

FOR LEASE

3,244 SF AVAILABLE
2121 Maple-Routh Connection
Uptown Dallas

DUWEST
CREATING, ENHANCING & PROTECTING VALUE



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SPACE FOR LEASE INFORMATION

- **3,244 SF Building on 0.54-acre site**
- **4 drive-through lanes**
- **3 ingress/egress points**
- **16 total parking spaces**
- **November 2025 Availability**

LOCATION

- **Located in the heart of Uptown Dallas**
- **Located within walking distance of Klyde Warren Park, the Arts District, The Crescent, & other desirable uptown destinations**
- **Easy access to major thoroughfares including Woodall Rodgers Fwy, Central Expressway, I-35E, & the Dallas North Tollway**
- **Convenient access to Downtown Dallas**

MARKETED BY:

Scott Rodgers
214-720-0004

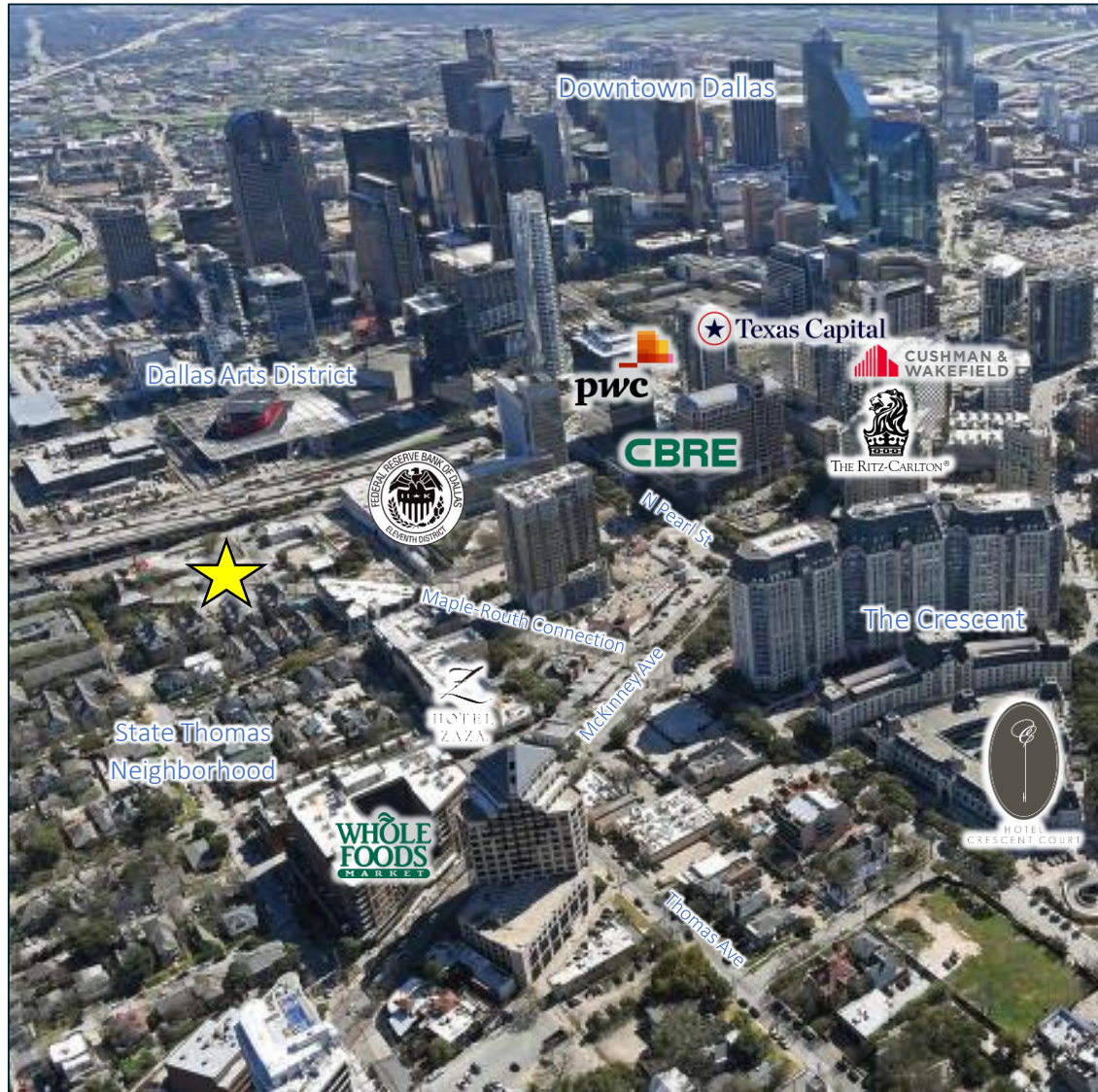
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THE RITZ-CARLTON®

Woodall Rodgers Freeway

Maple-Routh Connection

Future Park



 **Stonelake**
CAPITAL PARTNERS

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THE RITZ-CARLTON®

THE CRESCENT
HOTEL



Maple-Routh Connection



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