

The Manufacturing District



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

Dallas, TX
ManufacturingDD.com

Community Spaces



Rooftop Tenant Lounge



The Patio



The Rail Spur



The Grove

Building Availability

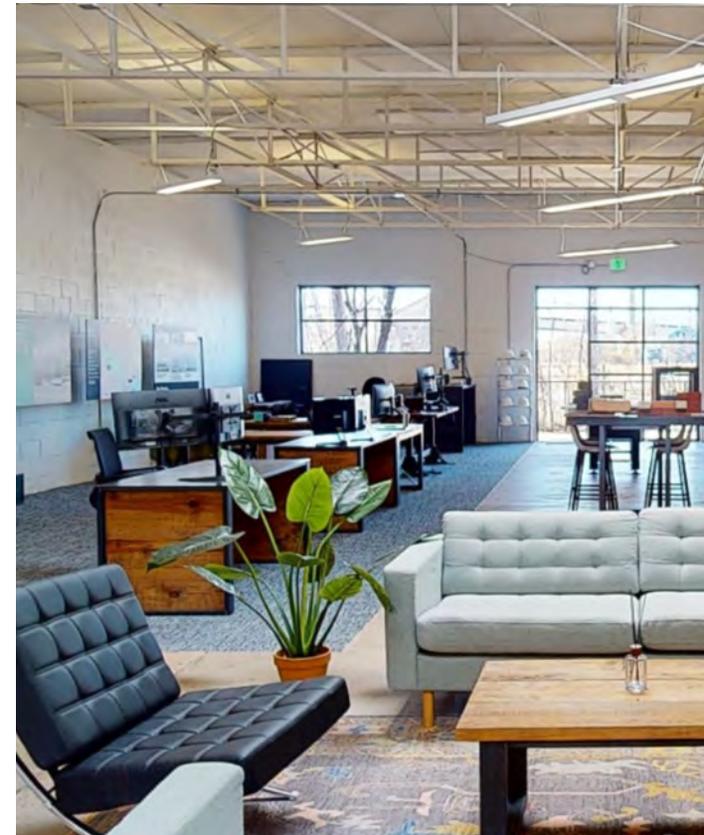
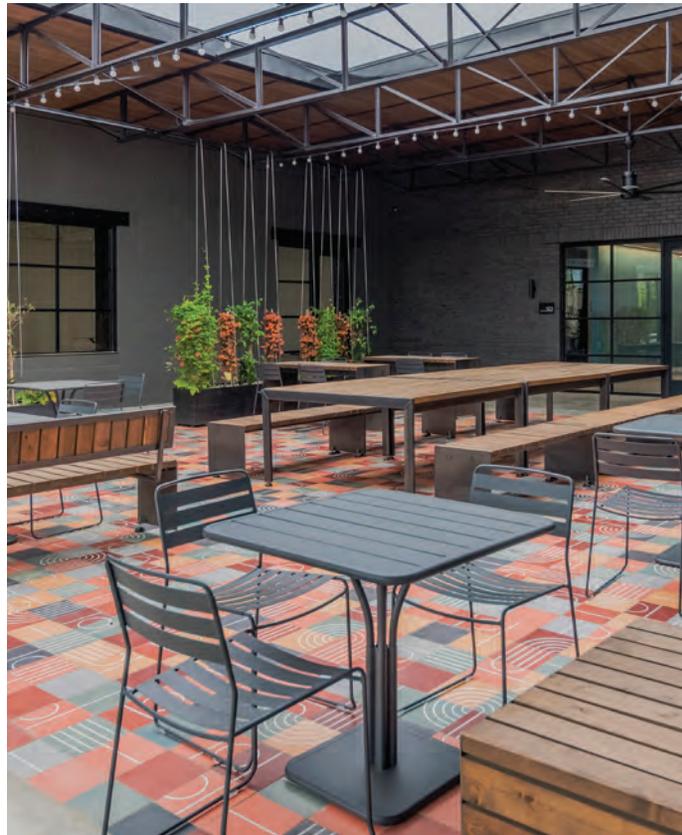
Property Characteristics

- 3.0 / 1,000 parking ratio
- 13 - 16 foot ceiling height
- 200 MPS of WiFi
- Up to 1G connections available

111
Manufacturing St
8,328 RSF

119A
Manufacturing St
2,127 RSF

123 Spec
Manufacturing St
5,138 RSF



Current Tenant HQ



The District



**111-115
Manufacturing St**

**Parking
3 spaces/1,000 SF**

**119-127
Manufacturing St**

**141-149
Manufacturing St**

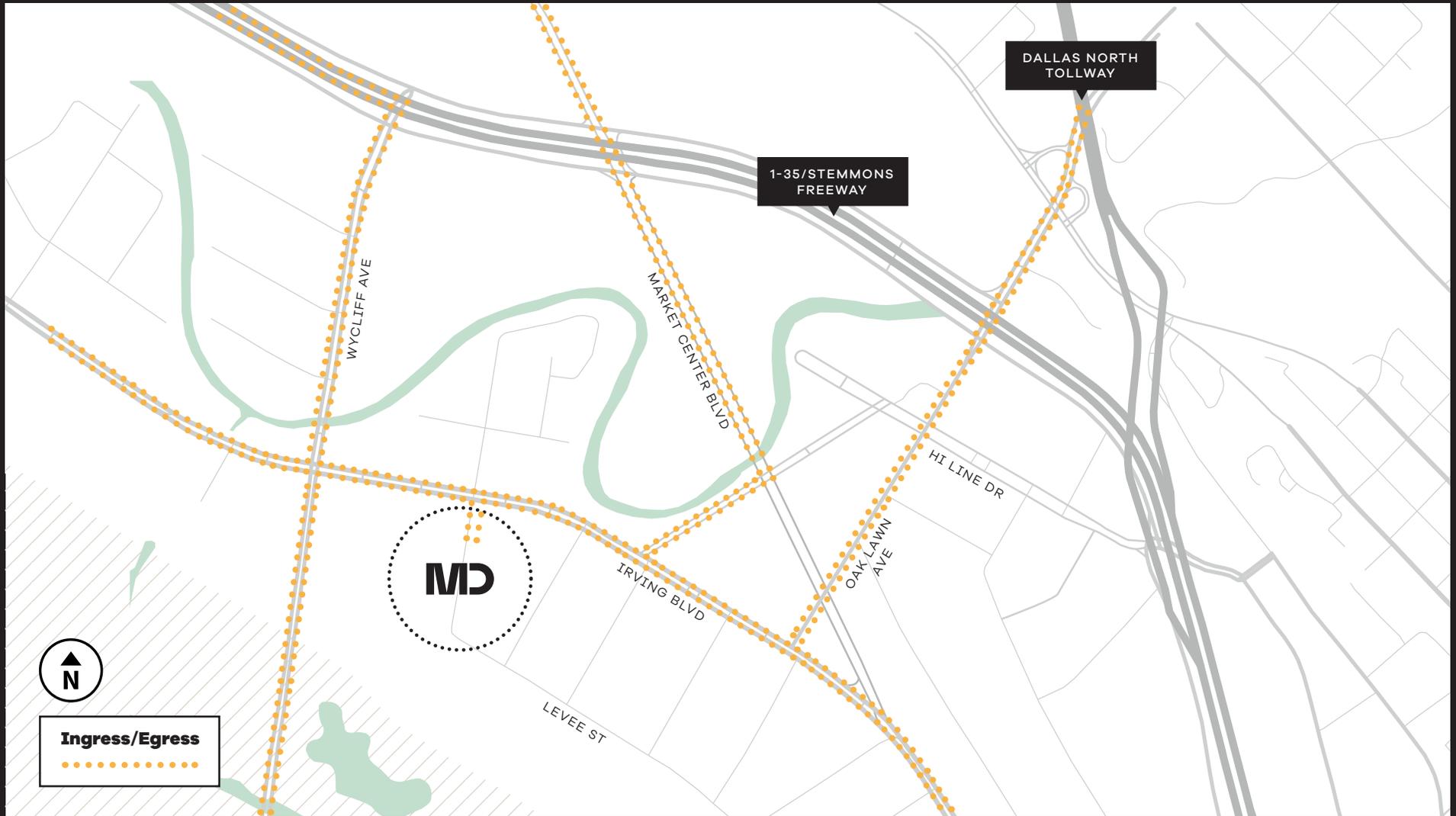
**2103-2119
Irving Blvd**

Pedestrian Path Connecting All Properties

MANUFACTURING STREET

IRVING BOULEVARD

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

AM/FM



Rodeo Goat



Commons Club



Ascension Coffee



Meddlesome Moth



Slow Bone BBQ



The Mexican



Evelyna



Delucca Gaucho



Tango Room



Carbone



Mama's Daughters'



The Charles



Town Hearth



Pie Tap



Triumph Coffee



La Lupita



Aba



Flying Fish



Bowlounge



Texas Ale Project



Dec on Dragon



The Barre Code



GRIT Fitness



The Urby



Padel Haus



the seam



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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