



FOR SUBLEASE - SUITE 250

Maple Terrace

3001 Maple Avenue, Dallas, TX 75201

**AVISON
YOUNG**



Newly renovated office space available in Uptown Dallas

- Class AA, 9 stories, 146,393 SF
- **6,318 RSF** available in **Suite 250**
- Term through **12/31/2031**
- Floor to ceiling glass in front offices and conference rooms
- Brand new furniture available
- Excellent walkability, surrounded by many restaurants and amenities
- Close to Katy Trail, American Airlines Center, Klyde Warren Park, Perot Museum and more

Get more information

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Surrounding area

3001 Maple Avenue

RESTAURANTS

CATCH - On site

Doce Mesas - On site

Katy Trail Ice House

Nick & Sam's

Uchi/ Uchiba

Dolce Riviera

Amelia

Good Graces

Las Palmas

Flower Child

Texas de Brazil

Perle on Maple

Tequila Social

Fogo De Chão

Sixty Vines

Mexican Sugar

Local Tap & Table

The GOAT Restaurant & Lounge

Happiest Hour

The Henry

North Italia

The Old Warsaw

Truluck's

HOTELS

Marriott Uptown

Le Meridien, The Stoneleigh

The Ritz-Carlton

Hotel Swexan

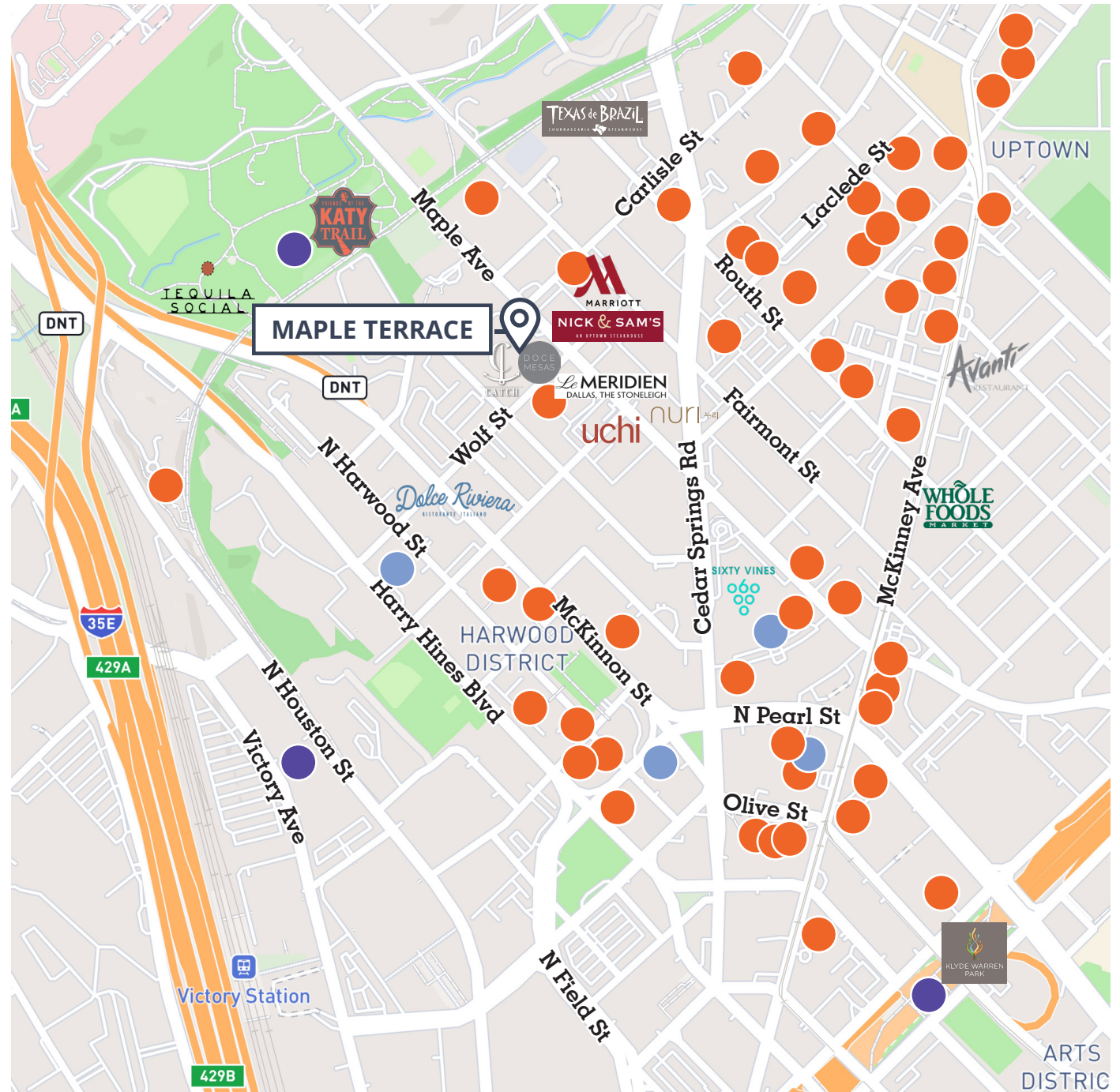
Hotel Crescent Court

ATTRACTIONS

Katy Trail

American Airlines Center

Klyde Warren Park



Surrounding area

3001 Maple Avenue





Dallas Skyline from the Maple Terrace Penthouse in 1952



View of The Stoneleigh from the Maple Terrace amenity deck and lounge.

ABOUT

Maple Terrace

The Dallas Landmark was first designed as apartments by famed English architect Sir Alfred Bossom in 1925. The city's first luxury apartments were once home to Elvis Presley, Liza Minnelli, Dean Martin and Judy Garland.

The Offices at Maple Terrace will pay homage to Bossom's intended exterior design. The motive for reimagining this historical building was backed by Dallas only having a handful of pre World War II buildings still standing.

The Stoneleigh

Situated across the street from Maple Terrace - The Stoneleigh is the grande dame hotel of Dallas with a rich history that is 100 years young. The hotel was originally designed by F.J. Woerner in the Beaux Arts style and marked the beginning of modern luxury hi-rise living in the city.

Stemming from serious historical significance dating back to 1923, the building has since grown to include 176 guest rooms that have welcomed special guests like Elvis Presley, Yoko Ono, Audrey Hepburn, Judy Garland, Tom Cruise and Frank Lloyd Wright.

Suite 250 gallery

3001 Maple Avenue



Building amenities

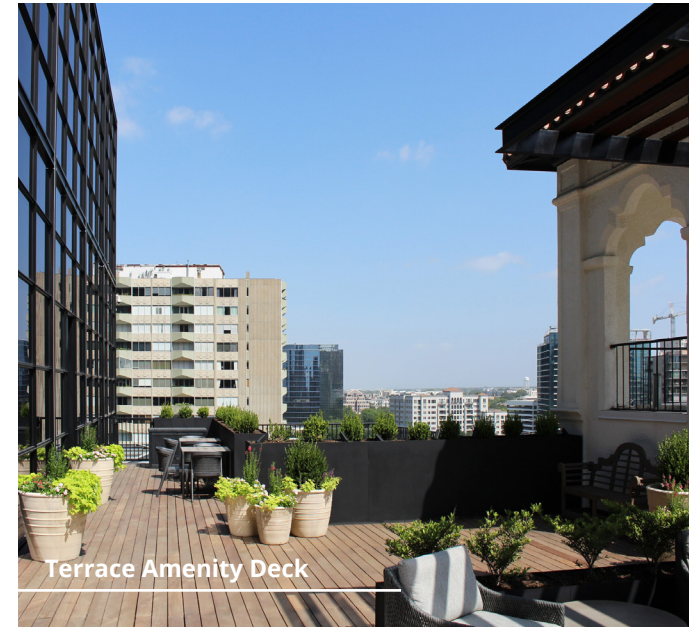
3001 Maple Avenue



Golf Simulator



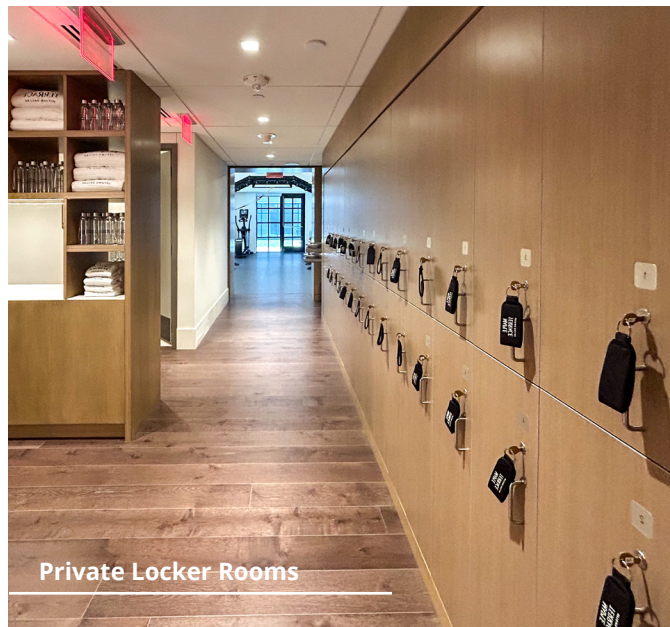
Terrace Amenity Lounge



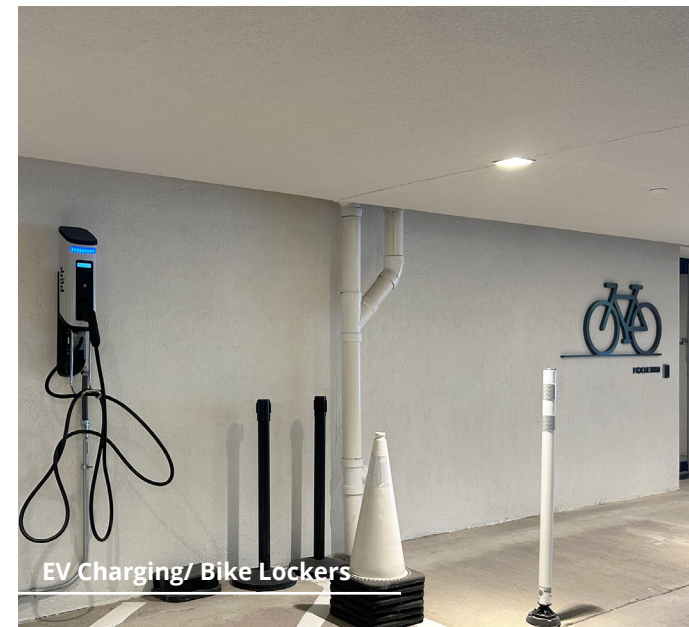
Terrace Amenity Deck



Fitness Center



Private Locker Rooms



EV Charging/ Bike Lockers



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