

T H I R T E E N

T H I R T Y

T H R E E



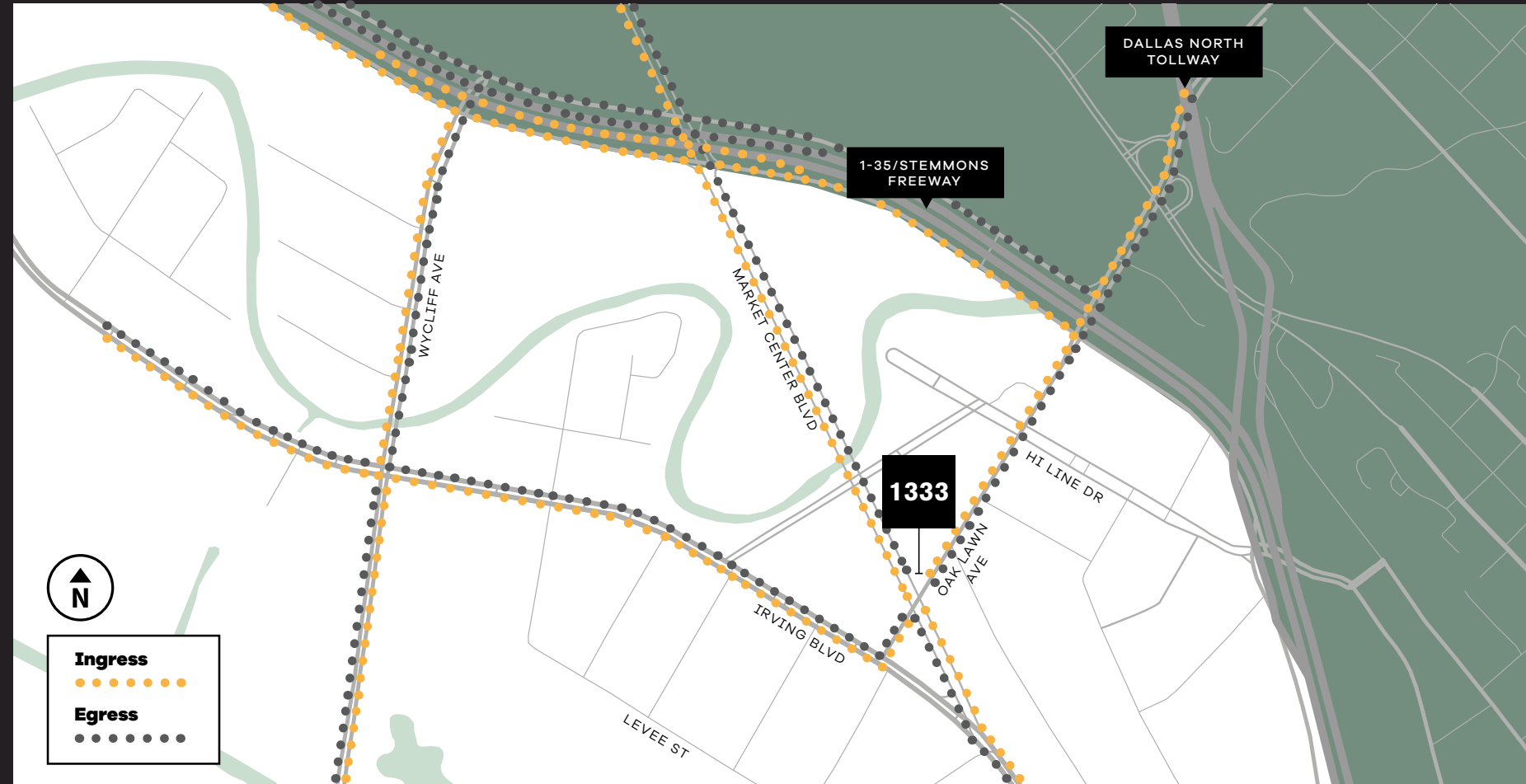
INSPIRATION
OF THE DESIGN
DISTRICT AT YOUR
FINGERTIPS.

DALLAS' NEWEST OFFICE EXPERIENCE.



LOCATION

ACCESSIBILITY & DRIVE TIMES



2 Minutes
to Uptown

3 Minutes
to I-35

10 Minutes
to Dallas Love Field

3 Minutes
to Dallas N Tollway

7 Minutes
to Downtown Dallas

17 Minutes
to DFW Intl. Airport



DELIVERED 2024

10

STORIES

5 STORIES OF
CLASS A OFFICE

3/1,000

PARKING RATIO

122,740

RENTABLE SQUARE FEET

OF CLASS A OFFICE

1

TERRACE

TOTALING 1,877 SF

3,125

SQUARE FEET

RESTAURANT WITH PATIO

8,082

SQUARE FEET

AMENITY SPACE



PRESENTED BY
ERIN CLULEY GALLERY

PAULINE CLAPTON
CHUL-HYUN AHN
KALETA DOOLIN
GARY GOLDBERG
RYAN GOOLSBY
HIDENORI SHII
ANNA MEMBRINO
JOHN MIRANDA
NIC NICOSIA

Each Cluley Gallery is a commitment to art, a place to connect, to
inspire, to learn, and to create. We are proud to be part of the world's
most innovative and forward-thinking organizations. We are proud to be
part of a community that values art and culture as a core part of its
identity. For more information, please visit www.cluleygallery.com

THE BUILDING

STACKING PLAN



FLOOR 10
22,076 RSF

+

FLOOR 9
13,019 RSF
AMENITY FLOOR

125,865 RSF

TOTAL SQUARE FOOTAGE

FLOOR 8
29,215 RSF

+

FLOOR 7
29,215 RSF

122,740 RSF

OFFICE SQUARE FOOTAGE

FLOOR 6
29,215 RSF

P5

P4

P3

P2

+

LOBBY
3,125 SF RETAIL

8,082 RSF

AMENITY SPACE



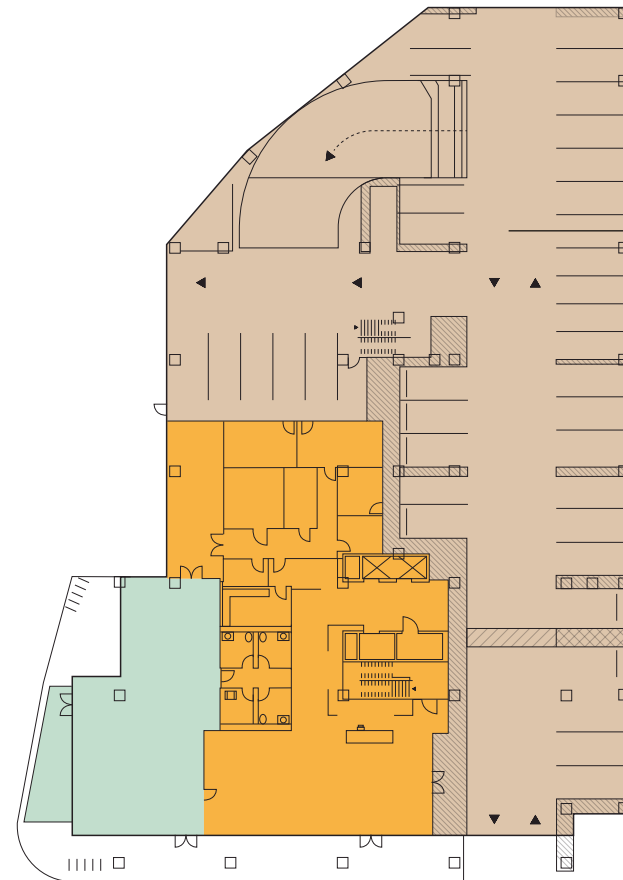
THIRTEEN THIRTY
THREE CULTIVATES
A SENSE OF
COMMUNITY
TO INSPIRE
IDEAS & FOSTER
RELATIONSHIPS.

FLOOR PLANS

OFFICE + AMENITIES

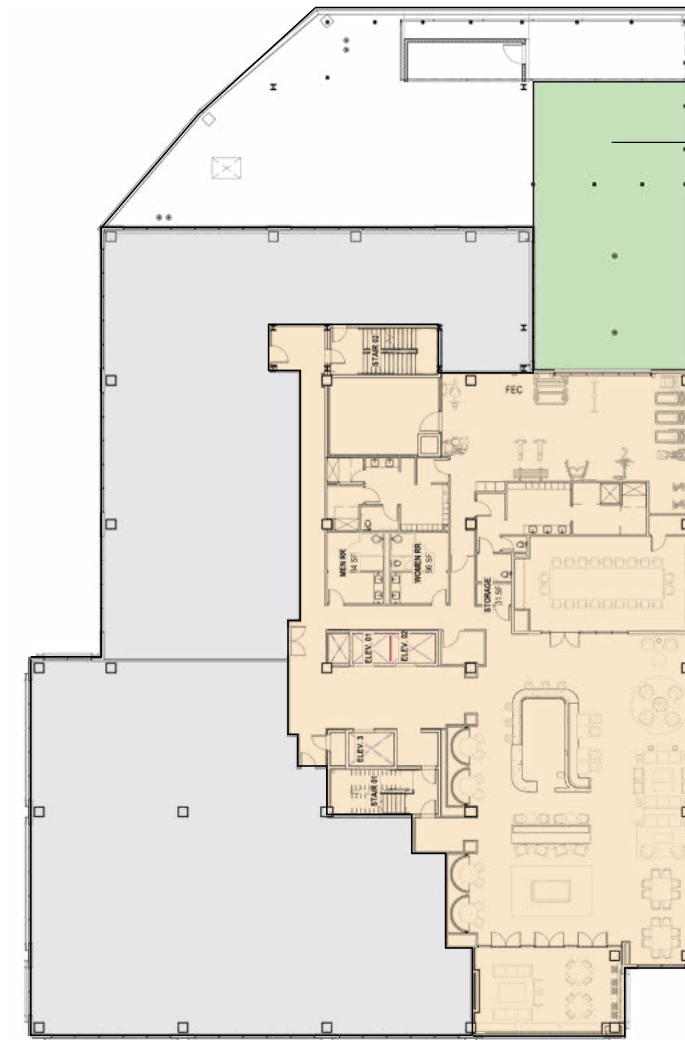
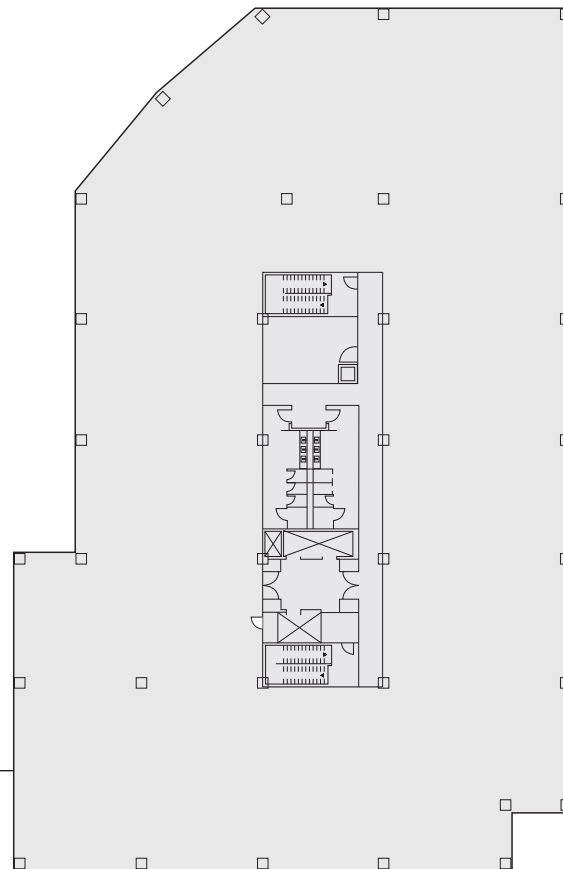
LEGEND

- PARKING
- RENTABLE OFFICE SPACE
- RESTAURANT
- TENANT AMENITIES
- LOBBY
- FITNESS DECK



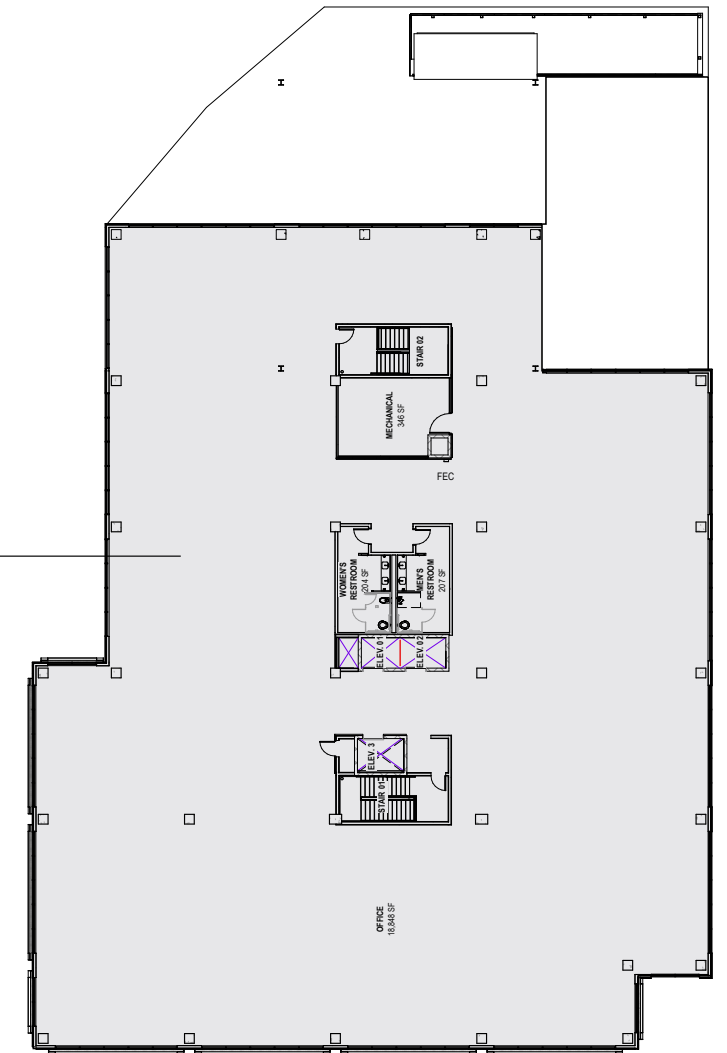
GROUND FLOOR
+
3,125 RSF

FLOORS 6-8
+
29,215 RSF



FLOOR 9
+
13,019 RSF

FLOOR 10
+
22,076 RSF

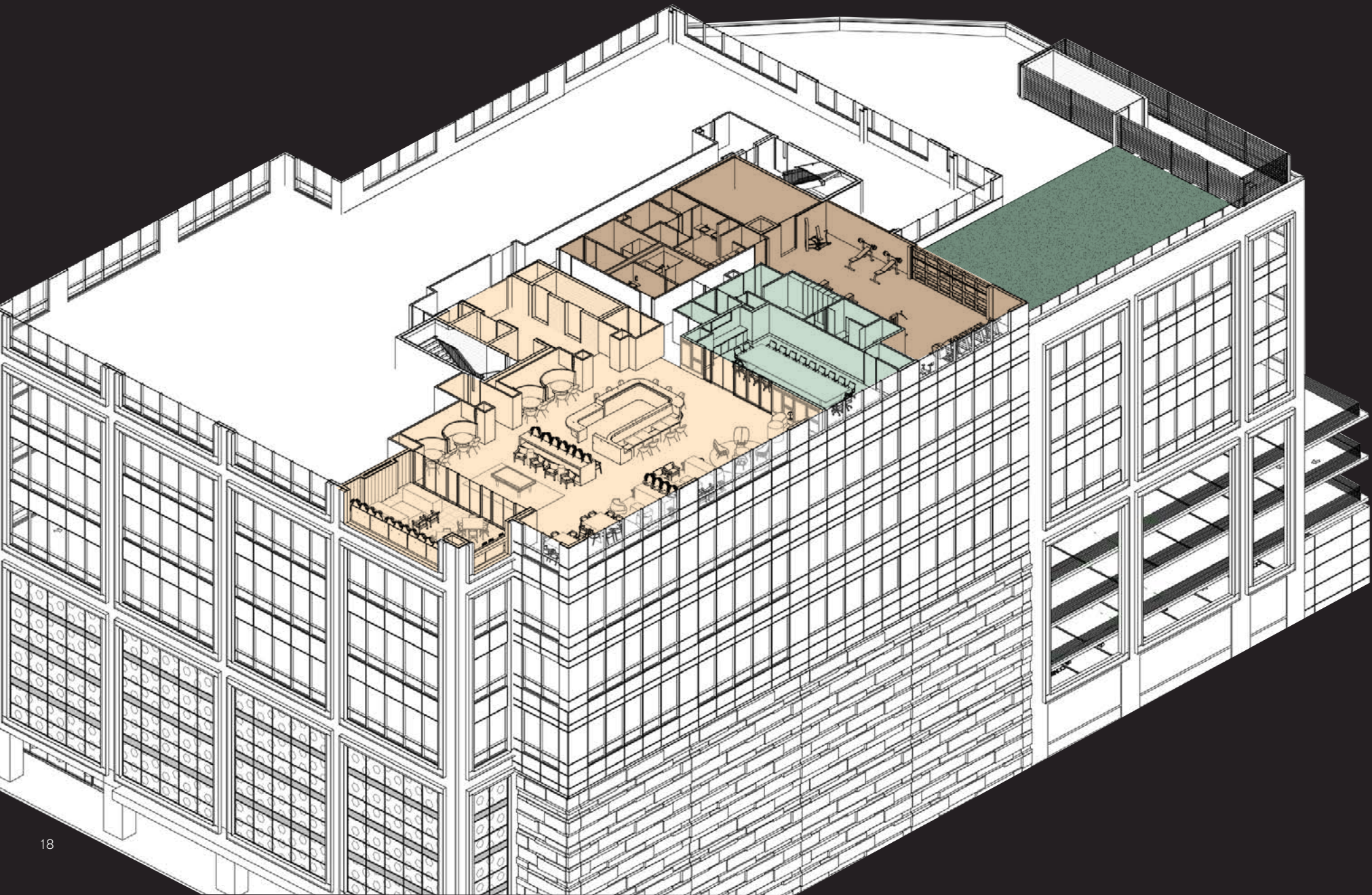




CONFERENCE
IN STYLE.

AMENITY FLOOR

- COMMUNITY LOUNGE
- CONFERENCE
- TENANT SPACE
- FITNESS + LOCKER ROOMS
- PICKLEBALL COURT



NEXT LEVEL AMENITIES.



ALLOW
EMPLOYEES TO
EXPERIENCE
FIRST CLASS
WELLNESS.







THE DESIGN DISTRICT



El Bolero



Meddlesome Moth



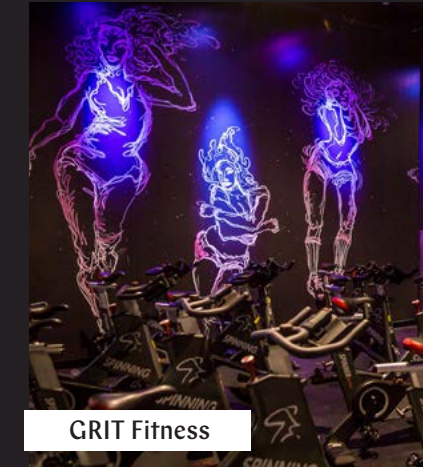
Ascension Coffee



Town Hearth



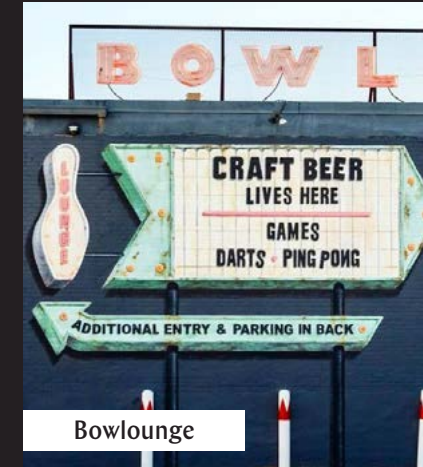
The Mexican



GRIT Fitness



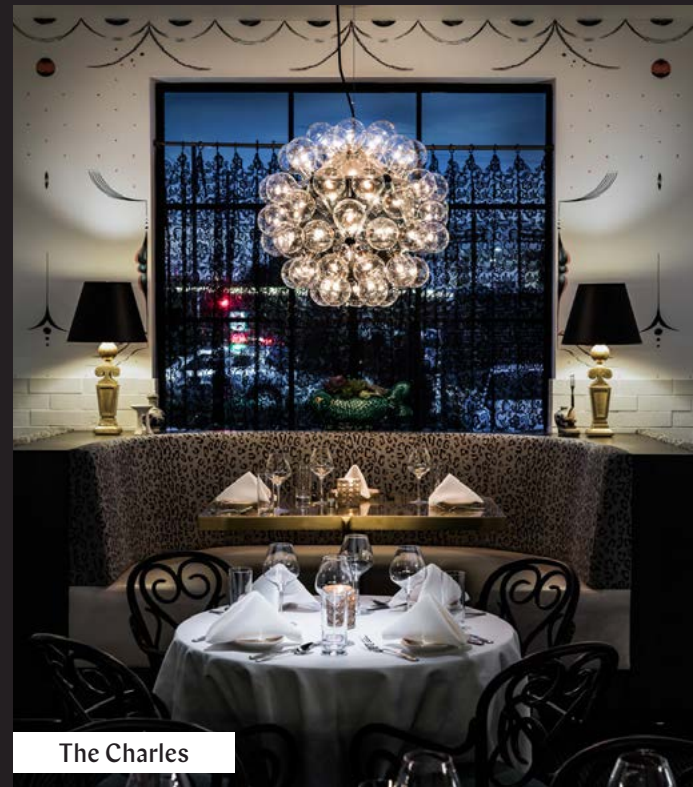
Pakpao



Bowlounge



Dallas Contemporary



The Charles



Hilton Anatole



DEC on Dragon



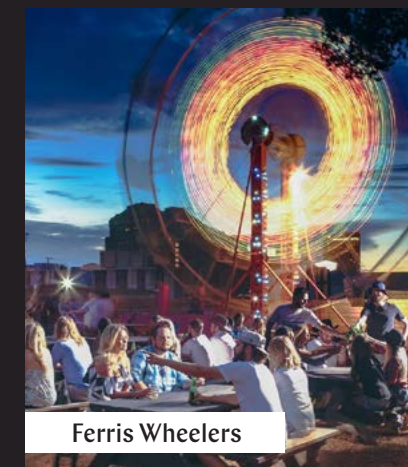
Delucca Gaucho



Commons Club



Carbone



Ferris Wheelers



The Echo

AROUND DESIGN DISTRICT

FOOD & BEVERAGE

- | | | |
|---------------------|----------------|----------------------------|
| 01 FERRIS WHEELERS | 09 DELUCCA | 17 EL BOLERO |
| 02 RODEO GOAT | 10 TANGO ROOM | 18 FLYING FISH |
| 03 SLOW BONE BBQ | 11 CARBONE | 19 BOWLounge |
| 04 COMMONS CLUB | 12 EL CARLOS | 20 TRIUMPH COFFEE |
| 05 ASCENSION COFFEE | 13 BAR CHARLES | 21 MAMA'S DAUGHTERS' DINER |
| 06 MEDDLESOME MOTH | 14 THE CHARLES | 22 THE MEXICAN |
| 07 PAKPAO | 15 TOWN HEARTH | |
| 08 WITS | 16 PIE TAP | |

STAY / VISIT

- | | |
|-----------------------|--------------------------------|
| A VIRGIN HOTEL | D THE ECHO LOUNGE & MUSIC HALL |
| B HAAS MOTO MUSEUM | E HILTON ANATOLE |
| C DALLAS CONTEMPORARY | |





THIRTEENTH
THIRTY
THREE

THIRTEEN
THIRTY
THREE



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.

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.fcfdc.com.



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THIRTEEN THIRTY THREE