

3102  
MAPLE AVE

THE BEST  
LOCATION IN  
DALLAS' BEST  
NEIGHBORHOOD

 Hillcrest Bank

**SPEC SUITES FOR LEASE**  
23,760 SF Available

weitzman<sup>®</sup>



# 3102 MAPLE AVE

A LANDMARK AWARD-WINNING TOWER IN UPTOWN

One of the best-located office buildings in the booming Uptown Dallas market, 3102 Maple Avenue sits in the heart of Uptown/Turtle Creek submarket at the corner of Maple Avenue and Carlisle Street. The location is adjacent to the popular Katy Trail and Reverchon Park and offers convenient, near-immediate access to major freeways such as the Dallas North Tollway, Woodall Rodgers/US-75 and IH-35E/Stemmons.

With a location in the midst of Dallas' most walkable commercial, retail and residential district, 3102 Maple Avenue is within walking distance of several restaurants and hotels, as well as popular attractions like the Katy Trail.

A major redevelopment means that 3102 Maple Avenue's six stories of Class A office space now feature amenities including an on-site fitness center with showers and a full-service bank and ATM.



# BUILD A SPACE THAT WORKS AS HARD AS **YOU.**

## PREMIER COMMERCIAL REAL ESTATE OPPORTUNITIES

A down-to-the-studs demo means a blank slate for your customization and special touches for brand new, Class A office space.

Flexible layouts. Flexible floor plans. The only limit is your vision for your best office ever.



**Building Signage Available**

Up to 23,760 SF Available

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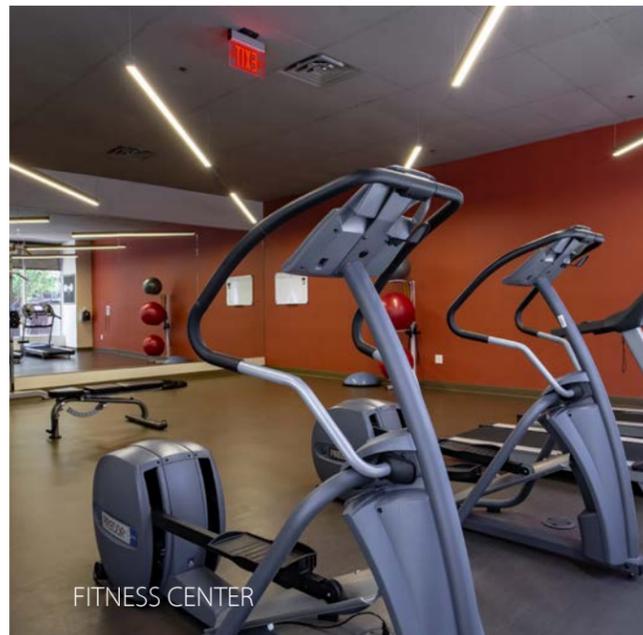
LOBBY



FITNESS CENTER



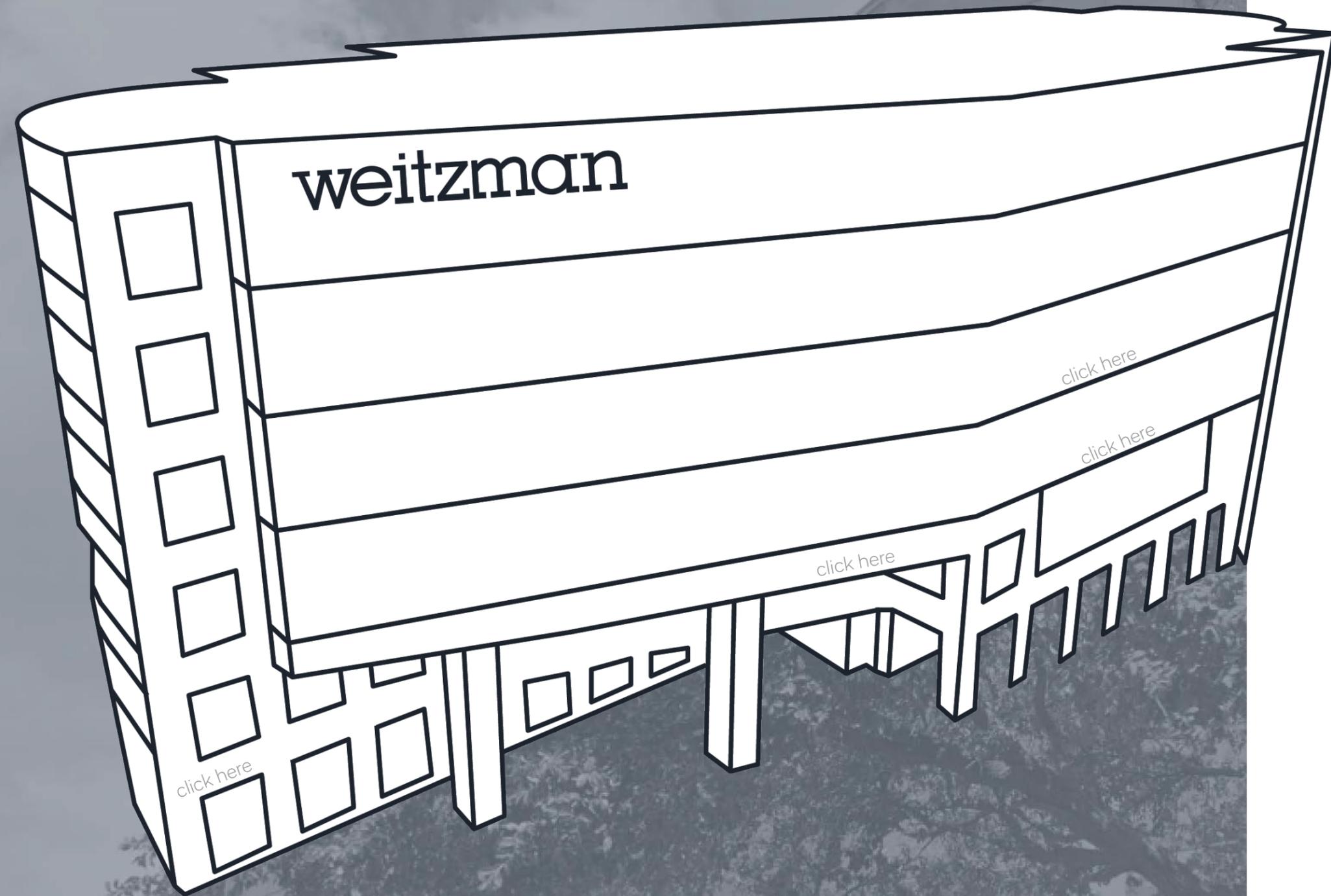
LOCKER ROOM



FITNESS CENTER

# AMENITIES DESIGNED TO ELEVATE YOUR WORKDAY.

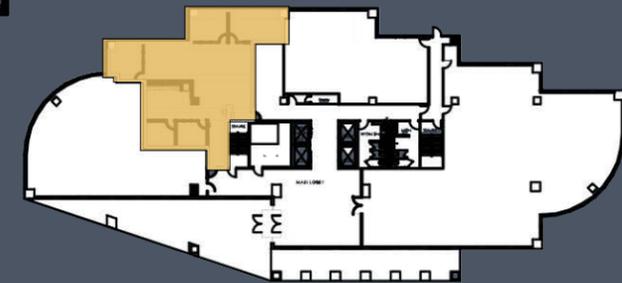
- 3:1,000 underground parking garage
- Typical floor plate: 16,870 SF
- On-site security, property management & engineering
- 2017 upgrades to lobby, common areas and restrooms
- 2019 upgrades including new mechanical system, elevators
- Building signage available
- Full service bank with ATM on-site
- Fitness center with showered locker rooms
- Foodsby office delivery service
- Across from the Stoneleigh Hotel, and directly across from the new full-service Marriott Hotel which includes two restaurants and a coffee shop.
- Fiber optic cable by Centurylink, AT&T & Spectrum



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FLOOR 1  
**SUITE 170**  
2,458 SF  
AVAILABLE



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FLOOR 2

**SUITE 210**

957 SF  
AVAILABLE

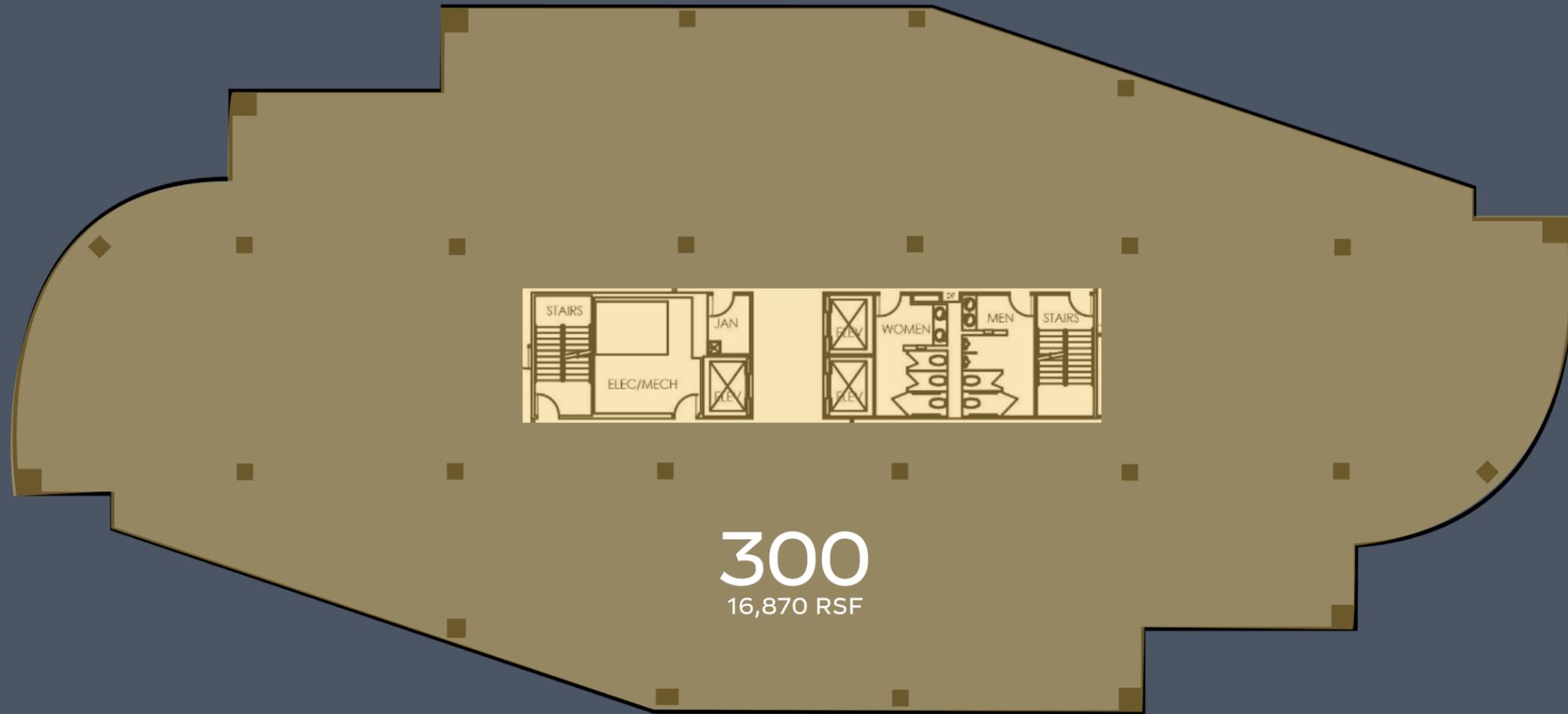


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# FLOOR 3

16,870 SF  
AVAILABLE

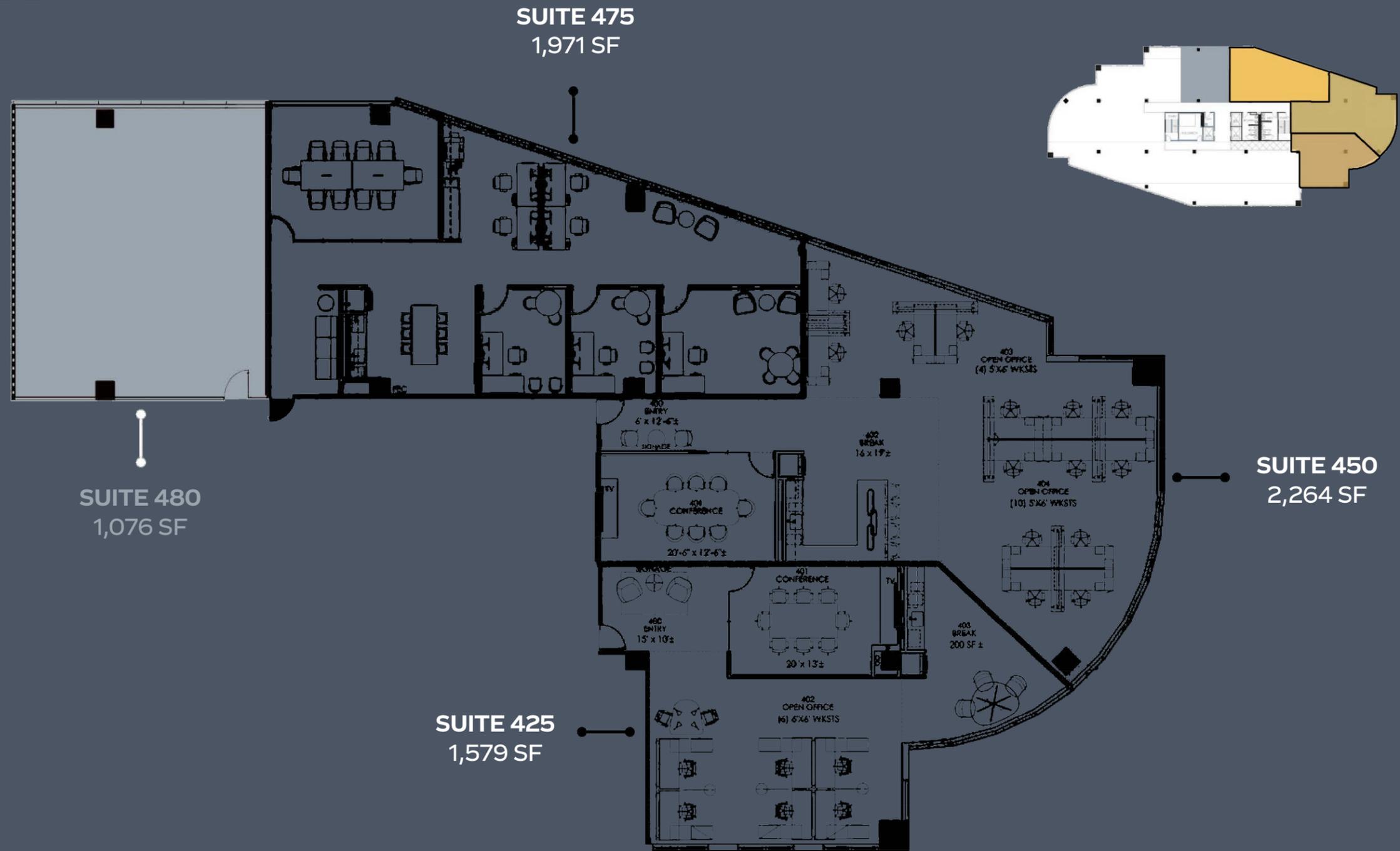


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# FLOOR 4 SPEC SUITES

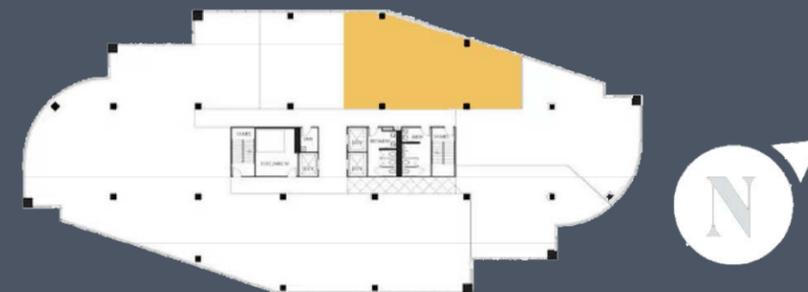
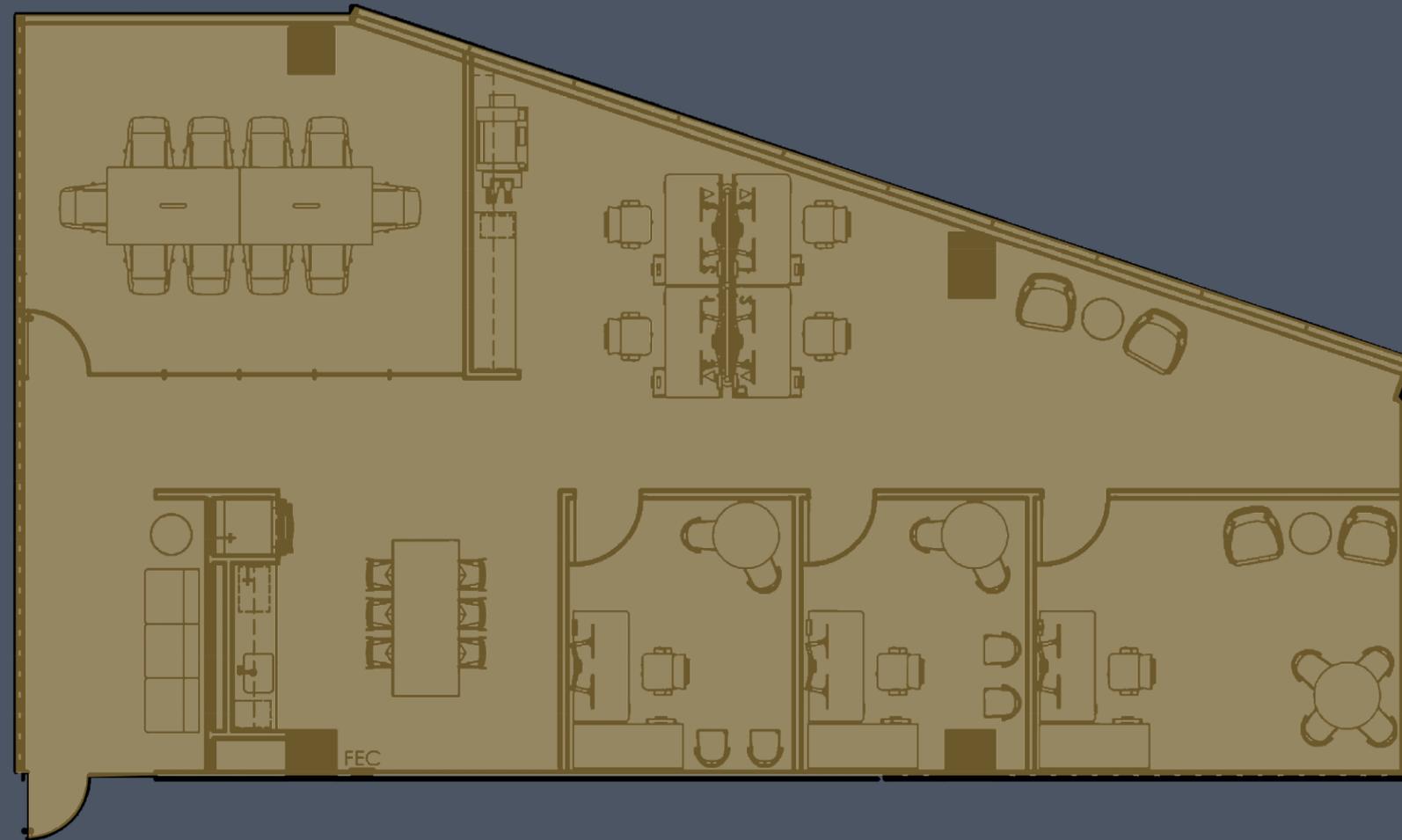
6,890 SF  
AVAILABLE



FLOOR 4

**SUITE 475**

1,971 SF  
AVAILABLE



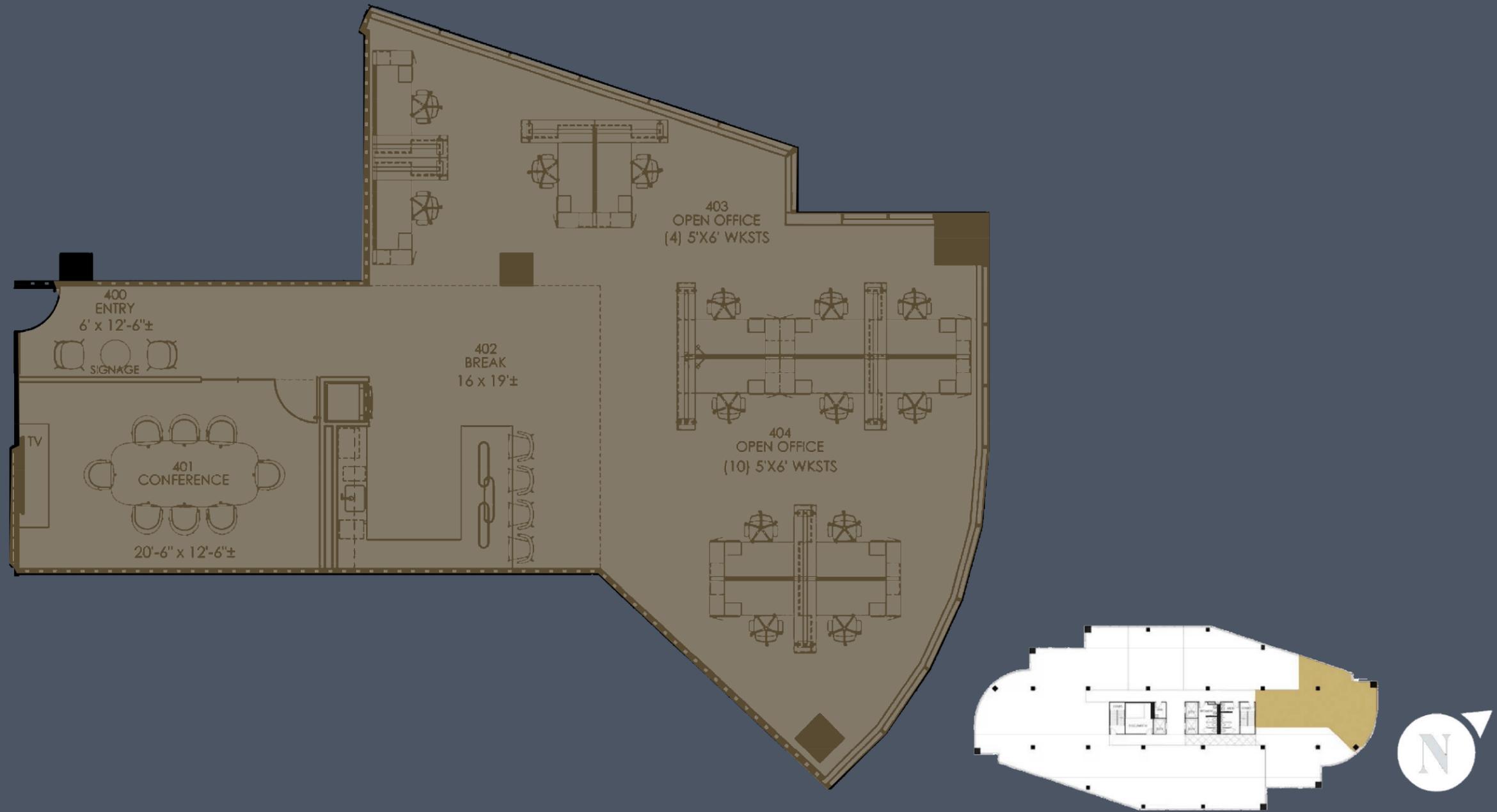
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# FLOOR 4

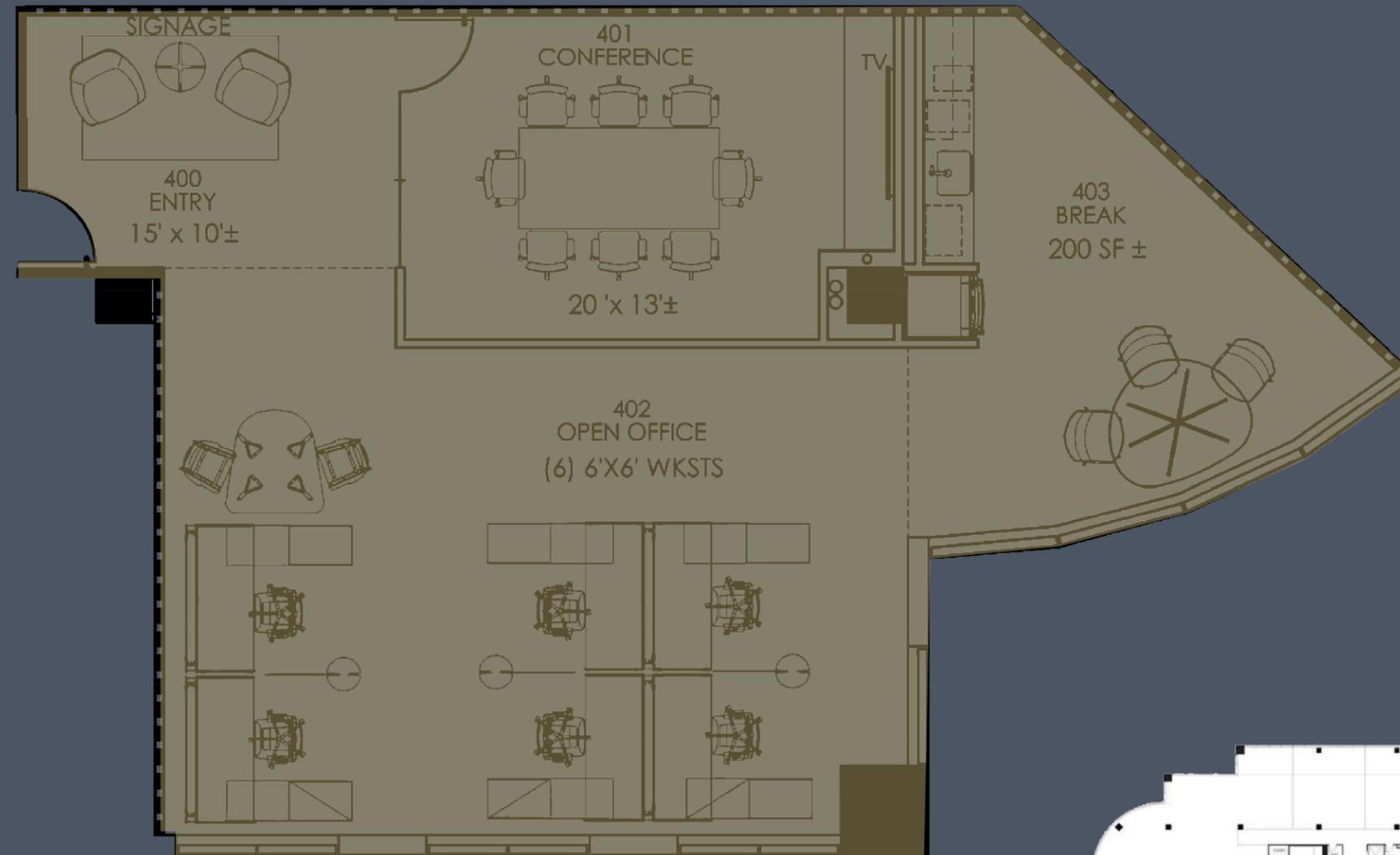
## SUITE 450

2,264 SF  
AVAILABLE



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FLOOR 4  
**SUITE 425**  
1,579 SF  
AVAILABLE



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# Creating Dallas Commercial Real Estate **Opportunities**



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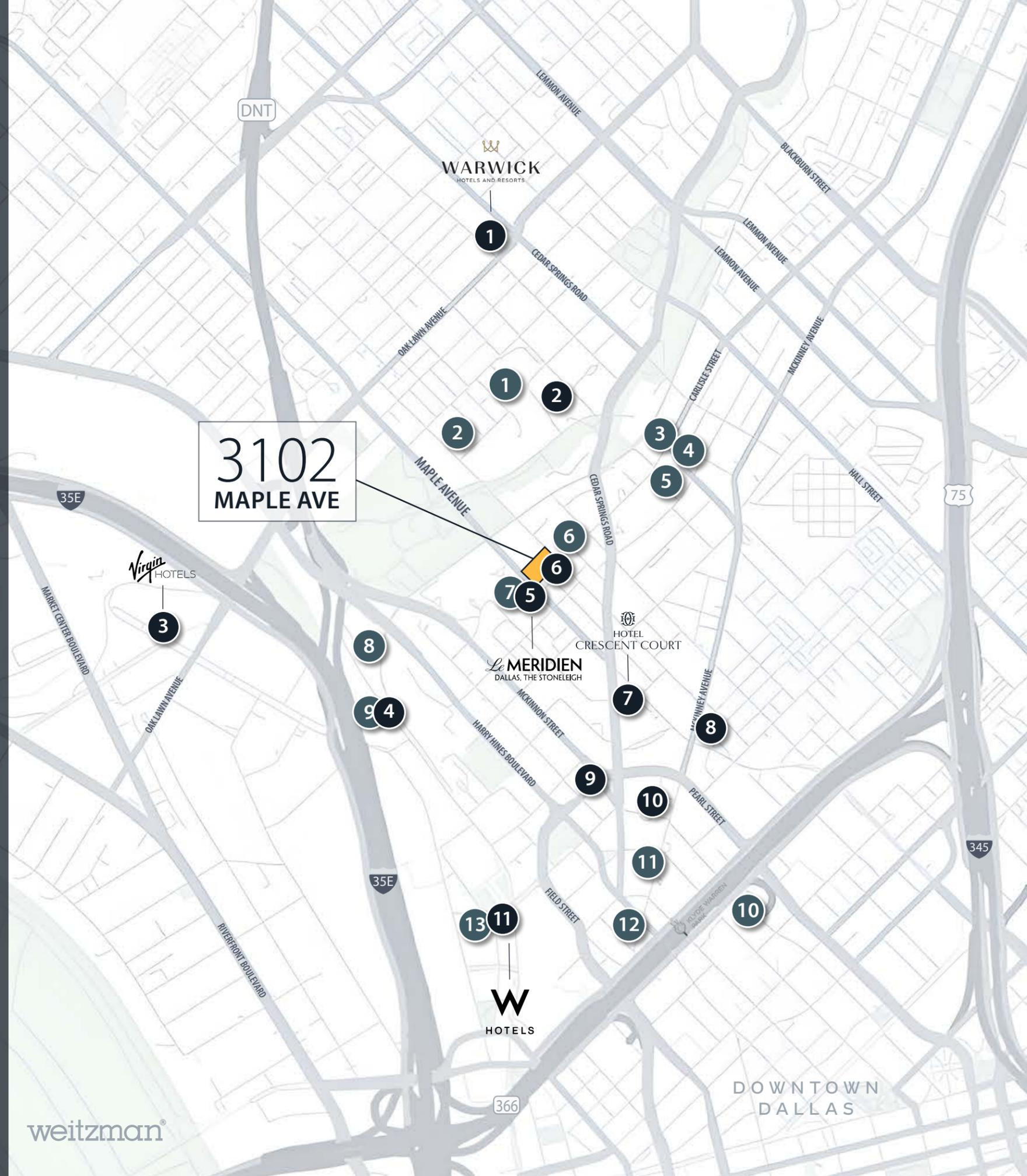
# WHERE WORK MEETS HOME — & HOSPITALITY.

## HOTELS

- ① Warwick Melrose Hotel
- ② Rosewood Mansion o Turtle Creek
- ③ Virgin Hotels Dallas
- ④ Locale Victory Park
- ⑤ Le Meridien , The Stoneleigh
- ⑥ Marriott Dallas Uptown
- ⑦ Hotel Crescent Court
- ⑧ Hotel ZaZa
- ⑨ Hotel Swexan
- ⑩ The Ritz-Carlton
- ⑪ W Hotel

## RESIDENTIAL

- ① Cantabria at Turtle Creek
- ② Rieni at Turtle Creek Apt.
- ③ Monaco on the Trail
- ④ The Taylor Uptown
- ⑤ Carlisle & Vine Apt.
- ⑥ Uptown Trail Apt.
- ⑦ Maple Terrace Residences
- ⑧ The Arcadian at Victory Park
- ⑨ The Katy Victory Park
- ⑩ The Tower Residences at the Ritz-Carlton Dallas
- ⑪ McKinney Avenue Lofts
- ⑫ Gables Park 17
- ⑬ The Victor

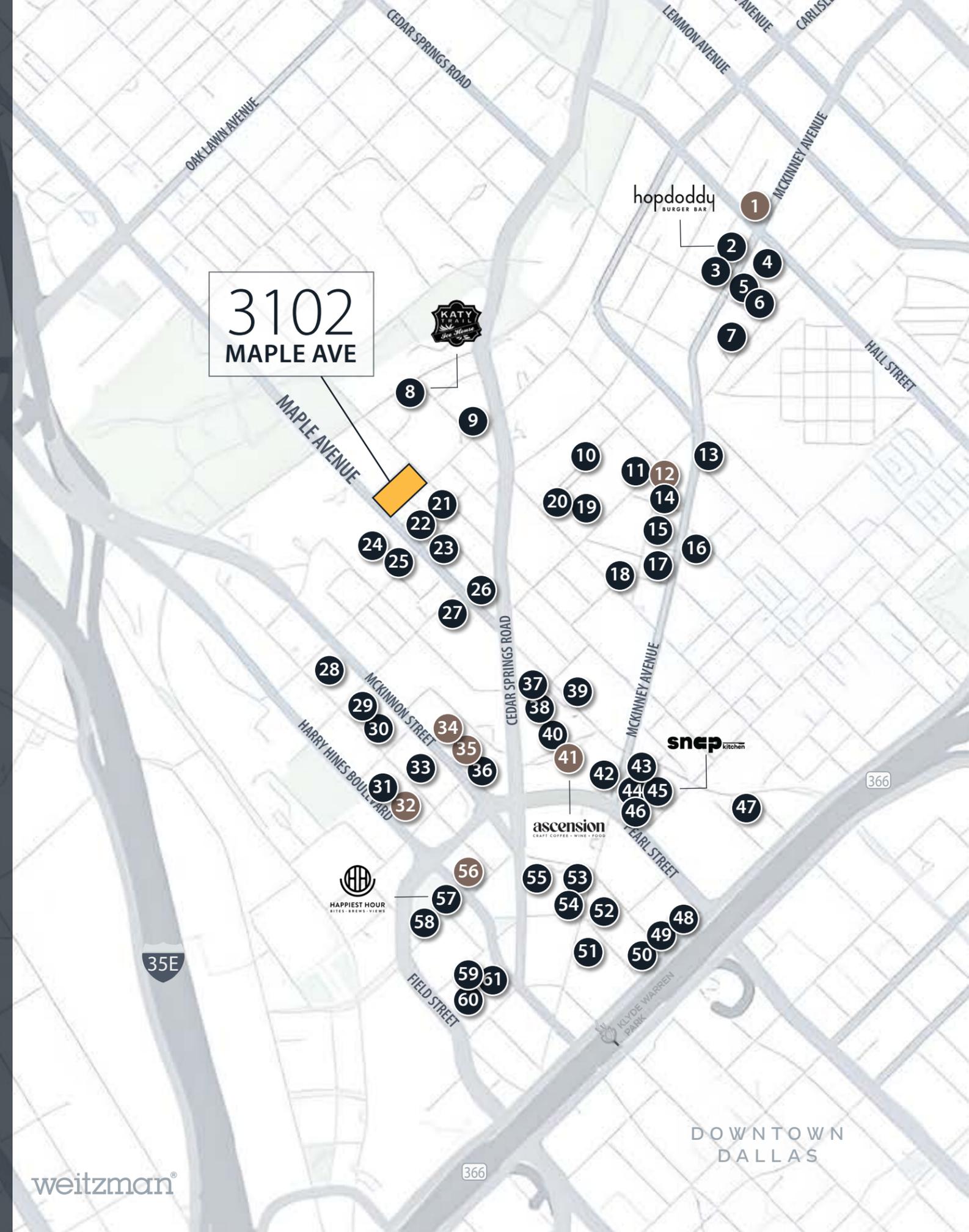


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# EXCEPTIONAL DINING — CONVENIENTLY CLOSE.

- |                           |                           |                  |
|---------------------------|---------------------------|------------------|
| 1 Breadwinners            | 22 Nick & Sam's           | 43 Smashburger   |
| 2 Hopdoddy                | 23 Bar W                  | 44 Potbelly      |
| 3 The Taco Stand          | 24 Doce Mesas             | 45 Pei Wei       |
| 4 Mi Cocina               | 24 CATCH                  | 46 Snap Kitchen  |
| 5 Ka Thai                 | 26 Nuri                   | 47 Sammy's BBQ   |
| 6 Blue Sushi & Sake Grill | 27 Uchi                   | 48 Yardbird      |
| 7 San Martin              | 28 Dolce Riviera          | 49 Perry's       |
| 8 Katy Trail Ice House    | 29 Harwood arms           | 50 Miriam        |
| 9 Lucky Dog Saloon        | 30 Poco Fiasco            | 51 Haywire       |
| 10 Crushcraft             | 31 NDA                    | 52 STK           |
| 11 Jimmy Johns            | 32 Magnolias Sous Le Pont | 53 Del Frisco's  |
| 12 Dream Café             | 33 Marie Gabrielle        | 54 Doc B's       |
| 13 NADC Burger            | 34 Flowerchild            | 55 Mexican Sugar |
| 14 Sakana                 | 35 White Rock Coffee      | 56 Mercat Bistro |
| 15 Chipotle               | 36 Ocean Prime            | 57 Happiest Hour |
| 16 Avanti                 | 37 Sixty Vines            | 58 Te Deseo      |
| 17 S&D Oyster Bar         | 38 Capital Grille         | 59 The Henry     |
| 18 Las Palmas             | 39 The Old Warsaw         | 60 North Italia  |
| 19 Mamani                 | 40 Moxie's                | 61 Ten Sushi     |
| 20 DOMO                   | 41 Ascension Coffee       |                  |
| 21 Good Grace             | 42 Shake Shack            |                  |

CAFÉ / BAKERY



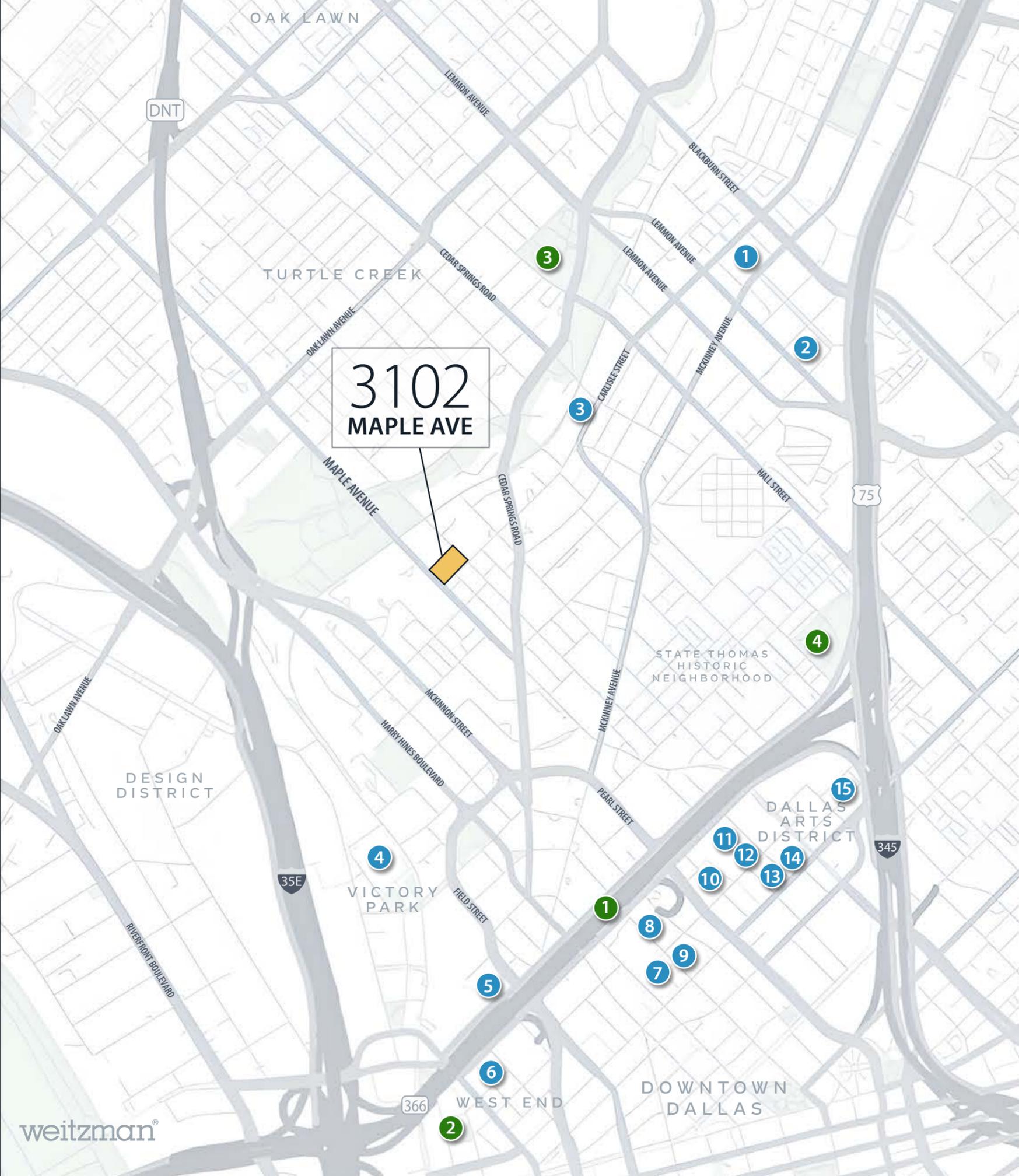
# YOUR HUB FOR BUSINESS — CONNECTED TO **POSSIBILITY.**

## ATTRACTIONS

- 1 West Village
- 2 MUTTS Canine Cantina
- 3 Geometric & MADI Art Musuem
- 4 American Airlines Center
- 5 Perot Museum
- 6 Dallas World Aquarium
- 7 Dallas Museum of Art
- 8 Nasher Sculpture Center
- 9 Crow Collection of Asian Art
- 10 Meyerson Symphony Hall
- 11 AT&T Performing Arts Center
- 12 Winspear Opera House
- 13 Dee and Charles Wylly Theatre
- 14 Moody Performance Hall
- 15 Dallas Black Dance Theatre

## RECREATION

- 1 Klyde Warren Park
- 2 West End Square
- 3 Turtle Creek Park
- 4 Griggs Park



# DALLAS — AN URBAN POWERHOUSE.

## ACTIVE URBAN NEIGHBORHOOD

Uptown Dallas continues to impress with an affluent influx of multi-family and high-rise residential projects, new office towers and a stellar line-up of some of the busiest restaurants and nightspots in the city.

## DENSITY, AFFLUENCE & GROWTH

The Uptown trade area reports a current population of 47,538, which has more than doubled since 2000. The area's importance as a commercial and retail trade area is reflected in its daytime population, which exceeds 84,000. Uptown is an affluent trade area, reporting an average household income of \$154,321 and a per capita household income of \$102,511.

## UPTOWN DALLAS



2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	41,676	187,945	380,484
TOTAL HOUSEHOLDS	28,782	107,099	184,434
AVERAGE HOUSEHOLD INCOME	\$155,091	\$148,911	\$153,645
5 YEAR POPULATION GROWTH	12.85%	9.34%	5.70%

# DALLAS' MOST WALKABLE NEIGHBORHOOD.

90  
WALKABILITY  
SCORE

**"WALKER'S PARADISE"**  
MEANING DAILY ERRANDS DO NOT REQUIRE A CAR, & MOST ESSENTIAL AMENITIES ARE CONVENIENTLY ACCESSIBLE BY WALKING.

5 MINUTE WALK

10 MINUTE WALK

15 MINUTE WALK

Le MERIDIEN  
DALLAS, THE STONELEIGH

MARRIOTT  
DALLAS UPTOWN



HOTEL  
CRESCENT COURT

DOCE  
MESAS

NICK & SAM'S  
AN UPTOWN STEAKHOUSE

HOTEL  
ZAZA

SHAKE  
SHACK

MOXIES

THE  
CAPITAL  
GRILL & L.E.

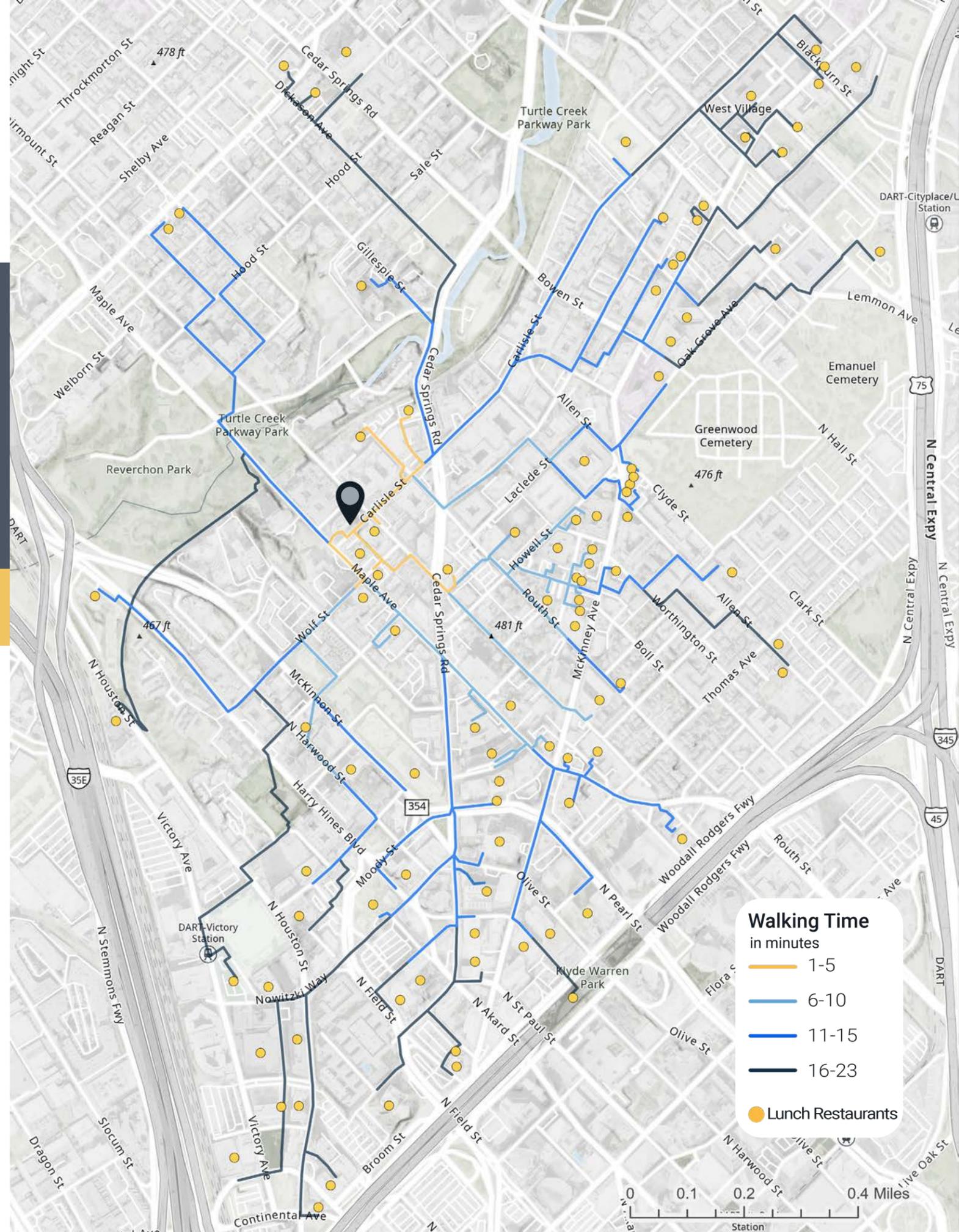
THE RITZ-CARLTON



Perry's  
RESTAURANTS

KLYDE WARREN  
PARK

weitzman®



**Walking Time**  
in minutes

- 1-5
- 6-10
- 11-15
- 16-23
- Lunch Restaurants



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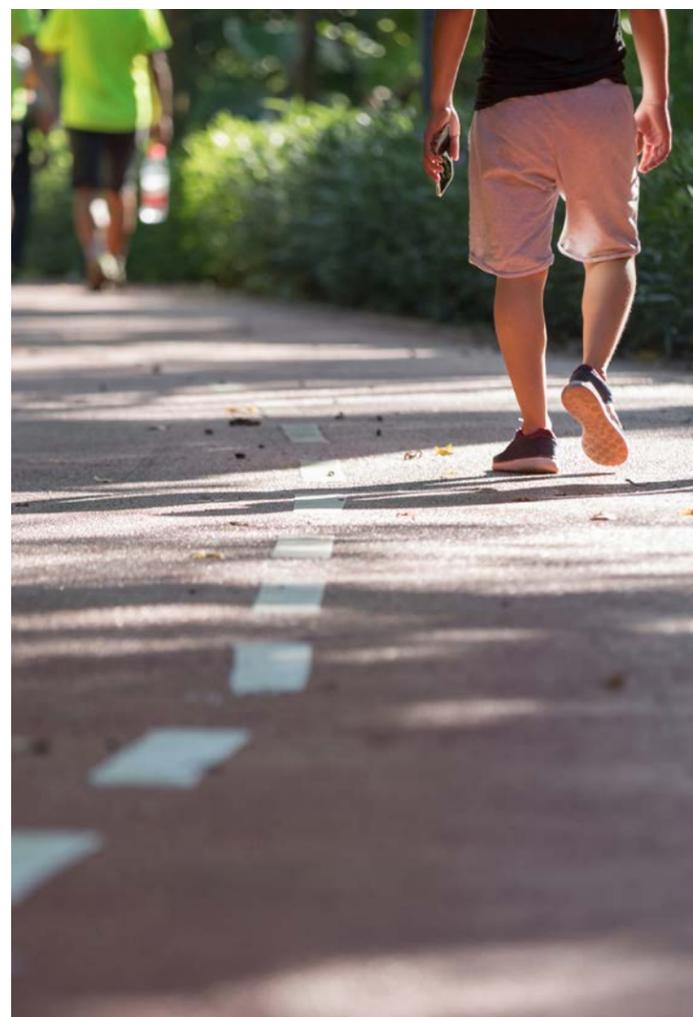


# THE LOCATION OF CHOICE FOR DALLAS' YOUNG **PROFESSIONALS.**

## LIVE, WORK & PLAY

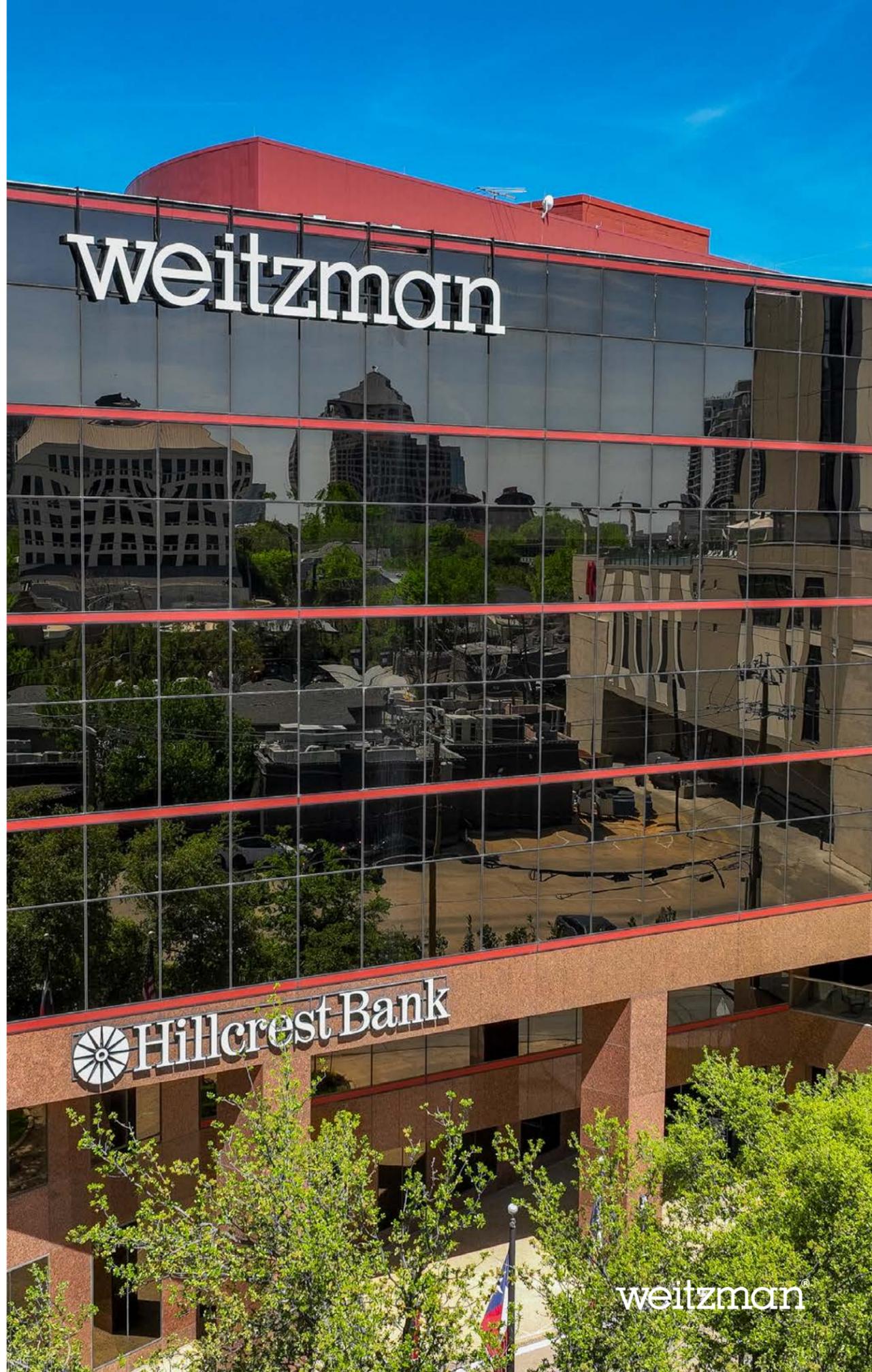
Young professionals view Uptown Dallas as the city's best location to work, to live, to dine and for recreation. Office workers and residents alike value Uptown's walkable environment, the numerous restaurants and the activities and greenspace offered by amenities including the Katy Trail, Reverchon Park, the Turtle Creek greenbelt and Klyde Warren Park.

Due to the phenomenal growth and density of the Uptown area, the area's amenities not only include many of Dallas' most popular restaurants and watering holes but also two urban-format grocery stores. Close to 3102 Maple workers and residents can patronize Whole Foods Market, which occupies the street level of a high-rise residential tower along popular McKinney Avenue, as well as Tom Thumb at The Union, a mixed-use project designed to service the residential growth in Uptown as well as Downtown.



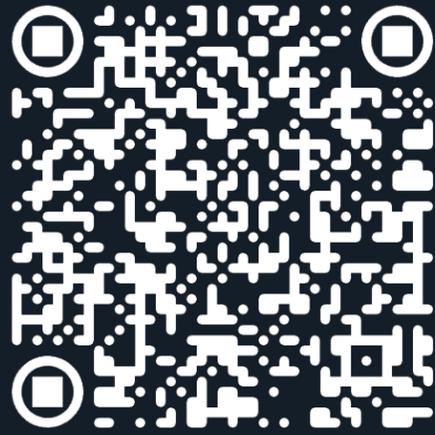
3102  
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OUR UPTOWN NEIGHBORHOOD  
**CLOSE TO IT ALL.**



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MAPLE AVE

weitzman®



VIEW ONLINE BROCHURE

weitzman<sup>®</sup>

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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

**Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

### AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

### AS AGENT FOR BUYER/TENANT:

The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information

about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically

instructs the broker in writing not to disclose, unless required to do so by law.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Email

(214) 720-3670

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Buyer/Tenant/Seller/Landlord Initials

Date