



R I V E R
E D G E

155 Riveredge Dr, Dallas, TX 75207

Creating What Matters

RiverEdgeDD.com

146,956 SF 5G

Five Stories

Community Wi-Fi

10,110 SF 4/1,000

Ground Floor Retail

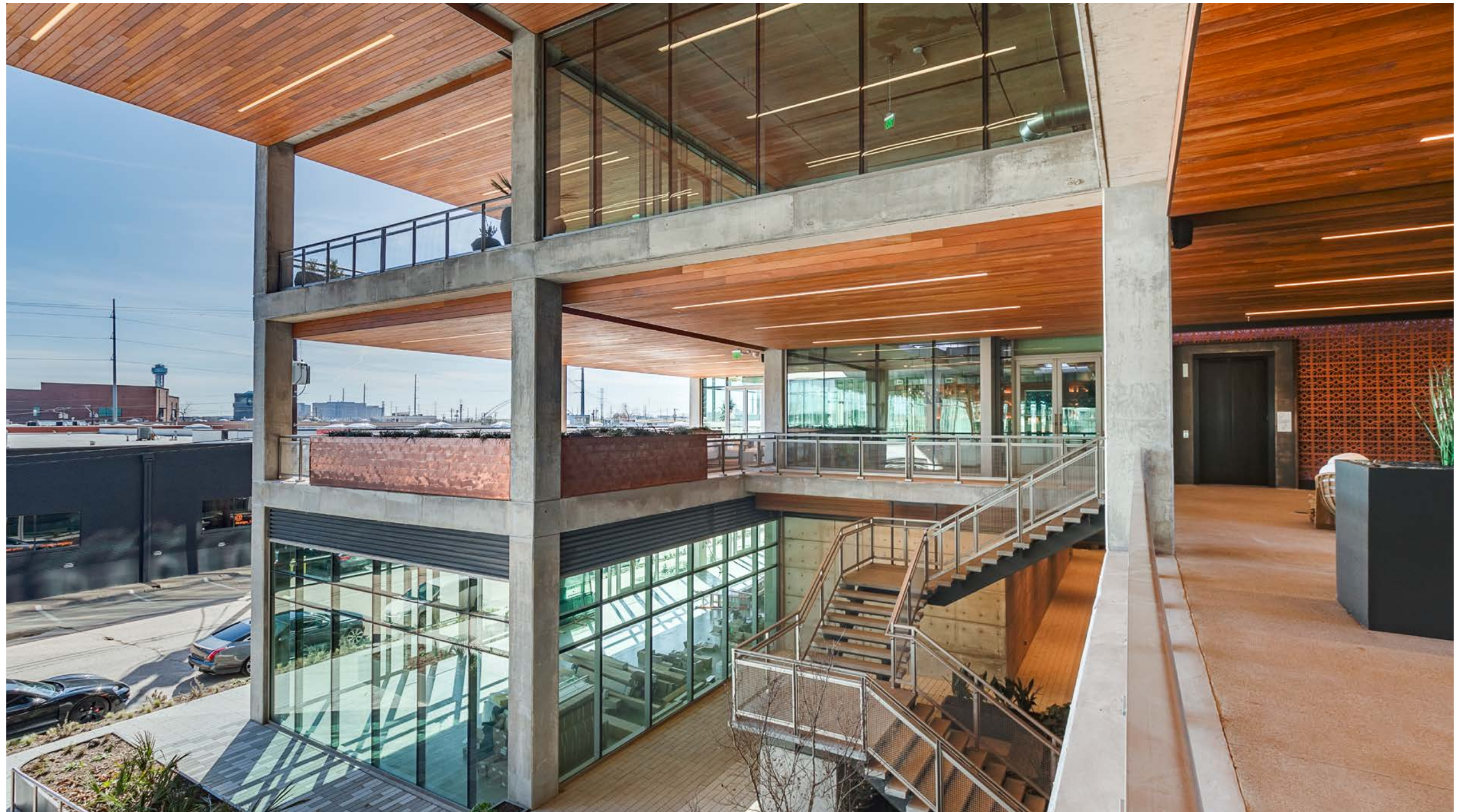
Parking Ratio

14,013 SF 3

Outdoor Amenities

Planned On-site Restaurants

A Unique Office Experience in Dallas' Most Engaging Neighborhood

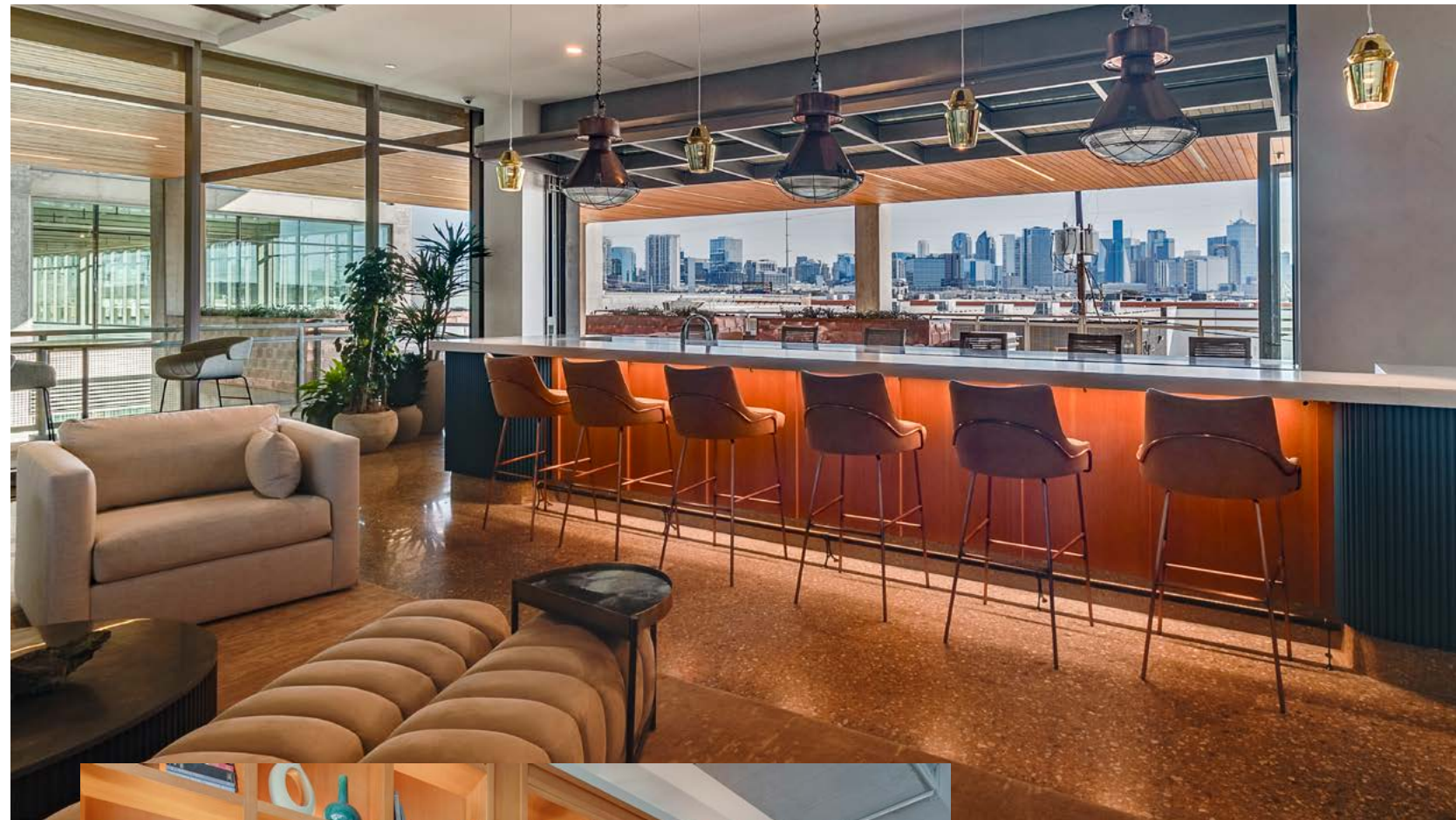


Designed to Be Current

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

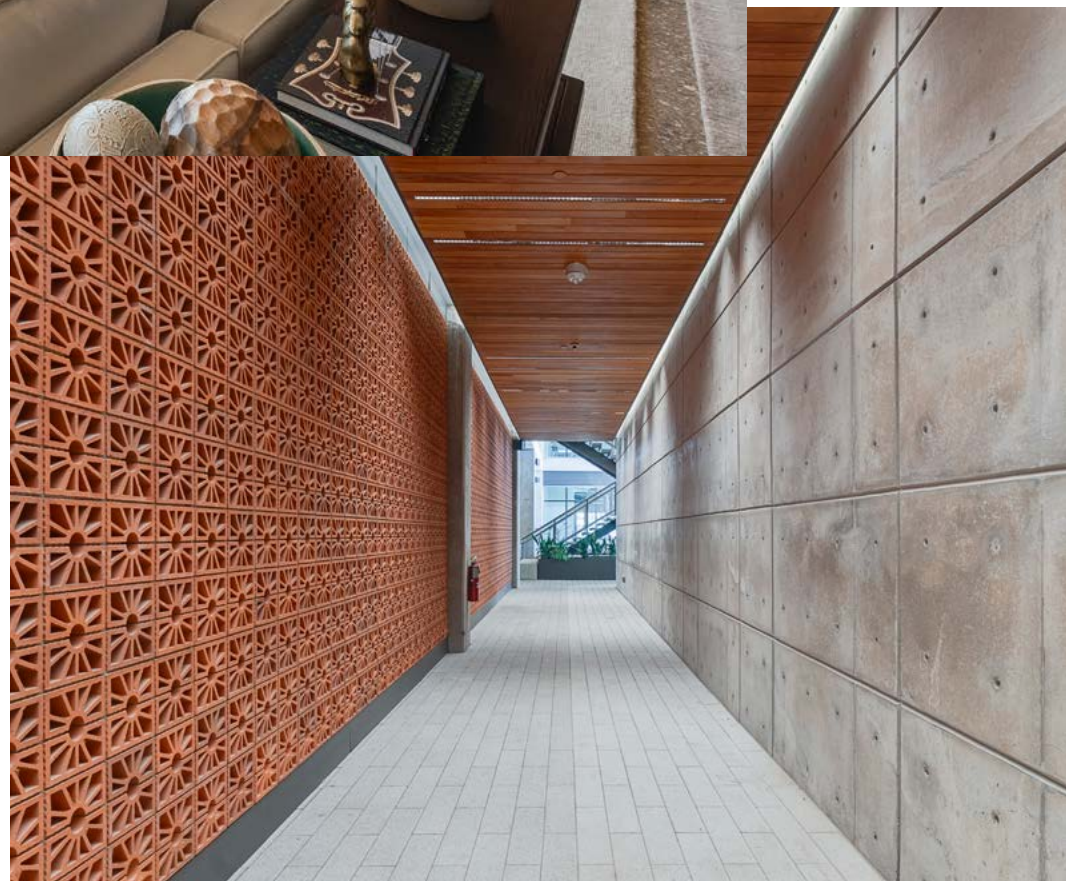
03 Multiple On-site
Dining Options

04 Tenant Exclusive
Terraces



Designed to Engage

Designed to inspire, engage, and connect the creative class of Dallas.



RIVER
EDGE

Designed to Connect

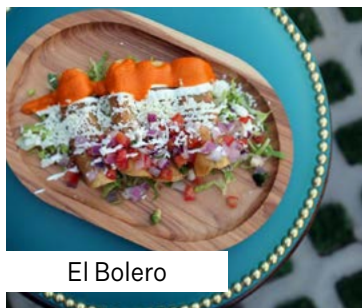
Design District Dallas

- | | | |
|----------------|--|---|
| 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 |

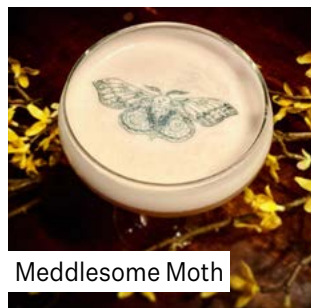


Dallas Design District

The Design District's history of design and commerce evolved over time into an eclectic yet upscale neighborhood in the heart of Dallas.



El Bolero



Meddlesome Moth



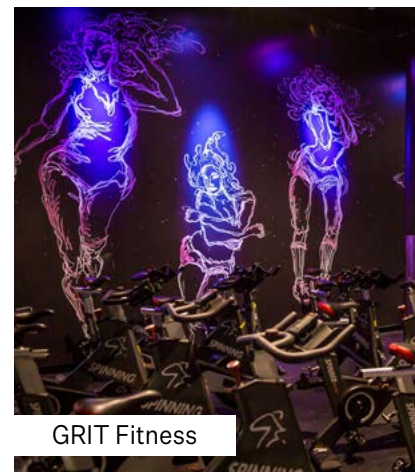
Ascension Coffee



Town Hearth



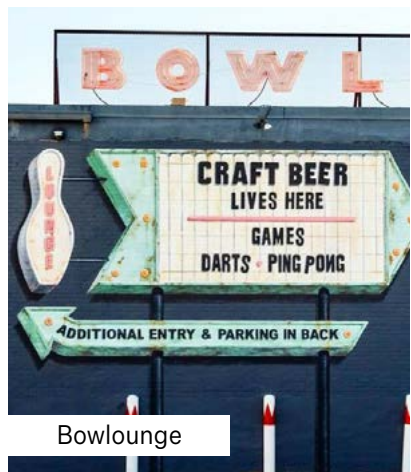
The Mexican



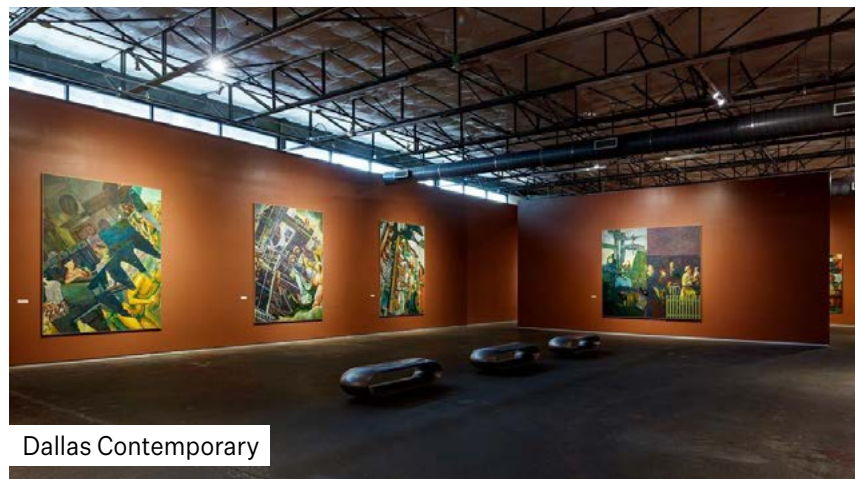
GRIT Fitness



Pakpao



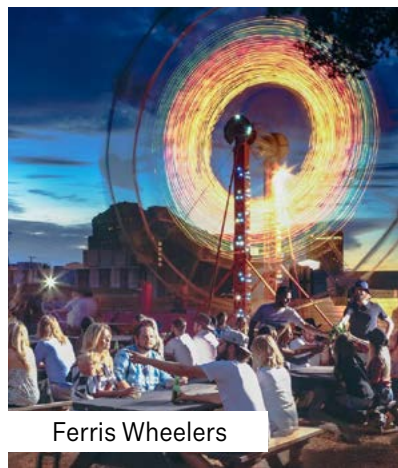
Bowlounge



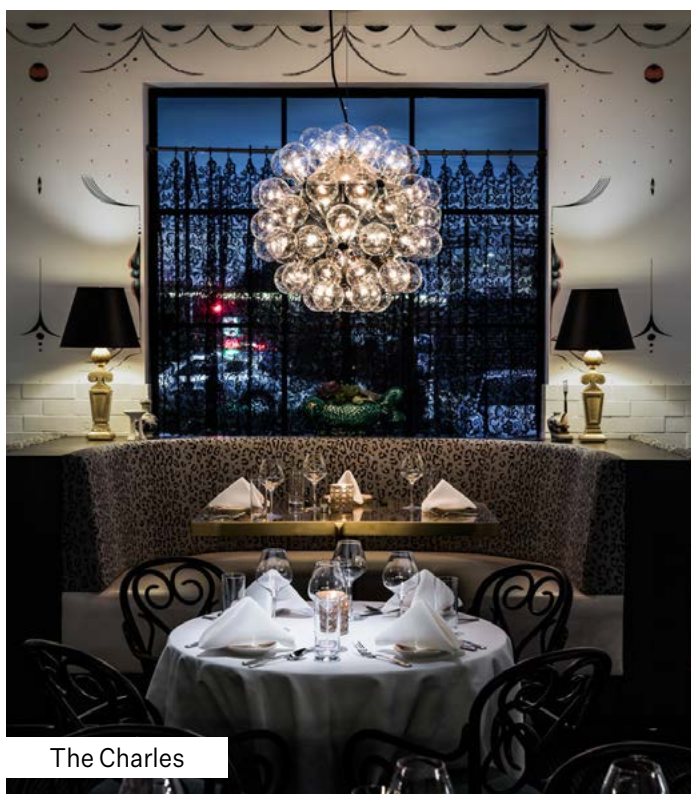
Dallas Contemporary



Carbone



Ferris Wheelers



The Charles



Hilton Anatole



DEC on Dragon



Delucca Gaucho



Commons Club



The Echo

Community Within Reach

Dallas Design District

FOOD & BEVERAGE

- | | | |
|---------------------|-----------------|----------------------------|
| 1 Slow Bone BBQ | 10 Thai Pak Pao | 19 Pie Tap |
| 2 Peticolas Brewing | 11 Delucca | 20 El Bolero |
| 3 Terranova Café | 12 Wits | 21 Future Culinary Dropout |
| 4 Ferris Wheelers | 13 Tango Room | 22 Flying Fish |
| 5 Rodeo Goat | 14 Carbone | 23 Tacos, Bites & Beats |
| 6 The Mexican | 15 The Charles | 24 Bowlounge |
| 7 Commons Club | 16 Bar Charles | 25 Mama's Daughters' Diner |
| 8 Meddlesome Moth | 17 El Carlos | 26 Triumphs Coffee |
| 9 Ascension Coffee | 18 Town Hearth | |

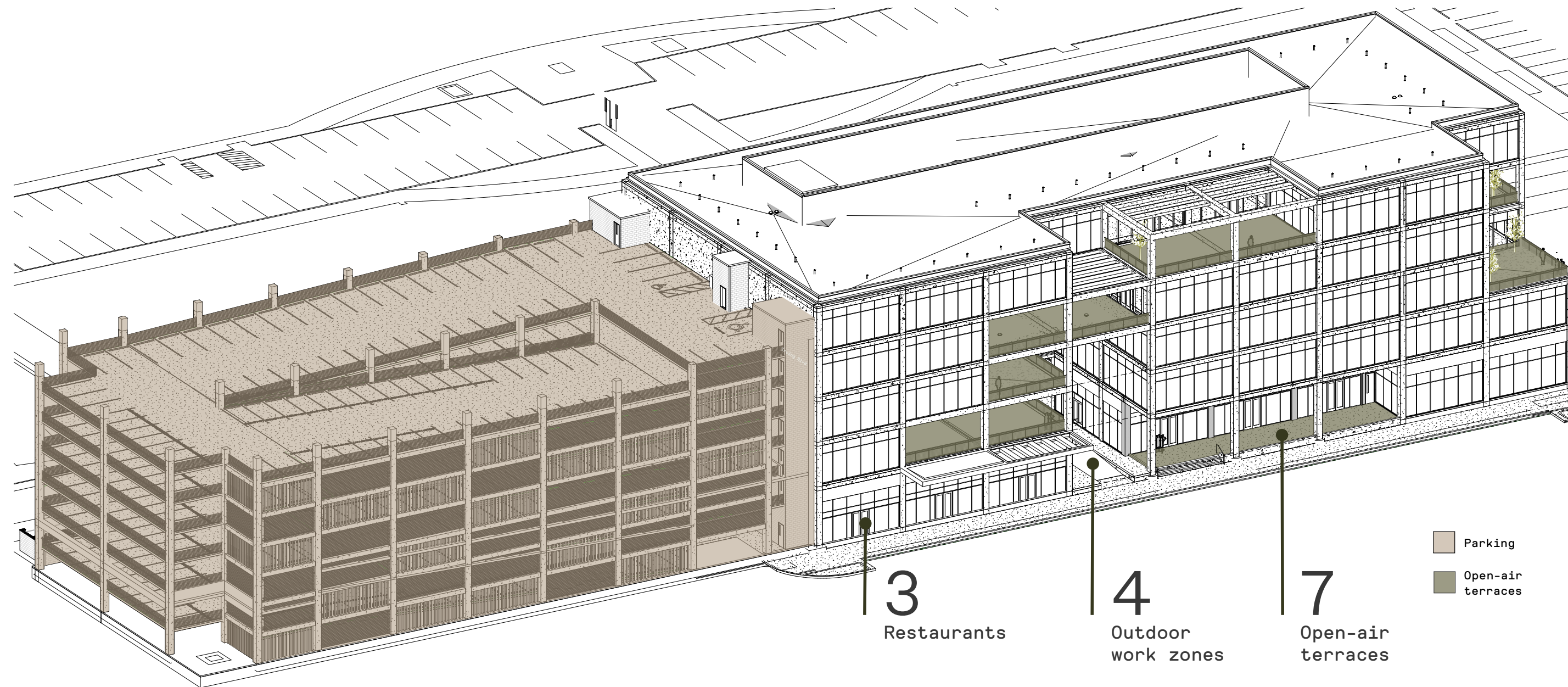
STAY / VISIT

- A Virgin Hotel
- B Haas Moto Museum
- C Dallas Contemporary
- D The Echo Lounge & Music Hall



Smart & Green

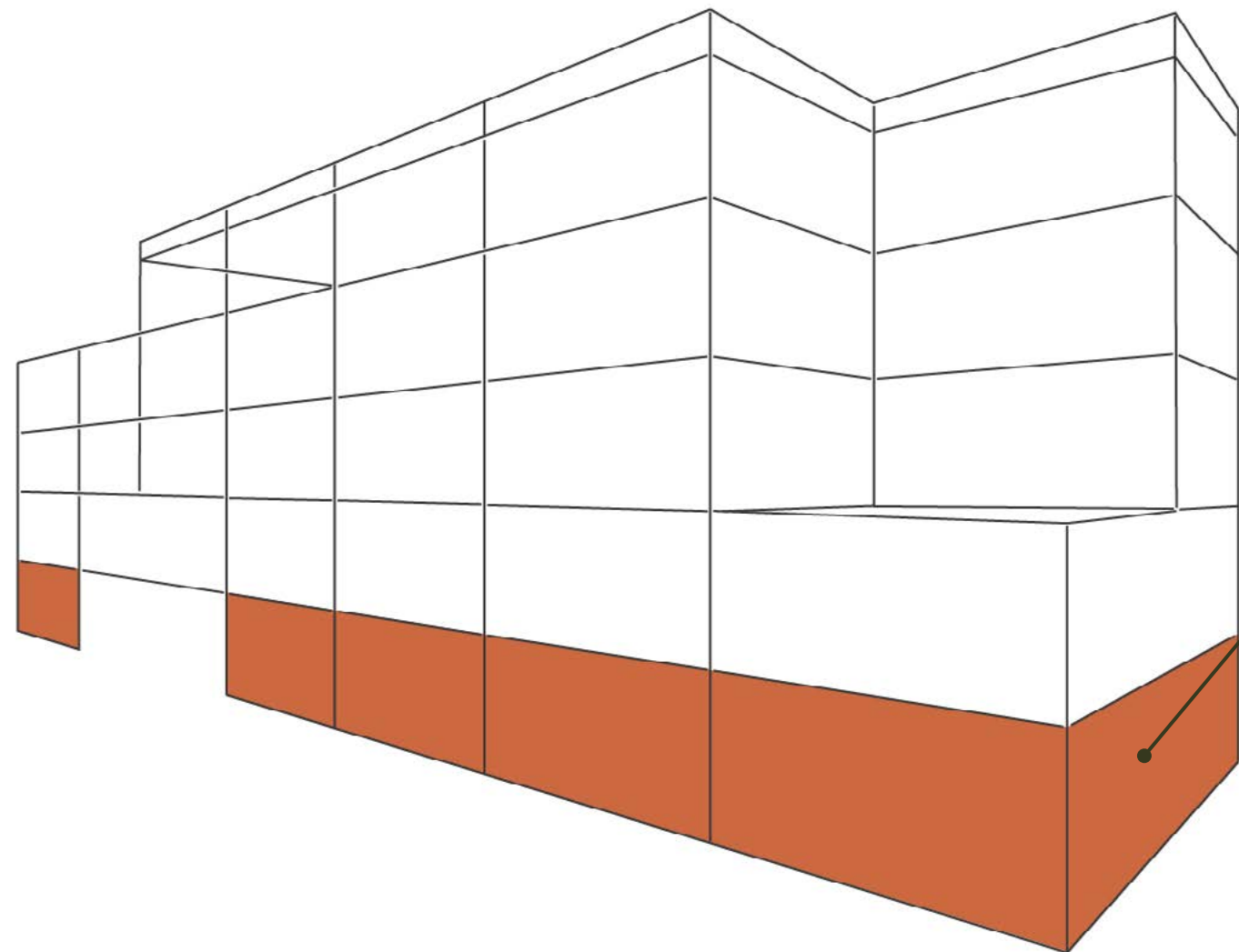
- » Targeting LEED Designation
- » EV Charging Stations
- » Bike Storage
- » App Based Tenant Experience
- » Touchless Access
- » Targeting Fitwel Designation
- » Indoor/Outdoor Community Lounge
- » Conference & Training Center
- » Fitness Center
- » Redundant Fiber Internet



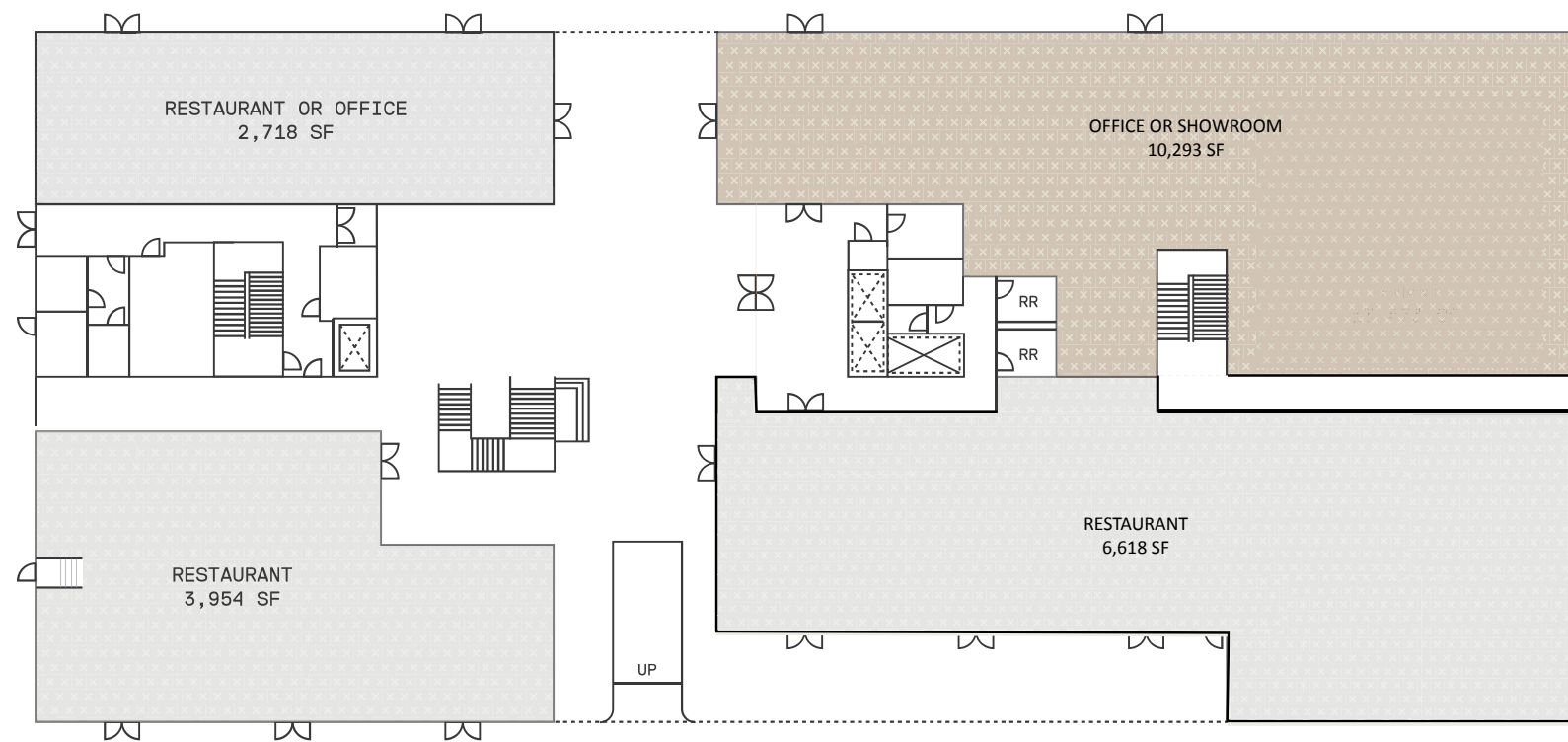
Floor Plans

Level 1

Dallas Design District



Level 1 Ground Floor



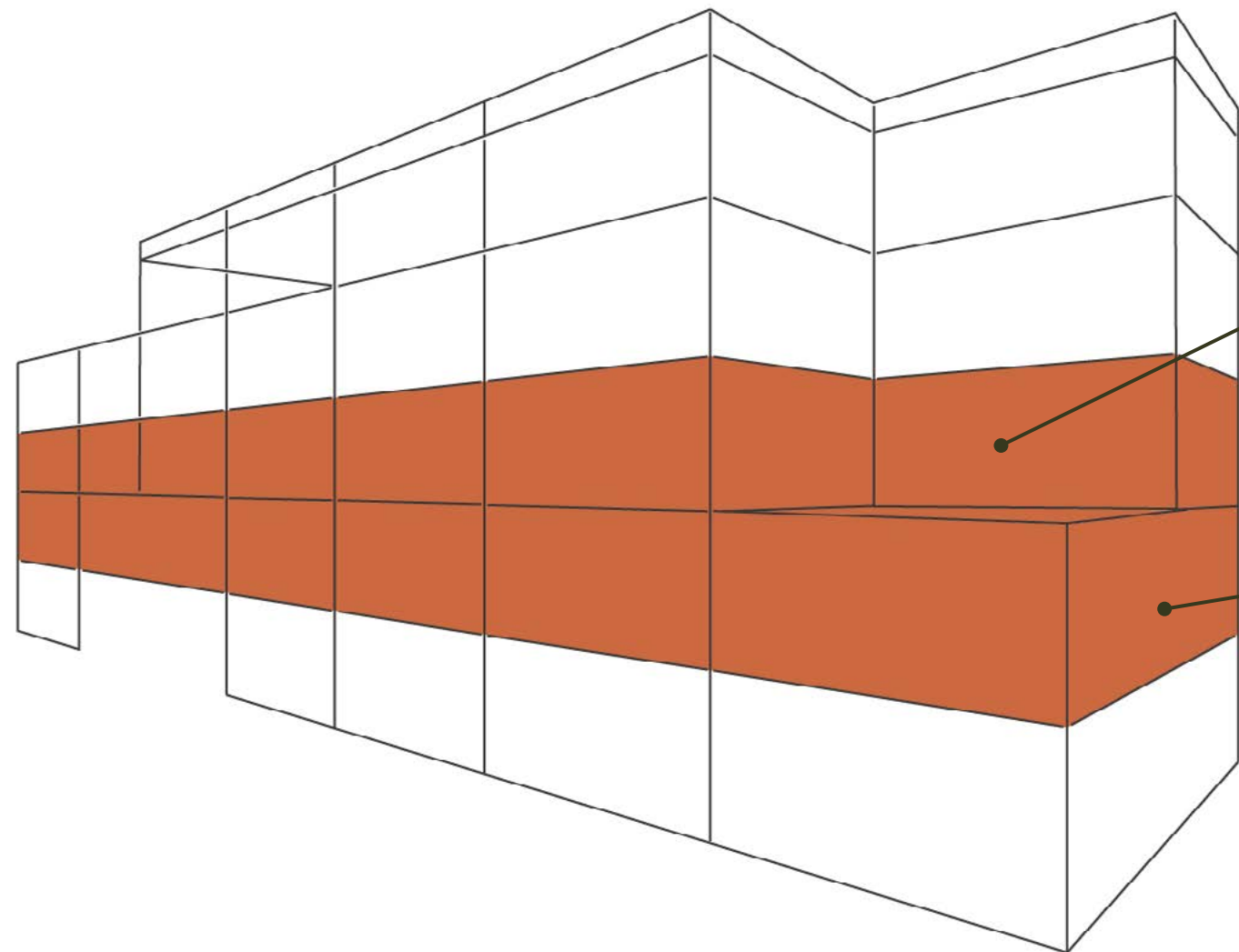
Legend

- Restaurant
- Available Tenant Space

Floor Plans

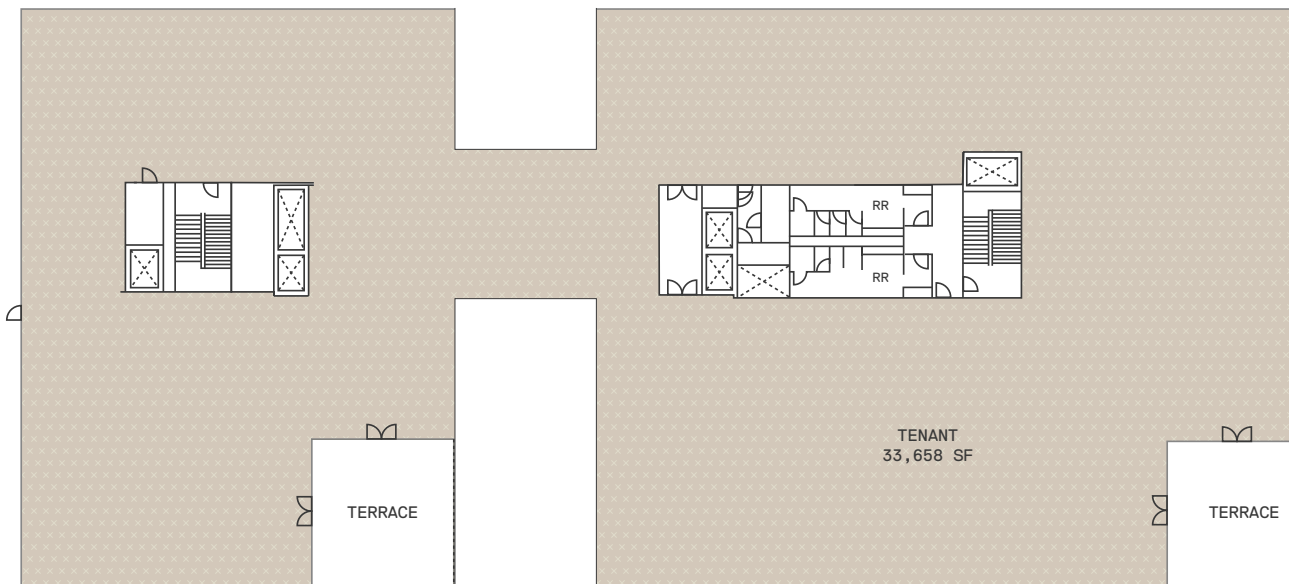
Level 2 & 3

Dallas Design District

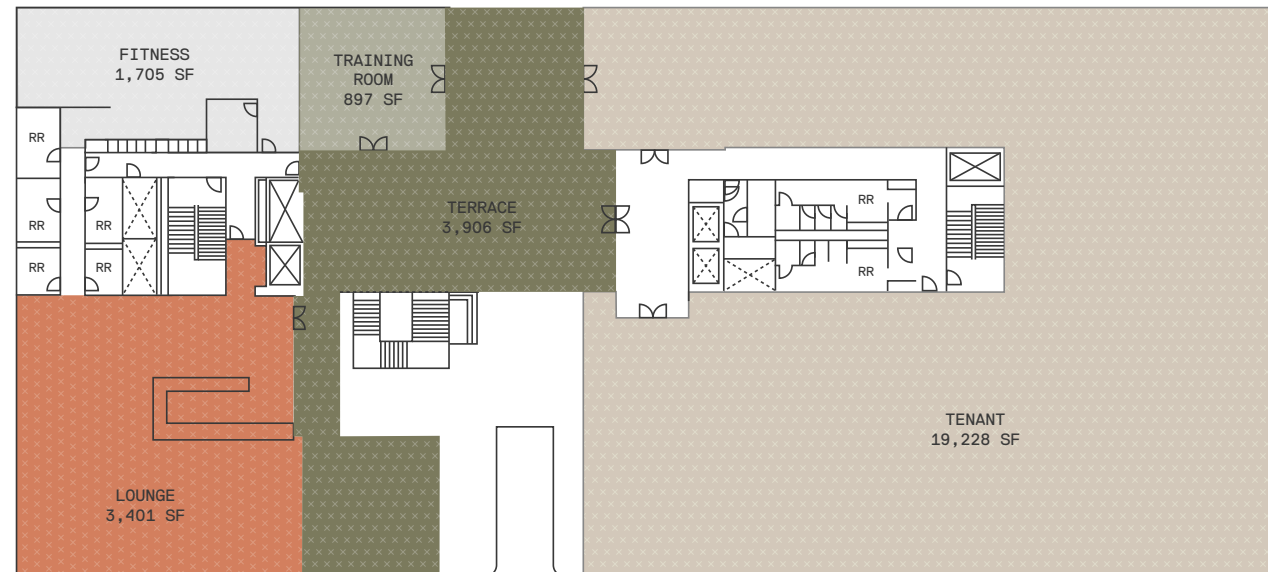


Level 3

Parking Garage Access



Level 2 Lounge, Fitness & Conferencing Center



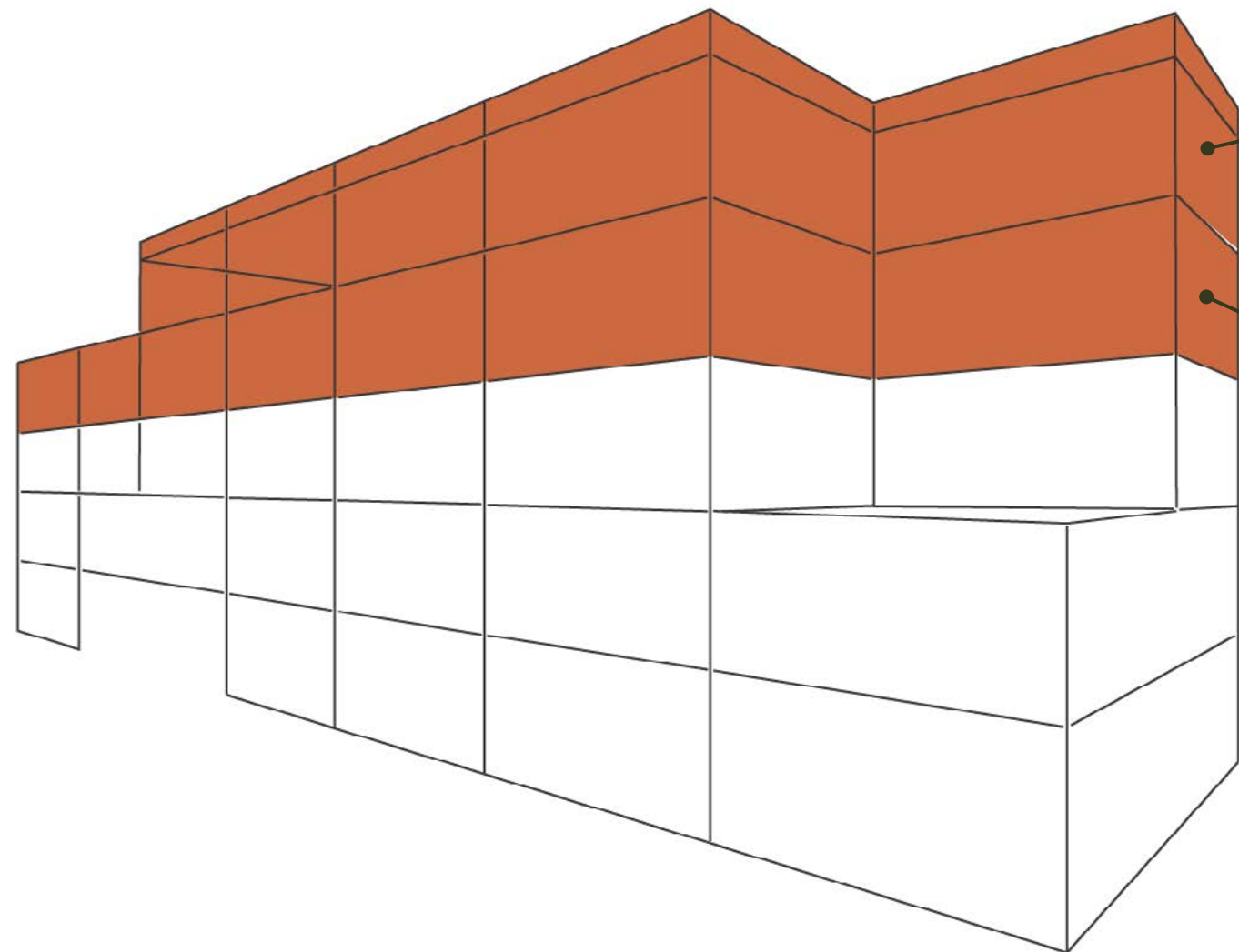
Legend

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

Floor Plans

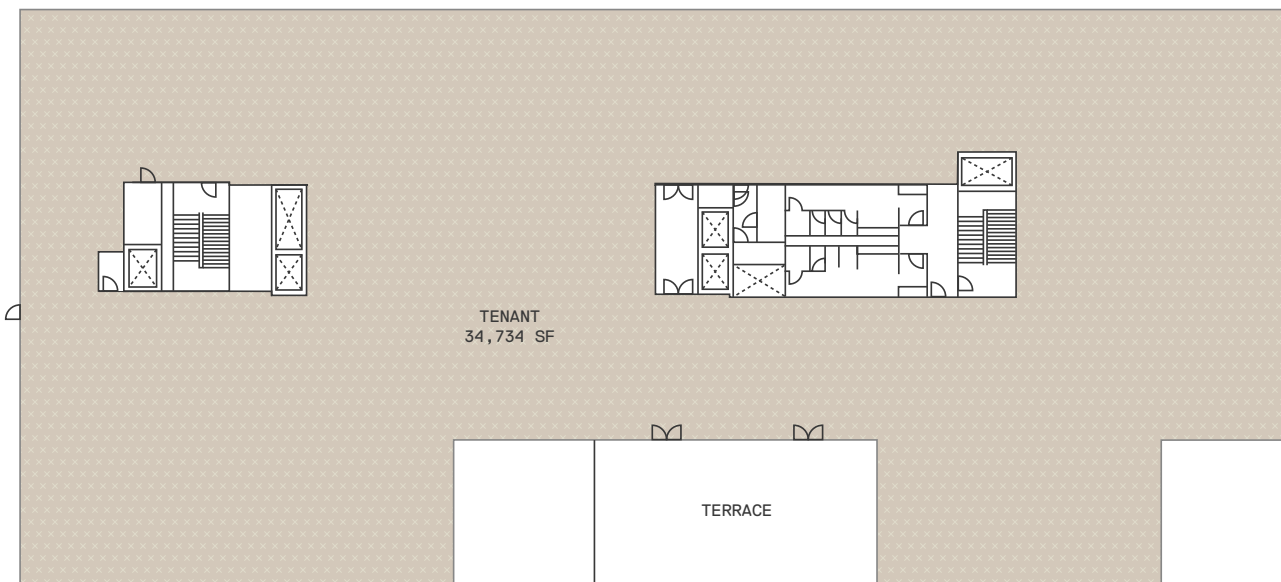
Level 4 & 5

Dallas Design District

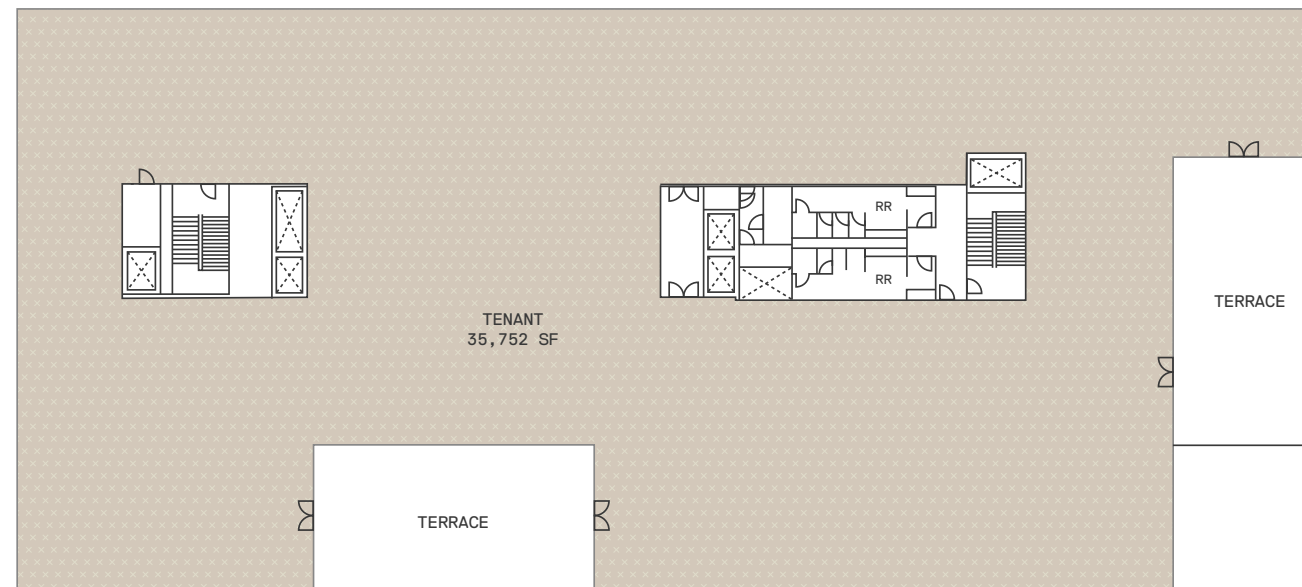


Level 5


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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