



Quadrant  
Investment  
Properties

An architectural rendering of the Addison Circle Station Transit-Oriented Development (TOD). The image shows a modern, multi-story building with a glass facade and a wooden roof structure. The building is surrounded by a paved plaza with trees, benches, and people walking. The sky is blue with some clouds. The text "Addison Circle Station TOD" is overlaid on the bottom of the image in white, flanked by two red rectangular bars.

Addison Circle Station TOD

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# QIP Overview

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Quadrant Investment Properties is a full-service real estate investment company that develops and redevelops commercial properties into dynamic, community focused spaces that meet the needs of the next generation user.

Our expertise lies in developing and redeveloping office buildings with a keen eye for design, innovation, and sustainability. We take pride in our ability to create value by transforming spaces into vibrant, modern communities where businesses can thrive, and individuals can connect.

At QIP, we aspire to be best-in-class in everything we do. Behind our work stands an accomplished, dedicated team of some of the industry's most talented visionaries, united in our passion for placemaking and delivering unparalleled service.

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Winner  
Best Redevelopment  
or Renovation



Winner  
Historic Restoration  
Preservation Award



Finalist  
Best Urban Office  
Development





## Team Overview



# Team Overview



Chad Cook

FOUNDER



Ty Thaggard

PRINCIPAL



Colin Moore

DIRECTOR OF ACQUISITIONS



Bryan Botterman

DIRECTOR OF DEVELOPMENT



Nesta Murphy

ASSOCIATE



Ben Ringer

ANALYST



# Precedent Projects



R I V E R  
E D G E

















































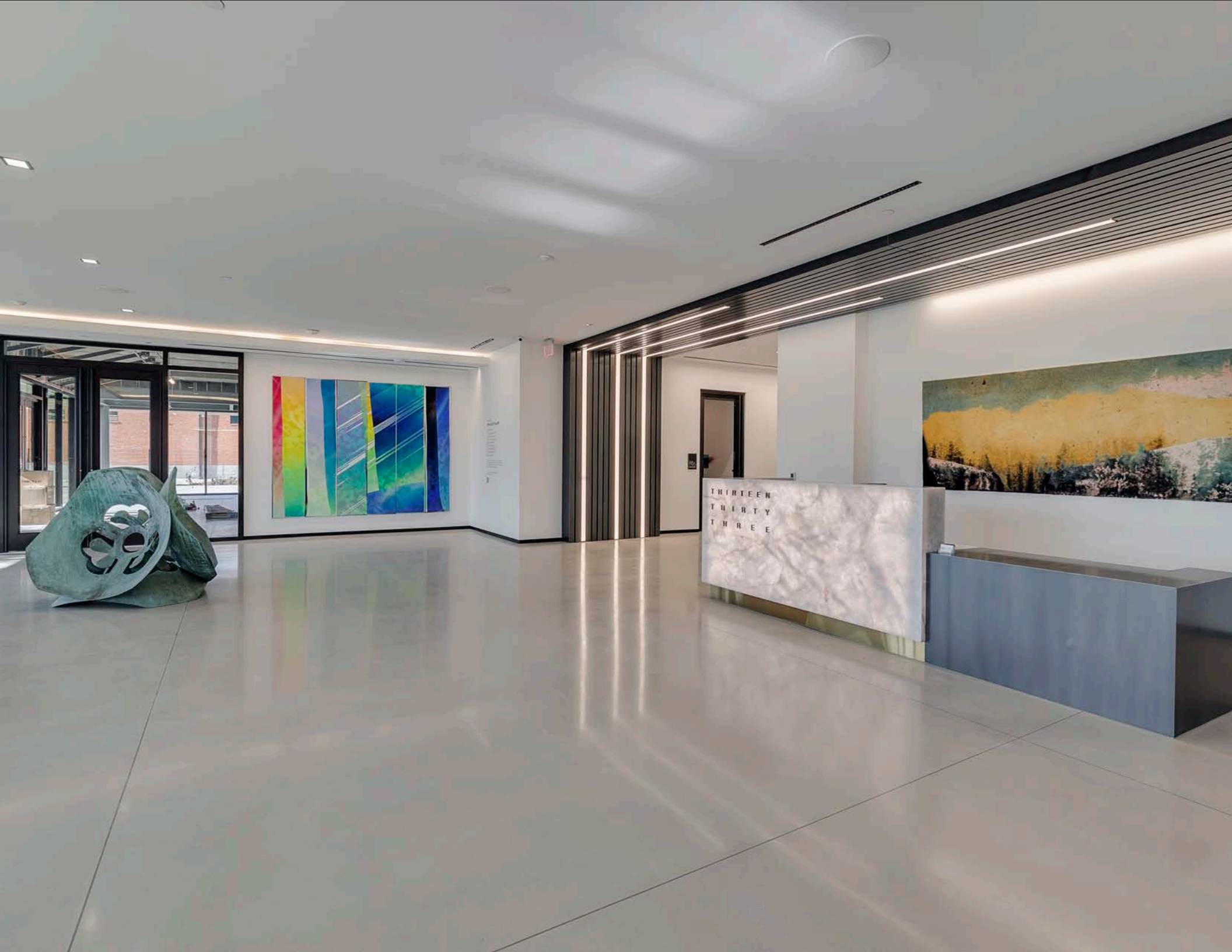


T H I R T E E N

T H I R T Y

T H R E E





THIRTEEN  
THIRTY  
THREE







PRESENTED BY  
**ERIN CLULEY GALLERY**

FEATURED ARTISTS  
CHUL-HYUN AHN  
KALETA DOOLIN  
GARY GOLDBERG  
RYAN GOOLSBY  
HIDENORI ISHII  
ANNA MEMBRINO  
JOHN MIRANDA  
NIC NICOSIA

Erin Cluley Gallery is a contemporary art gallery representing emerging and established artists from around the world. By partnering with Thirteen Thirty Three, Erin Cluley Gallery will continue to present a rotating program of exhibitions.

For more information, please visit the T33 website: [www.thirteen33.com](http://www.thirteen33.com)





























































Addison Circle will evolve into an 18-hour mixed-use hub, seamlessly blending vibrant retail, entertainment, and office spaces within a walkable, transit-connected district. Grounded in Addison's strong community spirit and renowned event culture, the area will foster year-round energy, innovation, and immersive experiences for both locals and regional visitors.



# Aerial NW





# Preliminary Massing

~158,000 SF of office with  
~10,000 SF of restaurant

~18,000 SF of restaurant  
and retail

~156 keys and full-service  
restaurant included

~18,500 SF of restaurant  
and retail





# Aerial SE





# Hotel Convention Center & Garage





# Hotel Convention Center & Garage





# Office & Retail





# Office & Public Garage





# The Market





# The Market





# Hotel





# Hotel





# Hotel & Restaurants





# Café & Bike Shop





# Café & Bike Shop





# Community Space





# Community Space





# Community Space





# Parking

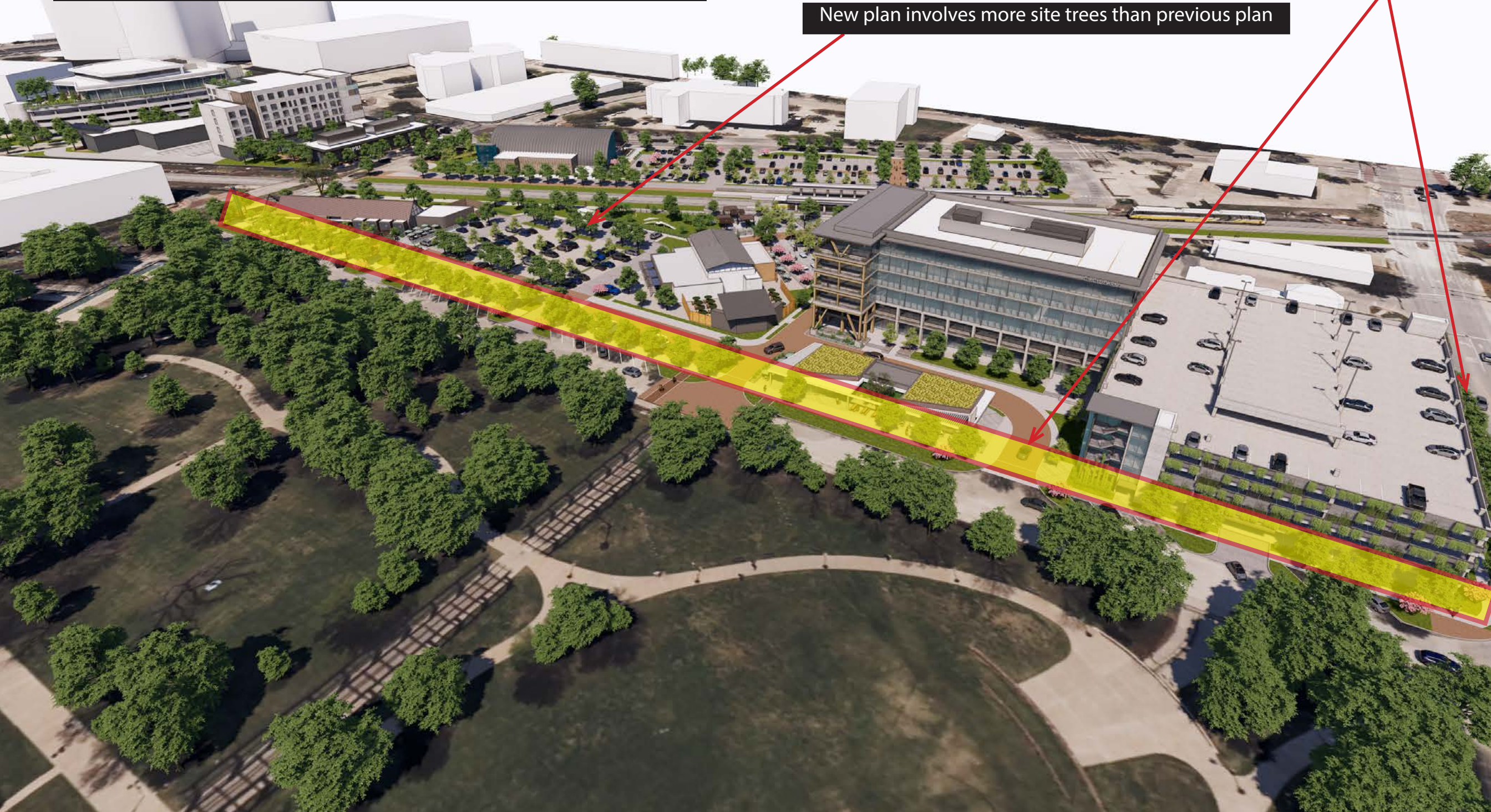




# Tree Preservation & Addition Plan

Anticipating saving approximately 26 more street trees along Festival Way from previous plan

New plan involves more site trees than previous plan





## Corporate Headquarters

123 Manufacturing Street  
Dallas, TX 75207

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## Contact

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