

# The Manufacturing District

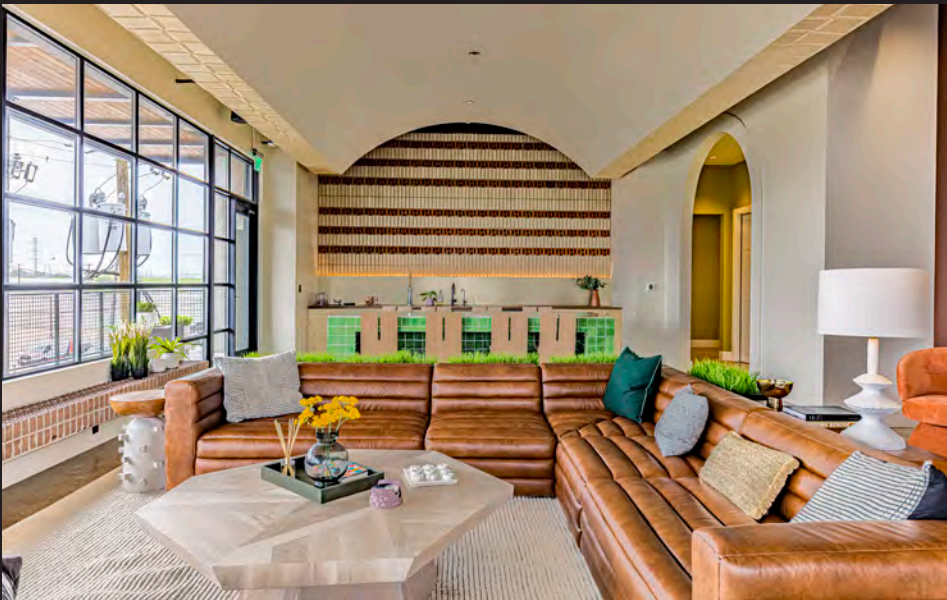


A Re-imagined Core of Community and  
Commerce in the Heart of the Design District.

Dallas, TX  
[ManufacturingDD.com](http://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



**2103**  
**Irving Blvd**  
5,319 RSF





# Current Tenant HQ





# The District



**111-115  
Manufacturing St**

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

**119-127  
Manufacturing St**

**141-149  
Manufacturing St**

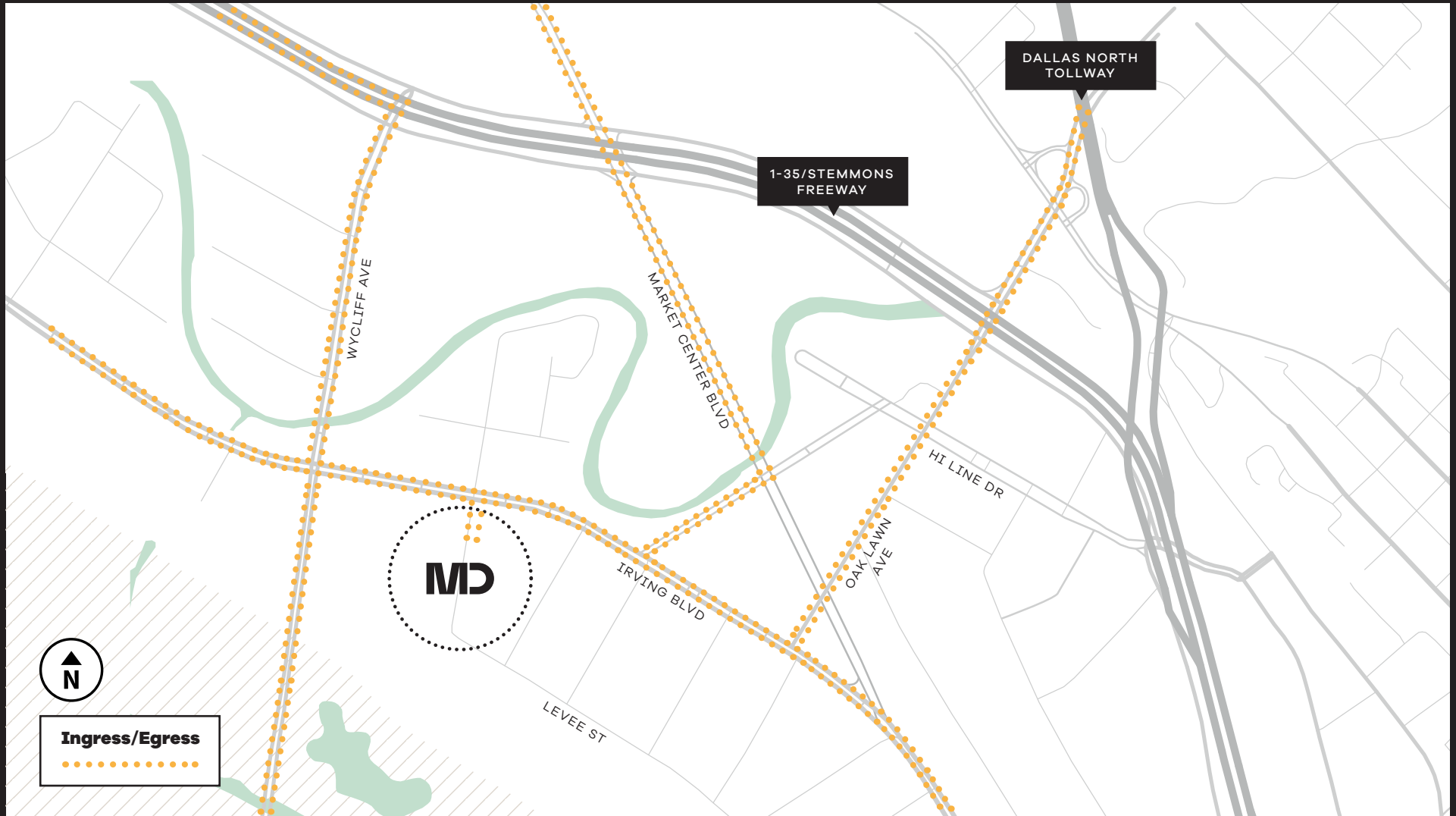
**2103-2119  
Irving Blvd**

*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

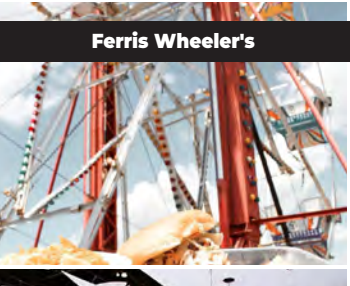
**5 Minutes**  
to I-75

**12 Minutes**  
to Highland Park

**17 Minutes**  
to DFW Intl. Airport



# In The Neighborhood



Ferris Wheeler's



Rodeo Goat



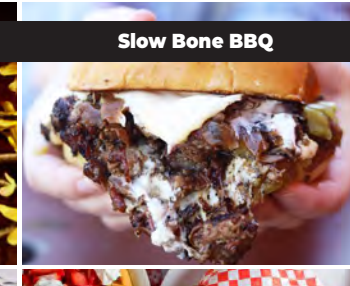
Commons Club



Ascension Coffee



Meddlesome Moth



Slow Bone BBQ



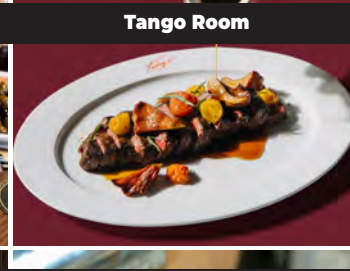
Pakpao



WITS Steakhouse



Delucca Gaucho



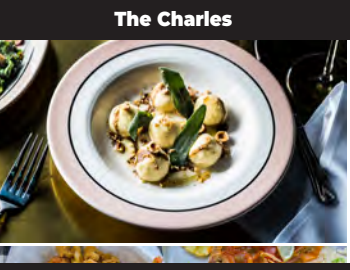
Tango Room



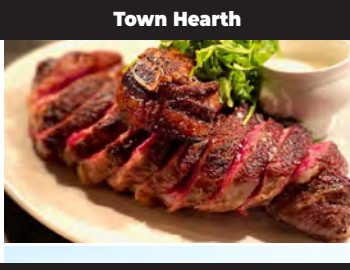
Carbone



Mama's Daughters'



The Charles



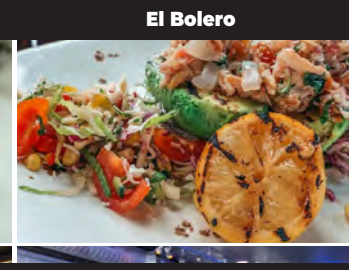
Town Hearth



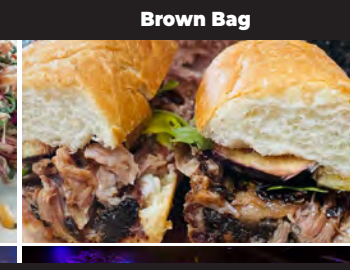
Pie Tap



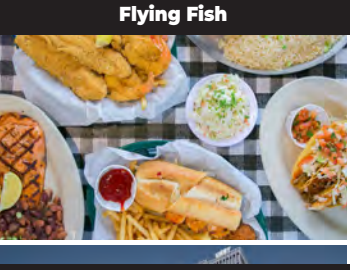
Triumph Coffee



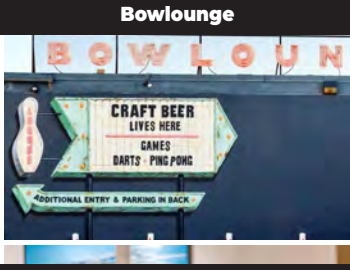
El Bolero



Brown Bag



Flying Fish



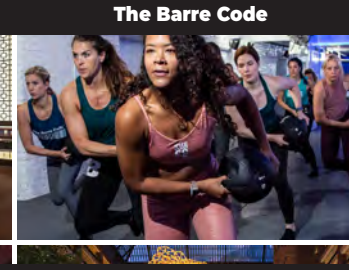
Bowlounge



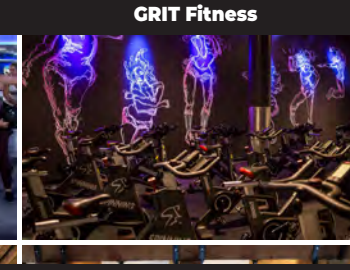
Texas Ale Project



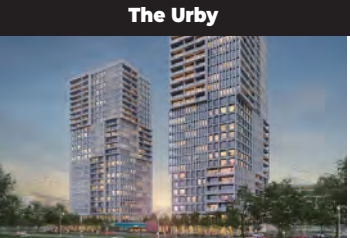
Dec on Dragon



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  
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ManufacturingDD.com



# The Manufacturing District

# MD



## Owner

Quadrant Investment Properties

## Year Built

2020

## Rentable Building Area

95,910 SF

## Stories

1

## Quoted Rental Rate

\$40.00/NNN + E

## Expenses

2024 operating expenses are estimated to be:

111 Manufacturing: \$8.38/RSF

119A and 123 Manufacturing: \$7.67/RSF

2103 Irving Blvd: \$8.99/RSF

## Parking

3.0/1,000 SF

## Availability

111 Manufacturing St	8,328 RSF	\$40.00 NNN
123 Manufacturing (Spec)	5,138 RSF	Available
119A Manufacturing St	2,127 RSF	\$40.00 NNN
2103 Irving Blvd	5,319 RSF	\$40.00 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:

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Owned by: **QIP**

Leased by: **TRANSWESTERN**