



FOR SUBLEASE

# Maple Terrace

3001 Maple Avenue, Dallas, TX 75201

AVISON  
YOUNG





## Newly renovated office space available in Uptown Dallas

- \$46.00 NNN
- Class AA, 9 stories, 146,393 SF
- 6,318 RSF available in suite 250
- Term through 12/31/2031
- Floor to ceiling glass in all 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

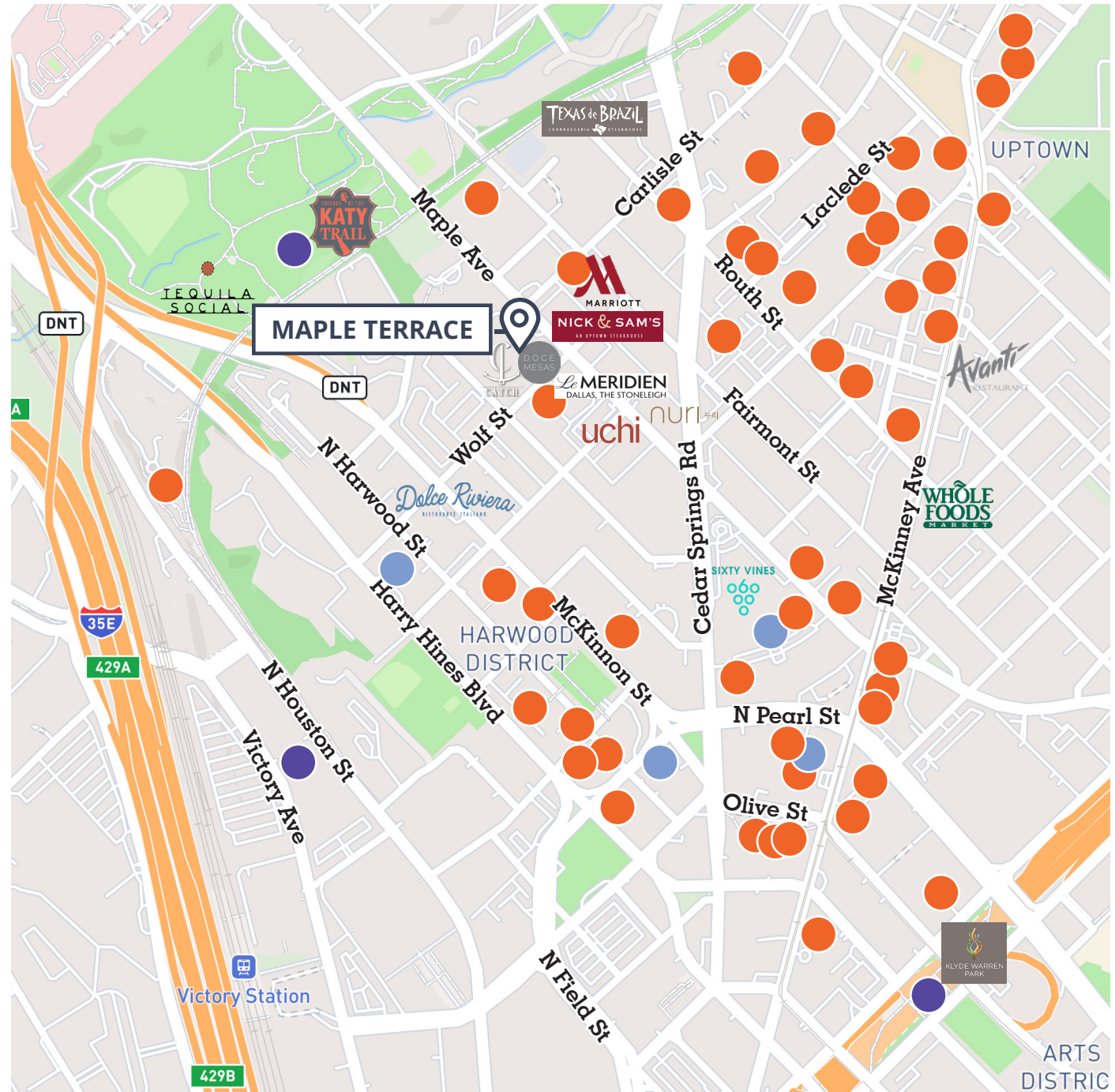
CATCH - On site  
Doce Mesas - On site  
Katy Trail Ice House  
Nick & Sam's  
Uchi/ Uchiba  
Dolce Riviera  
Amelia  
Good Graces  
Las Palmas  
Flower Child  
Texas de Brazil  
Perle on Maple  
Tequila Social  
Fogo De Chão  
Sixty Vines  
Mexican Sugar  
Local Tap & Table  
The GOAT Restaurant & Lounge  
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

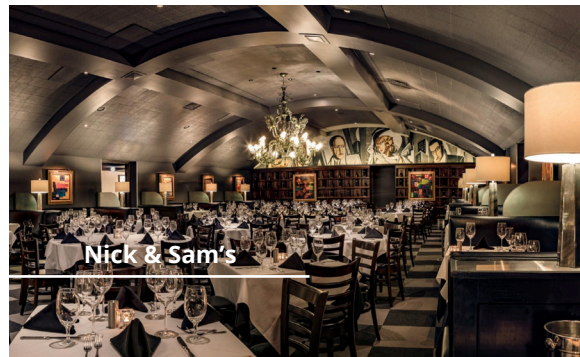




## Surrounding area

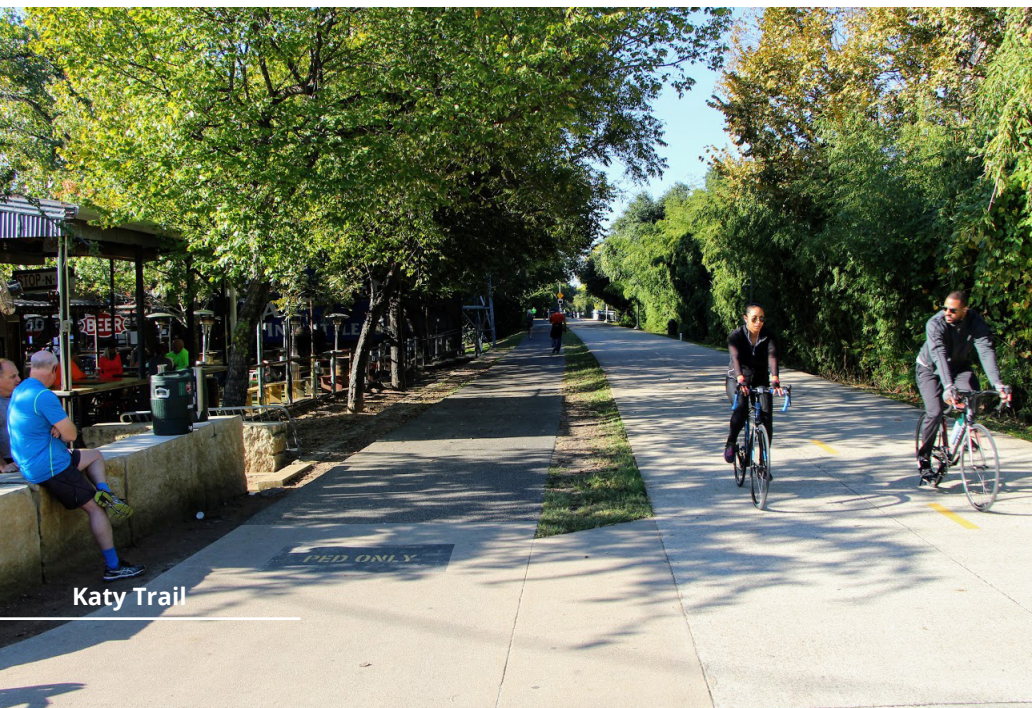


Victory Park



Nick & Sam's

## 3001 Maple Avenue



Katy Trail



Klyde Warren Park





*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**

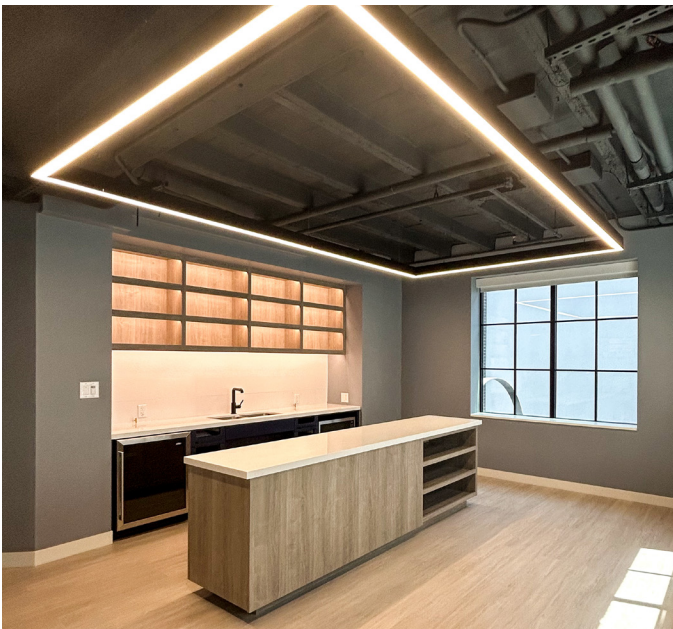
Situated across the street from Maple Terrace - The Stoneleigh is the grande dame hotel of Dallas with a rich history that is 100 years young. The hotel was originally designed by F.J. Woerner in the Beaux Arts style and marked the beginning of modern luxury hi-rise living in the city.

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 gallery

3001 Maple Avenue



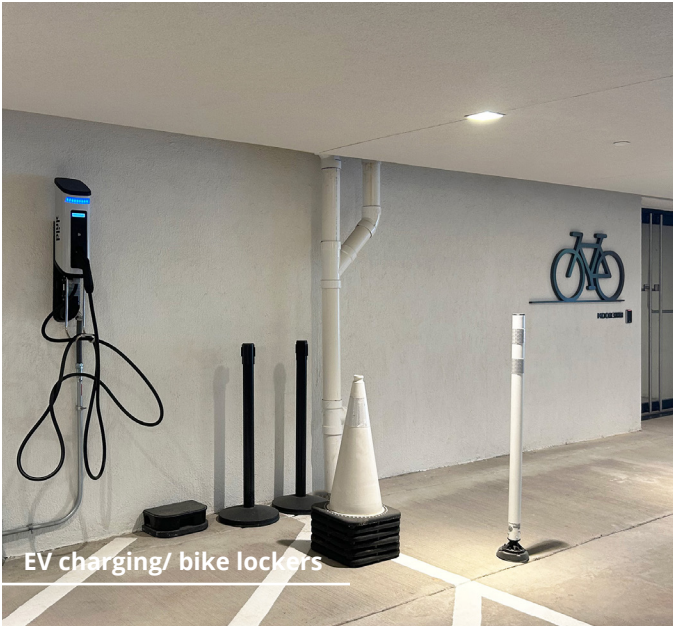


Building amenities

3001 Maple Avenue



Golf Simulator



EV charging/ bike lockers



Fitness Center (includes locker rooms)

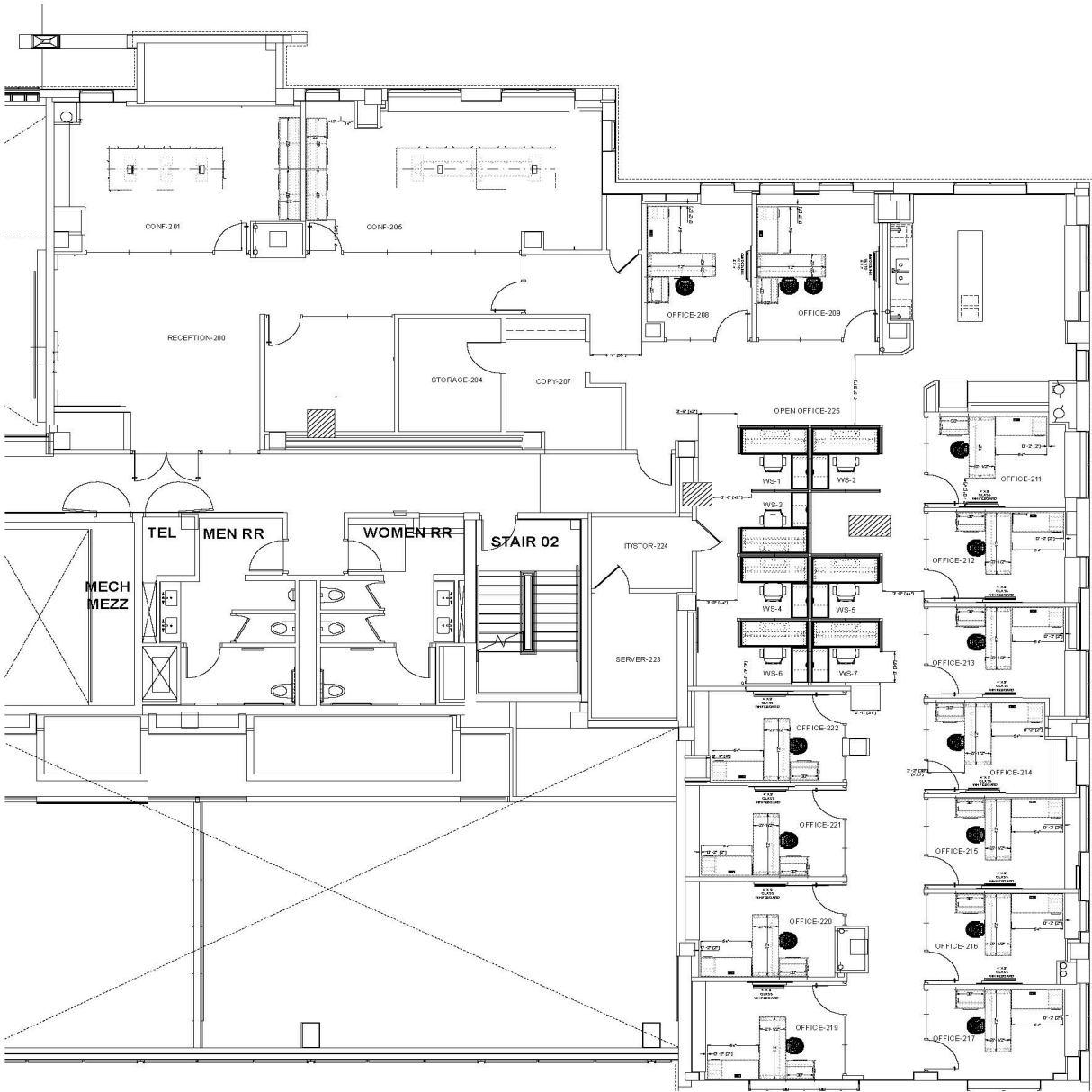


Amenity Deck



Deck Lounge





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