

For Lease

CLASS A
SPACE
AVAILABLE

The Quadrangle

2828 Routh Street Dallas, Texas



For further information, please contact

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A Rare Opportunity

128,867 Square Foot Office Tower, 21,401 Square Foot Garden Office Building and 43,953 Square Feet of Retail Space Located in Uptown

Walk Score: Walker's Paradise (93) & Transit Score: Good Transit (60)

3-Story Underground Parking Structure and Convenient Surface Parking for Visitors

On-site Management and 24-Hour Security with Electronic Surveillance

Energy Star Certified

On-site Restaurants Include: British Beverage Company, Dream Cafe, Two Corks and a Bottle, Momo's Pasta, Tacos and Tequila and CrushCraft

Walkable Amenities Include: Tin Star, Perry's Steakhouse, Dos Jefes, Whole Foods, Katy Trail Ice House, Klyde Warren Park, Shake Shack, Hotel Zaza and the Crescent Scenic CBD and Uptown View



AMERICAN
REALTY ADVISORS.

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First Class Amenity Base

The Quadrangle is located in Dallas' Uptown area, popular with young residents for after-hours dining and entertainment, as well as corporate America for its prime location. Situated on the edge of downtown, the Uptown area is close to the amenities of the CBD but has none of the access/ parking issues associated with downtown offices. The Quadrangle's retailers serve office workers by day and cater to a multi-generational crowd after hours.



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