

2020

QUADRANGLE  
**ROUTH**  
AT THE QUAD



# 2828 ROUTH AT A GLANCE



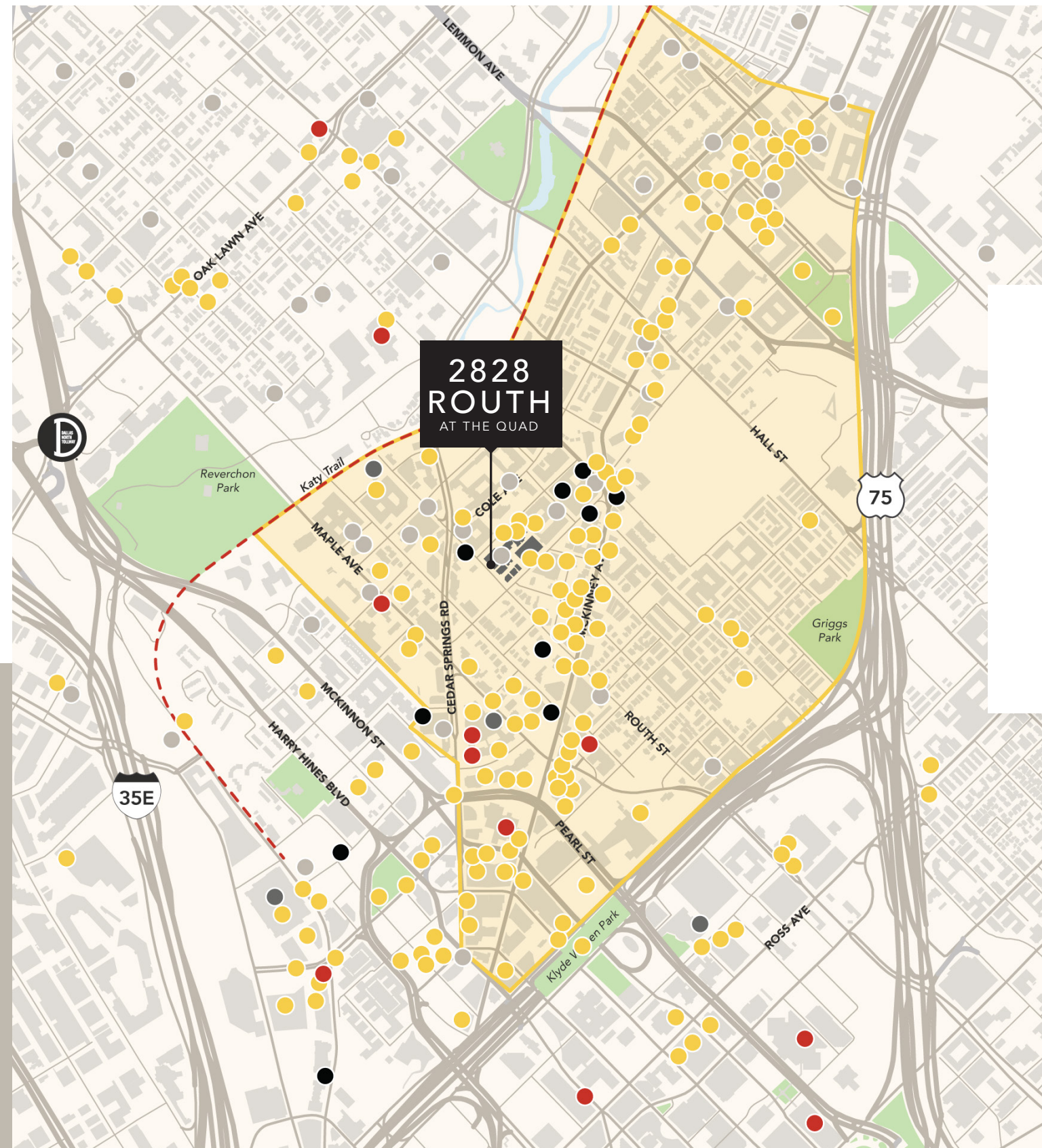
**2828 ROUTH AT THE QUAD** encompasses 3.8-acres in the heart of Uptown Dallas directly between the area's two arterial streets of Cedar Springs Road and McKinney Avenue. Totalling approximately 194,332 square feet (one 8-story office tower, six unique one- or two-story retail and creative office buildings), the Property was one of Dallas' first mixed-use developments and has benefited from being located within one of the top millennial destinations in the U.S. due to Uptown's "Urban Playground" image that the submarket has come to embody. This location benefits from unmatched accessibility to several amenities such as the Katy Trail, McKinney Avenue, State Thomas neighborhood, West Village and the Park Cities as well as upscale residential developments accommodating the 30% population growth since 2010 and 145,000+ in-place jobs.

## BUILDING PROFILE

- Submarket: Uptown
- Total Size: 194,332 RSF
  - Office Tower: 128,905 RSF
  - Creative Office: 21,443 RSF
  - Retail: 43,984 RSF
- Security: On-site Security & 24/7 Card Access
- Telecom Providers: L3 Communications, FPL, Spectrum, AT&T
- Estimated NNNs: \$15.71
- Estimated E: \$1.60
- Type: Class A
- Parking: 2.61:1,000 RSF



# LOCATED IN THE HEART OF UPTOWN



With a walk-score of 92, you'll find 2828 Routh at the center of Dallas' most celebrated neighborhood, just steps away from the city's favorite shops, cafes, bars, restaurants and hotels.

**21** Hotels

**200+** Restaurants

**17** Entertainment Venues

**47** Multifamily Complexes

**16** Fitness Options



## EAT, DRINK, & LOUNGE

Walking distance to over 200 unique restaurants and coffee shops.



## MCKINNEY AVENUE TROLLEY

2828 Routh is short walk to the historic commuter trolley on neighboring McKinney Avenue.



## KATY TRAIL

Just a 5-minute stroll to this popular 3.5 mile tree-lined walking and biking path



## MULTIFAMILY OPTIONS

Walkable to 44 multifamily residential options in Uptown

## MEET OUR NEIGHBORS



# 2828 ROUTH

AT THE QUAD

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