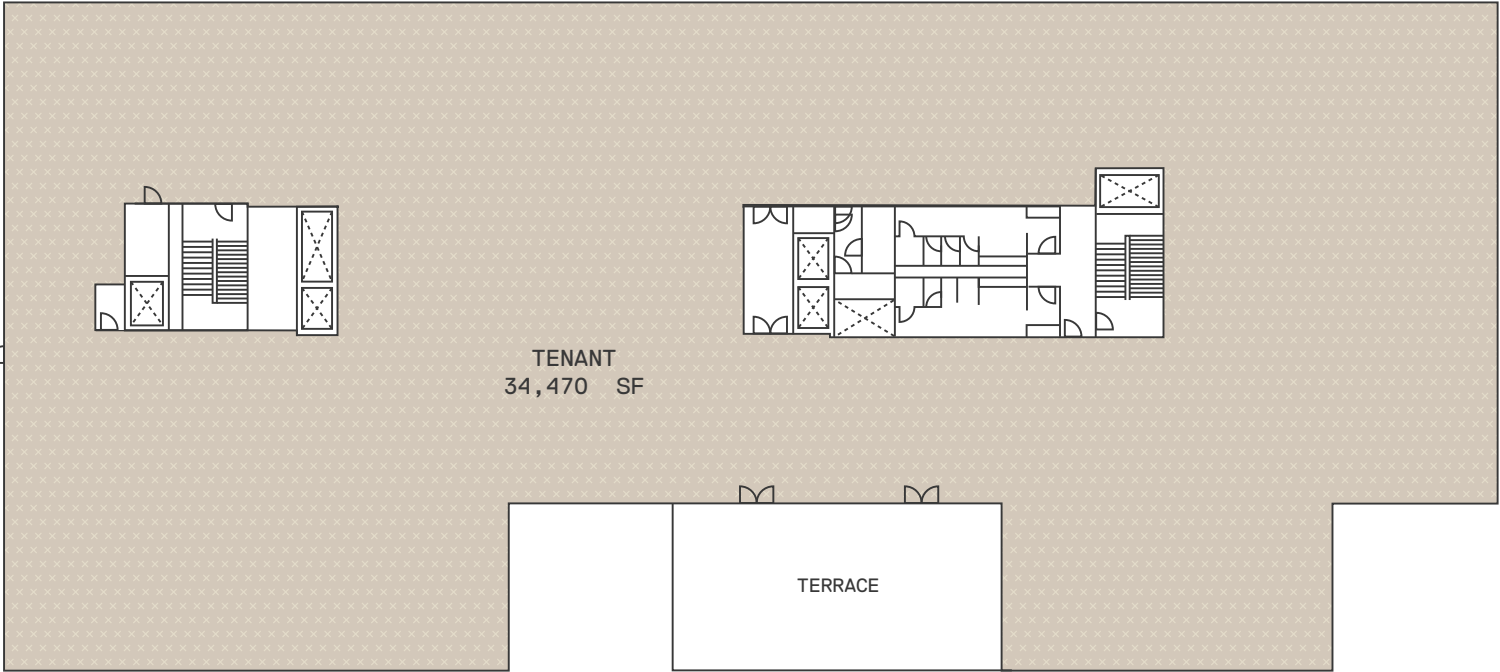
Dallas Design District



Level 5

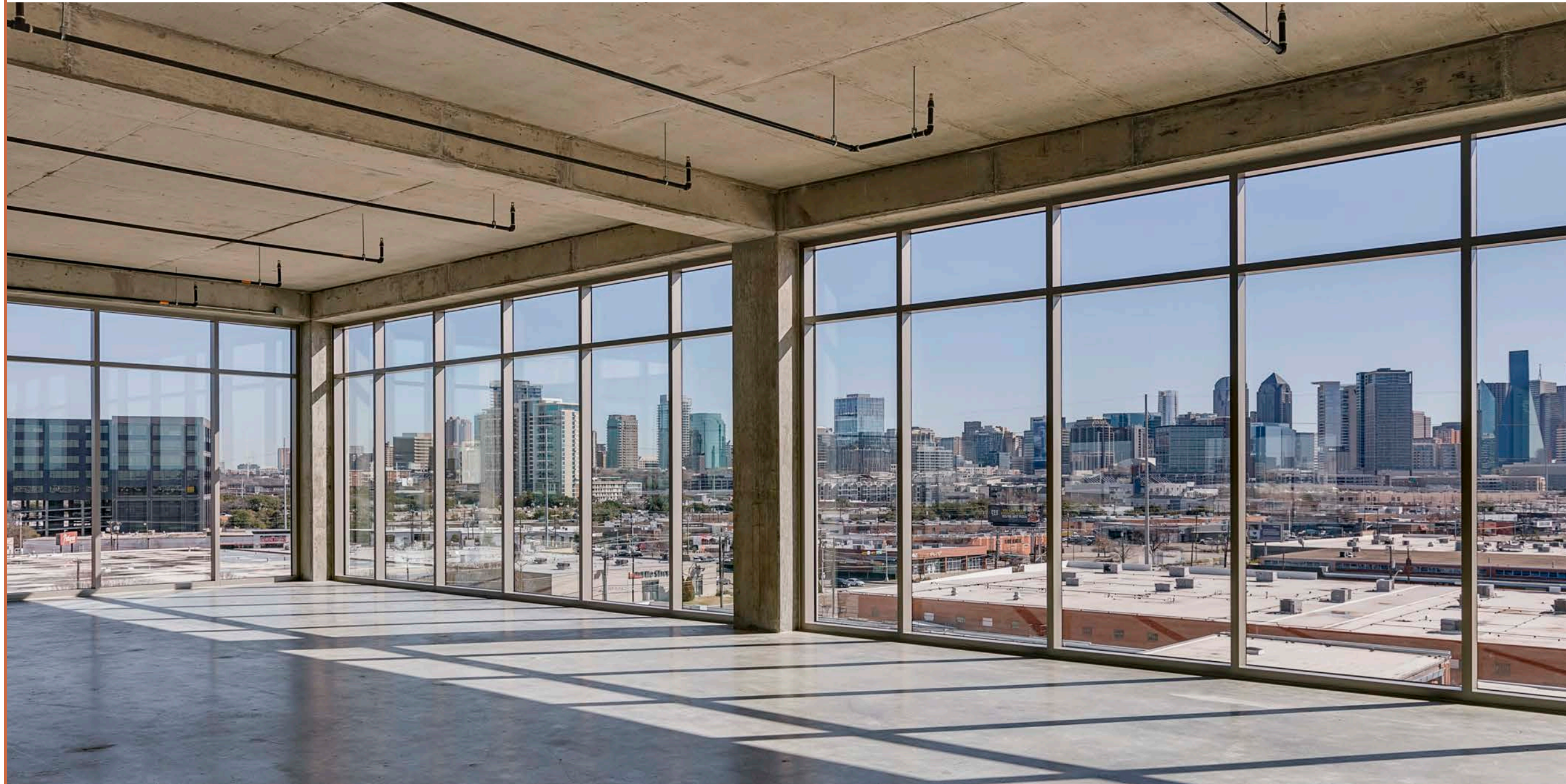
Parking Garage Access

Level 4



Legend

Available Tenant Space



About The Ownership

Quadrant Investment Properties has built its reputation around the simple creed of inspiration.

Quadrant Investment Properties

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.

FCP

FCP® is a privately held real estate investment company that has invested in or financed more than \$8.6 billion in assets since its founding in 1999. FCP invests directly and with operating partners in commercial and residential assets. The firm makes equity and mezzanine investments in income-producing and development properties. Based in Chevy Chase, MD, FCP invests both its commingled, discretionary funds and separate accounts targeted at major real estate markets in the United States. For further information on FCP, please visit www.fcpc.com.



Inspire. Engage. Connect.

RiverEdgeDD.com



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Owned by: **QIP** **FCP** Leased by: **TRANSWESTERN** **RUE**

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