

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

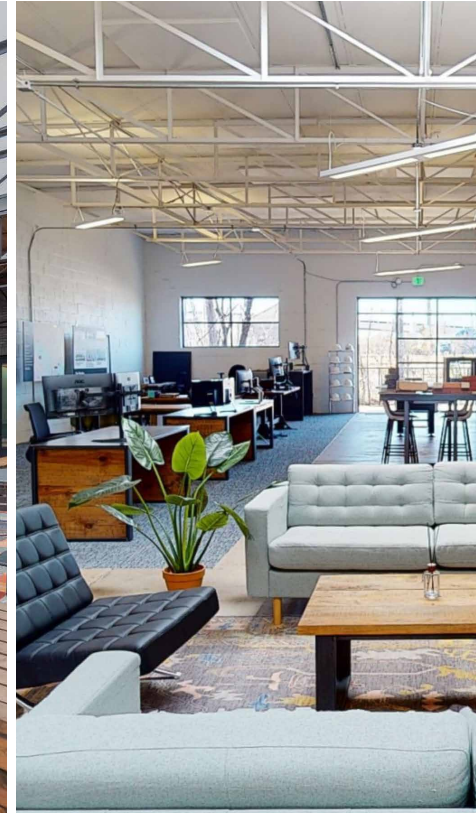
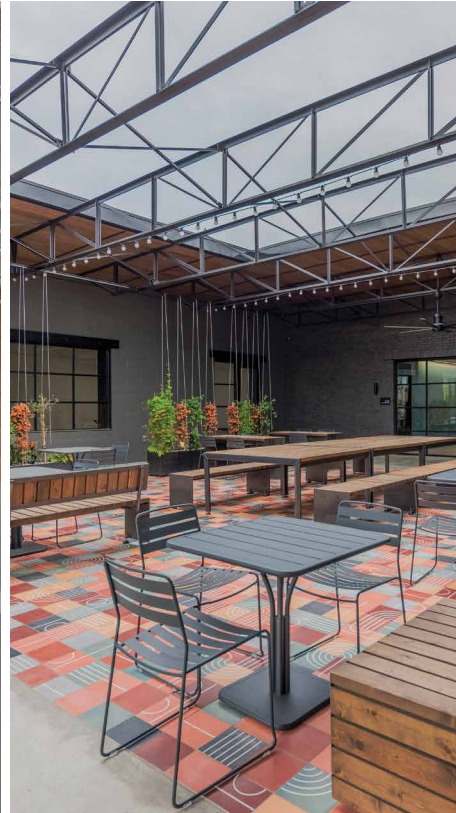
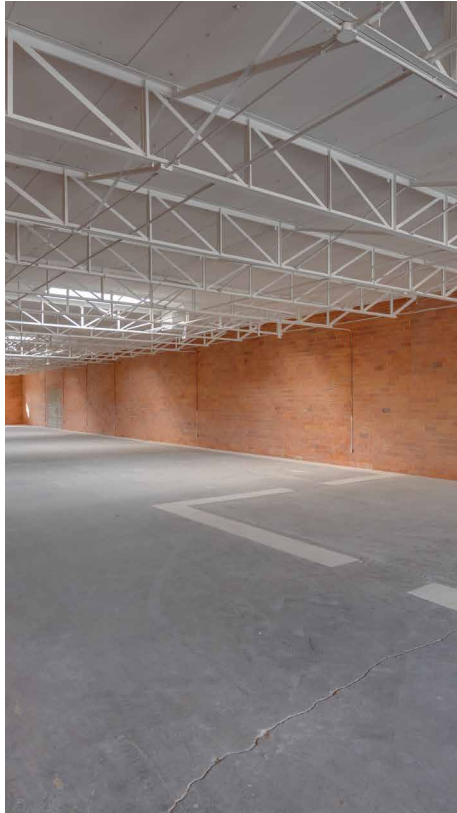
Property Characteristics

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

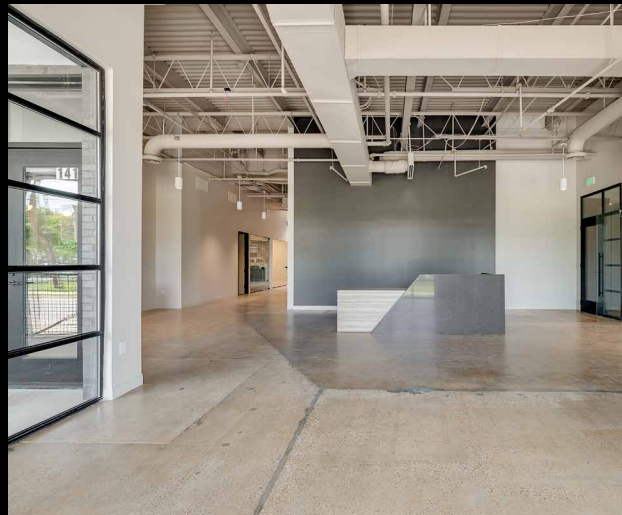
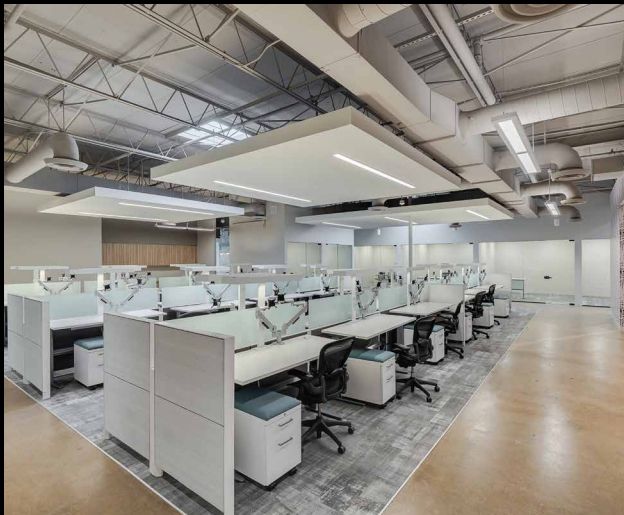
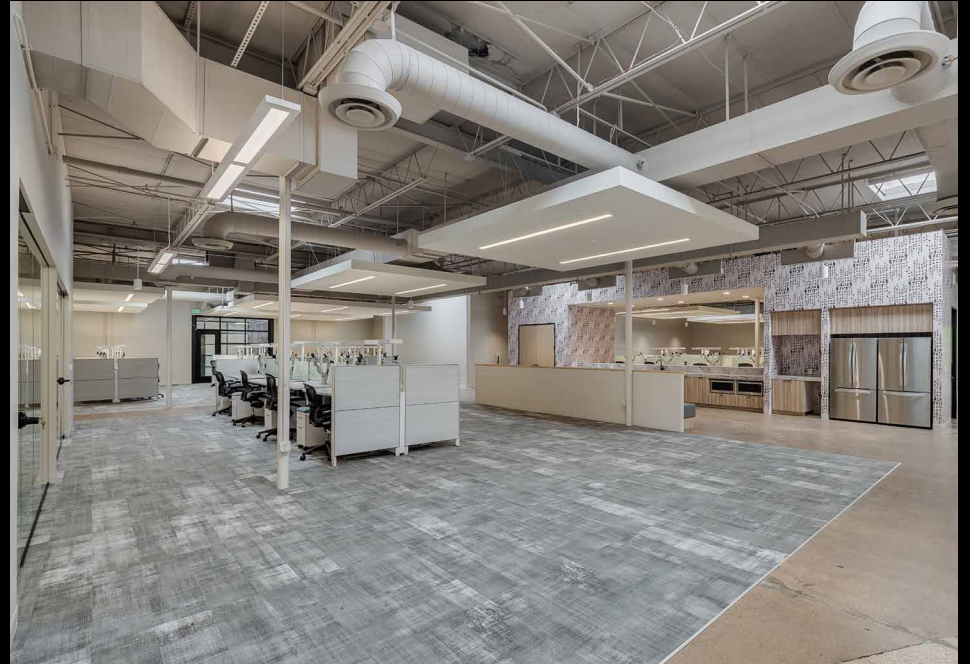
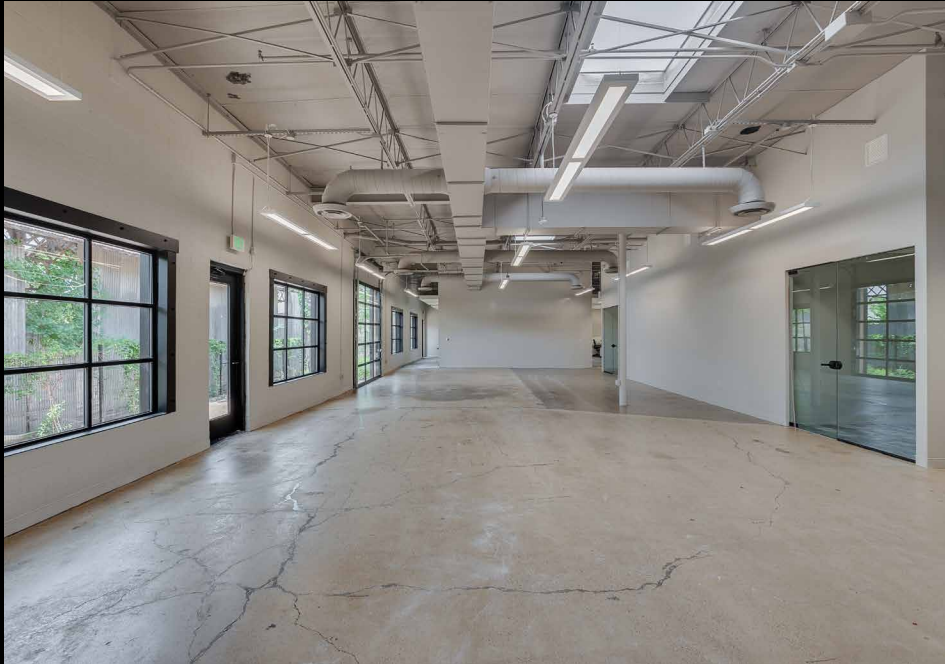
111
Manufacturing St
8,328 RSF

119A
Manufacturing St
2,127 RSF

123 Spec
Manufacturing St
5,138 RSF



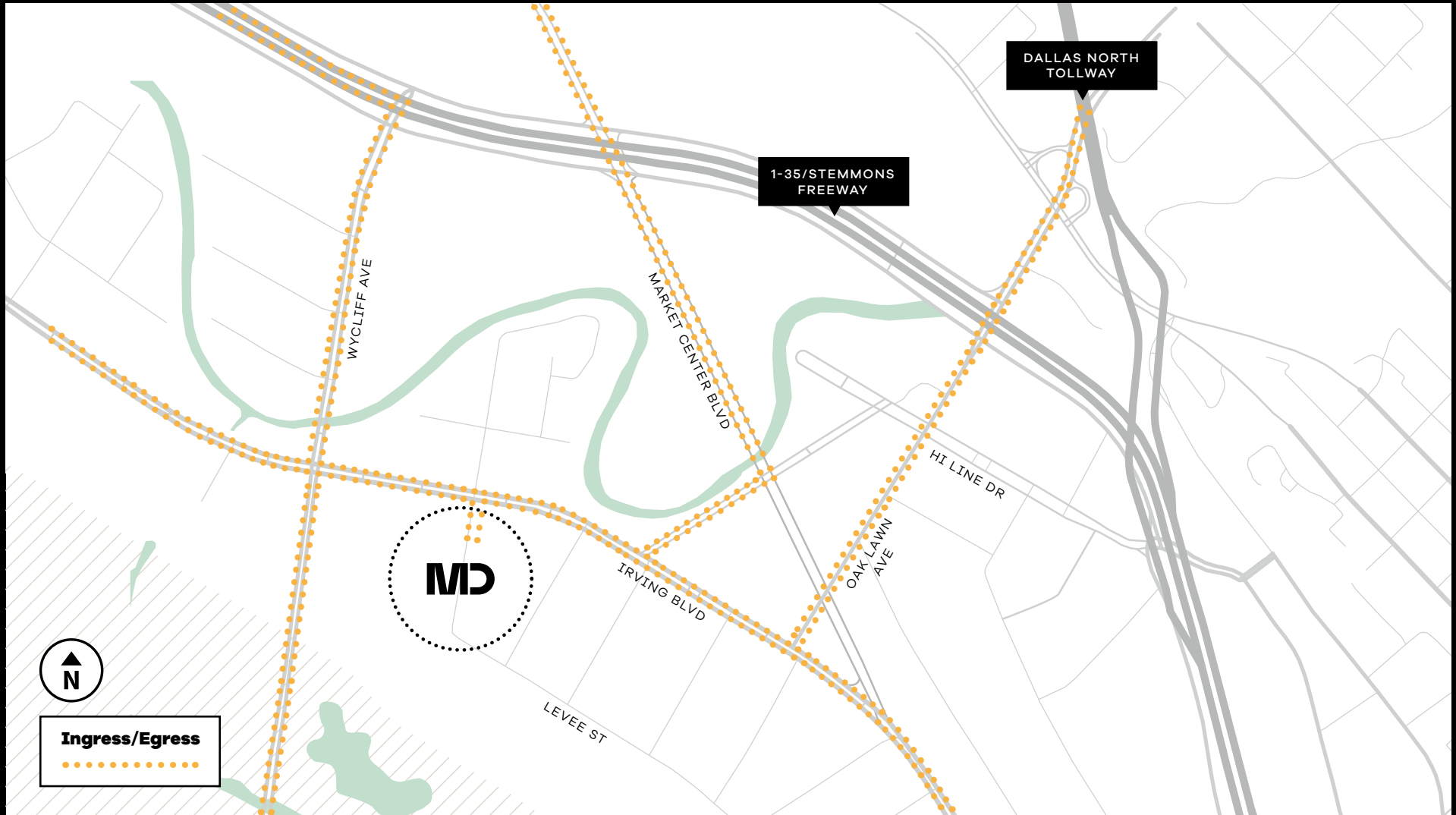
Current Tenant HQ



The District



Location & Drive Times



**2 Minutes
to Uptown**

**3 Minutes
to I-35**

**7 Minutes
to Downtown Dallas**

**11 Minutes
to Dallas Love Field**

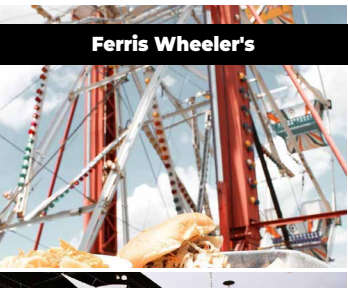
**3 Minutes
to Dallas North Tollway**

**5 Minutes
to I-75**

**12 Minutes
to Highland Park**

**17 Minutes
to DFW Intl. Airport**

In The Neighborhood



Ferris Wheeler's



Rodeo Goat



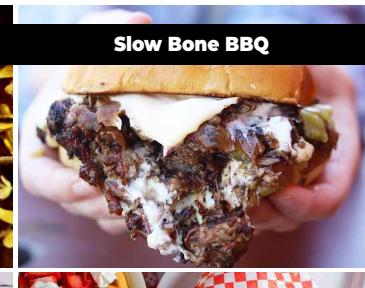
Commons Club



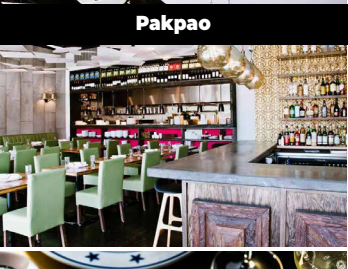
Ascension Coffee



Meddlesome Moth



Slow Bone BBQ



Pakpao



WITS Steakhouse



Delucca Gaucho



Tango Room



Carbone



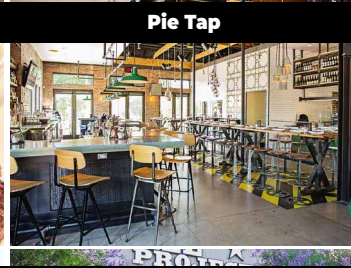
Mama's Daughters'



The Charles



Town Hearth



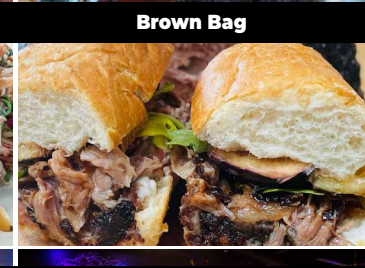
Pie Tap



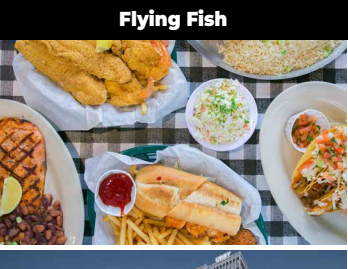
Triumph Coffee



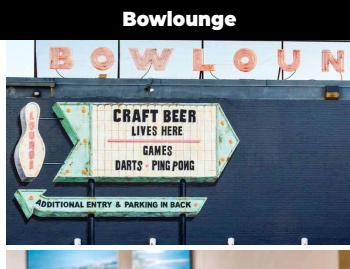
El Bolero



Brown Bag



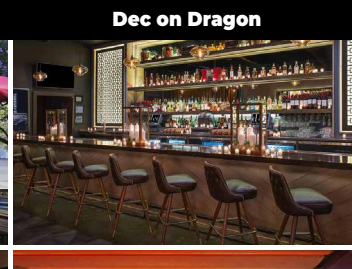
Flying Fish



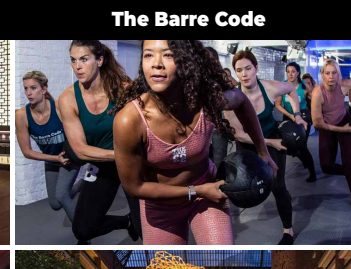
Bowlounge



Texas Ale Project



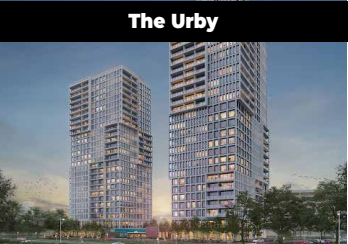
Dec on Dragon



The Barre Code



GRIT Fitness



The Urby



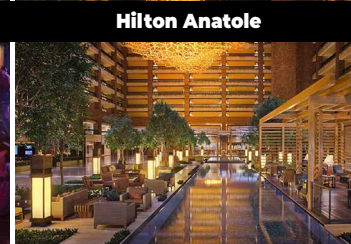
Haas Moto Museum



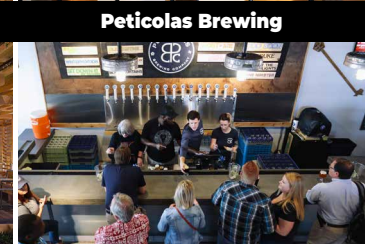
Dallas Contemporary



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.



The Manufacturing District

Leasing Information

Paul Wittorf
214.446.4512
paul.wittorf@transwestern.com

Kim Brooks
972.361.1122
kim.brooks@transwestern.com

Laney Delin
214.237.5020
laney.delin@transwestern.com

Collin Burwinkel
972.774.2531
collin.burwinkel@transwestern.com

ManufacturingDD.com

The Manufacturing District MD



Owner

Quadrant Investment Properties

Year Built

2020

Rentable Building Area

95,910 SF

Stories

1

Quoted Rental Rate

\$38.00/NNN + E

Expenses

2024 operating expenses are estimated to be \$7.48/RSF. Electricity is estimated to be \$1.50/RSF.

Parking

3.0/1,000 SF

Availability

| | | |
|--------------------------|-----------|-------------|
| 111 Manufacturing St | 8,328 RSF | \$38.00 NNN |
| 123 Manufacturing (Spec) | 5,138 RSF | Available |
| 119A Manufacturing St | 2,127 RSF | \$38.00 NNN |

About

A Re-imagined Core of Community and Commerce in the Heart of the Design District. With unique architectural features, these buildings provide an opportunity to create highly functional single and multi-tenant environments. Tenants can enjoy 200 MPS of Wi-Fi, up to 1G connections available, Tenant signage, 24 hour surveillance, private bathrooms, ample natural light, and access to greenspace.

For Leasing Information:

Paul Wittorf

214.446.4512

paul.wittorf@transwestern.com

Kim Brooks

972.361.1122

kim.brooks@transwestern.com

Laney Delin

214.237.5020

laney.delin@transwestern.com

Collin Burwinkel

972.774.2531

collin.burwinkel@transwestern.com

Owned by: **QIP**

Leased by: **TRANSWESTERN**