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New office tenants land in Dallas' Design District

Old commercial district northwest of downtown is getting new development.



Quadrant Investment Properties' Manufacturing District project on Irving Boulevard includes a block of old warehouse buildings converted into new office space. (Shafkat Anwar / Staff Photographer)



By [Steve Brown](#)

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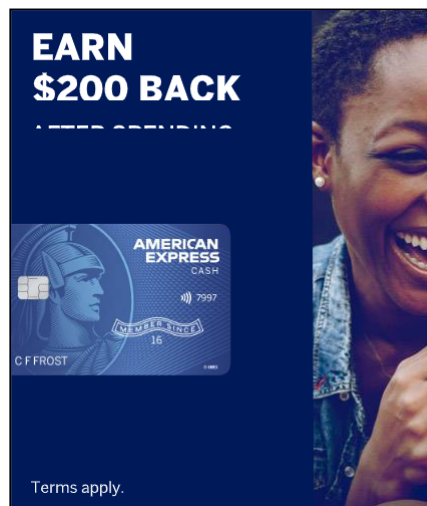


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A developer bringing several projects to Dallas' Design District has landed new office and retail tenants.

Quadrant Investment Properties is renovating existing buildings and adding new construction in the commercial area northwest of downtown.



The developer recently started work on new office projects in the area next to the Trinity River.

One of Quadrant's largest existing properties is called the [Manufacturing District, a block of revamped warehouse](#) and showroom buildings near Irving Boulevard.

The almost 90,000-square-foot office center is complete with outdoor meeting areas, ground floor retail and second-floor tenant lounge with panoramic views of downtown Dallas and nearby Uptown.



Dallas' Kirksey Architecture has leased a 7,963-square-foot office at the Manufacturing District at 143 Manufacturing Street. And Smart Business Concepts, an accounting firm, has done a 5,319-square-foot office lease at 2103 Irving Blvd.

Triumphs Espresso & Whiskey has opened a 1,592-square-foot space in the project.

Transportation firm Alto also rents office in the Manufacturing District.



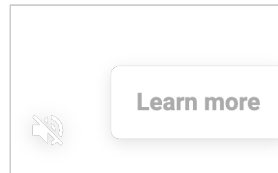
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“Companies that want office space to complement their brand are finding the Manufacturing District very attractive,” Quadrant founder Chad Cook said in a statement. “We look forward to growing our tenant community around these brands.”

Quadrant and its partner, Maryland-based FCP (formerly Federal Capital Partners), have started construction on two new buildings in the Design District.

The 10-story [Thirteen Thirty-Three office building](#) is under construction on Oak Lawn Avenue.



And Quadrant's five-story River Edge office and retail project is being built at 155 River Edge Street.

Transwestern and Shop Cos are leasing the properties. Elizabeth Solender with Solender/Hall Inc. and Dan Zeltser with Cresa negotiated the new office leases with Transwestern.

"We are seeing a new generation of office tenants demanding space like this to get their employees engaged and excited," said Kim Brooks, Principal for Transwestern.



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Quadrant has a track record of redeveloping buildings in Dallas' Oak Lawn and [downtown areas](#). The real estate firm owns almost two dozen properties in the Design District.

The developer just completed a [\\$2 million renovation to The International](#), a large showroom and retail center in the Design District at 150 Turtle Creek Boulevard.



Quadrant Investment Properties' River Edge building near Irving Boulevard will have five floors of office and retail space.



[Steve Brown](#), Real Estate Editor. Steve covers commercial and residential real estate in Dallas-Fort Worth.

 stevebrown@dallasnews.com  [@SteveBrownDMN](https://twitter.com/SteveBrownDMN)