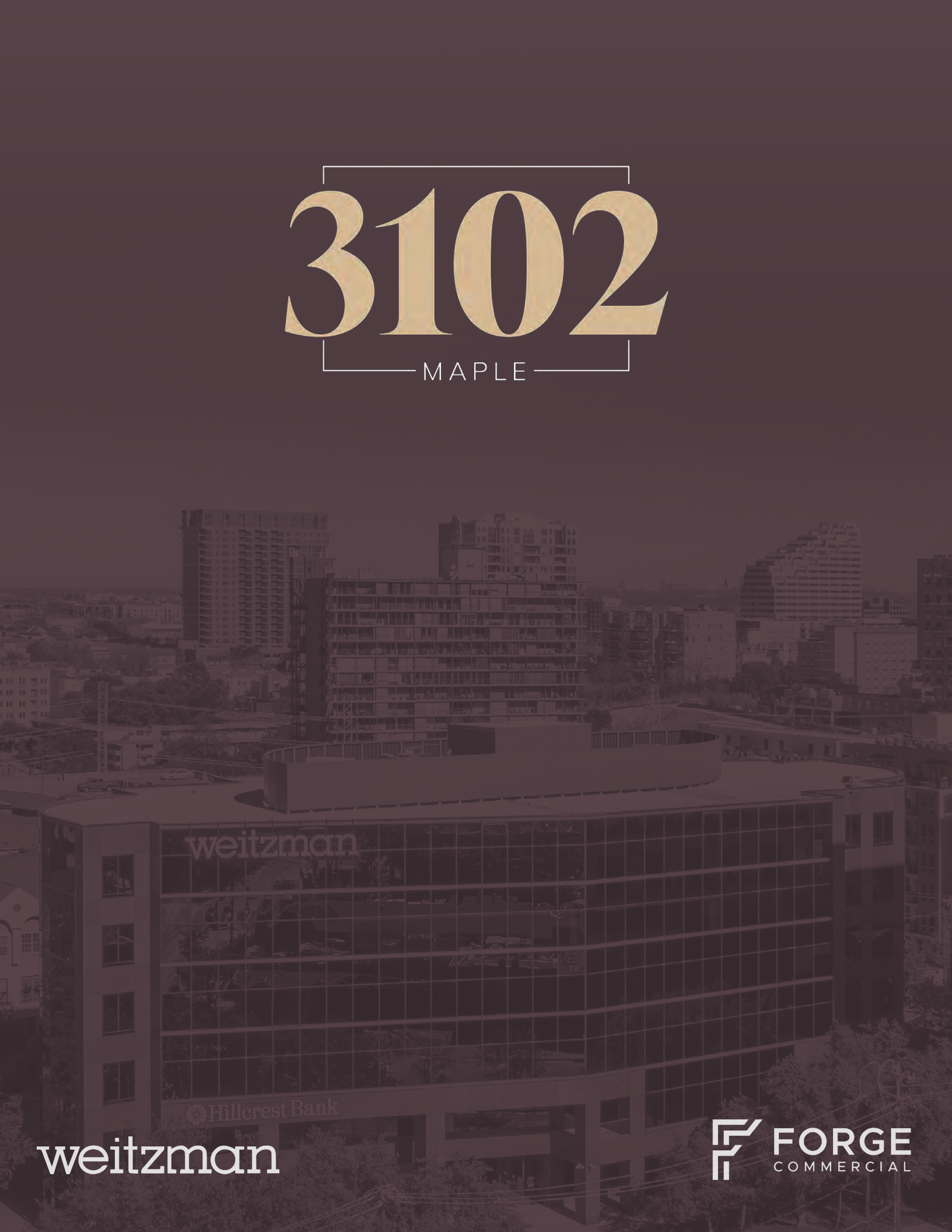


3102

MAPLE



weitzman

 **FORGE**
COMMERCIAL

IN THE HEART OF UPTOWN

OVERVIEW

Situated amidst the energy of one of Dallas' most coveted neighborhoods, **3102 Maple** offers an unparalleled location for businesses seeking prominence and convenience. Located at the corner of Maple Avenue and Carlisle Street, the property is surrounded by upscale dining, luxury retail, and a dynamic nightlife, creating an inspiring atmosphere for both work and leisure.

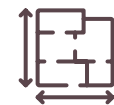
HIGHLIGHTS



Coveted
Uptown Location



3/1,000
**Direct-access
Covered Parking**



16,870 RSF
Typical Floor Plate



On-Site
**Management,
Engineering & Landlord**



**Fitness Center
& Locker Rooms**



Walking Distance
**From Dining &
Shopping**



24/7 Security



**Exterior Improvements
Underway**



Prime Tollway Access

AREA AMENITIES

DINING & DRINKS

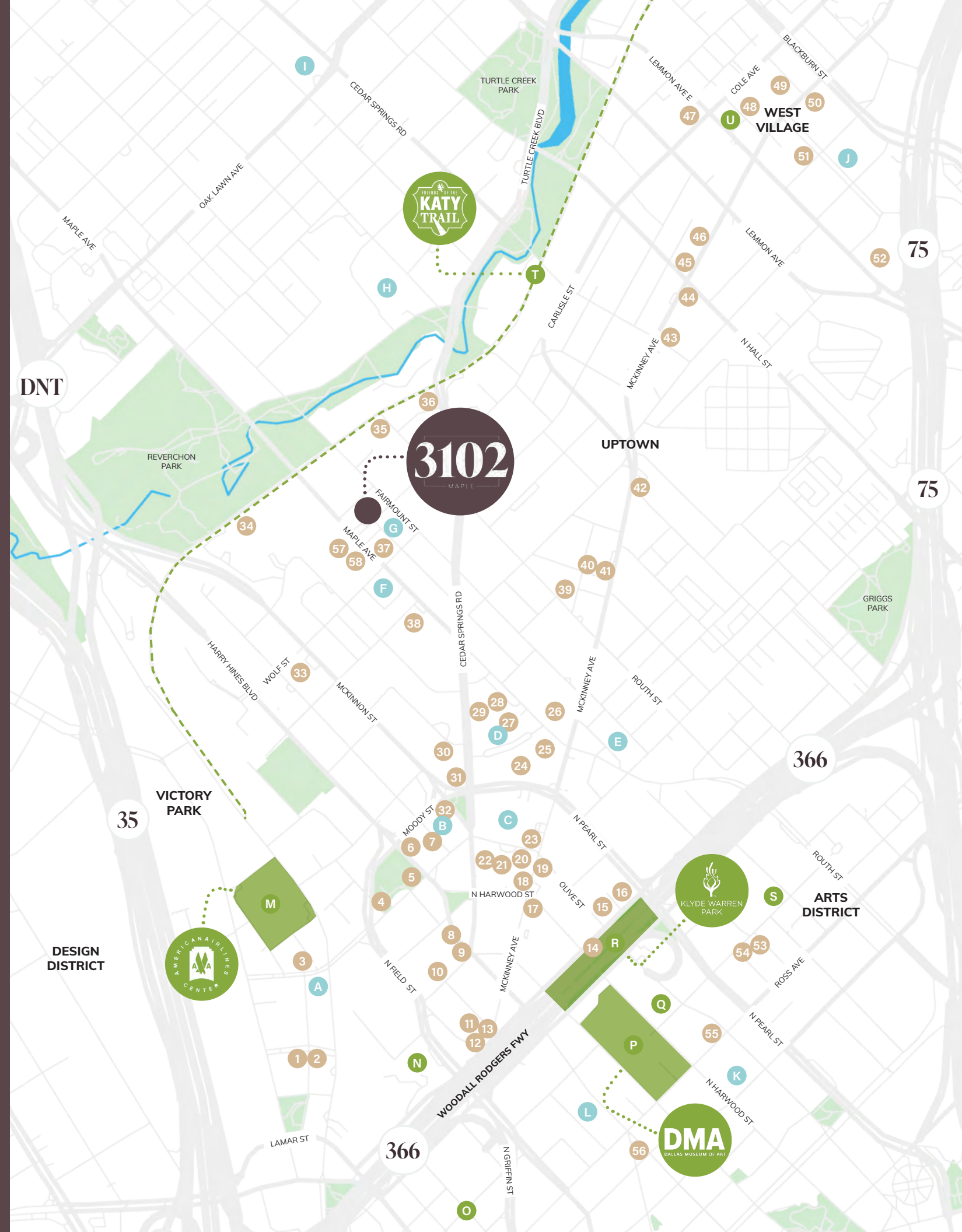
1. Mesero
2. Billy Can Can
3. Hero
4. Te Deseo
5. Happiest Hour
6. Saint Ann Restaurant & Bar
7. Mercat Bistro
8. Royal 38
9. The Henry
10. North Italia
11. Taqueria La Ventana
12. El Fenix
13. Meso Maya
14. Mi Cocina
15. Perry's Steakhouse & Grille
16. Yardbird Table & Bar
17. Haywire
18. Doc B's
19. STK
20. Del Frisco's Double Eagle Steakhouse
21. Mexican Sugar
22. Leela's Pizza & Wine Bar
23. Fearing's
24. East Hampton Sandwich Co.
25. Moxie's
26. Truluck's
27. Nobu
28. The Capital Grille
29. Sixty Vines
30. Flower Child
31. Ocean Prime
32. Stillwell's
33. Dolce Riviera
34. Tequila Social
35. Katy Trail Ice House
36. Texas de Brazil
37. Nick & Sam's
38. Uchi
39. Las Palmas
40. Bowen House
41. S&D Oyster Company
42. The Standard Pour
43. Blue Sushi Sake Grill
44. Mi Cocina
45. Bread Winners Cafe & Bakery
46. Lyla
47. Gloria's Latin Cuisine
48. Namo
49. Malai Kitchen
50. Mendocino Farms
51. Grimaldi's Pizzeria
52. The Rustic
53. La Stella Cucina Verace
54. Musume
55. Sloane's Corner
56. Dakota's Steakhouse
57. Doce Mesas
58. Catch

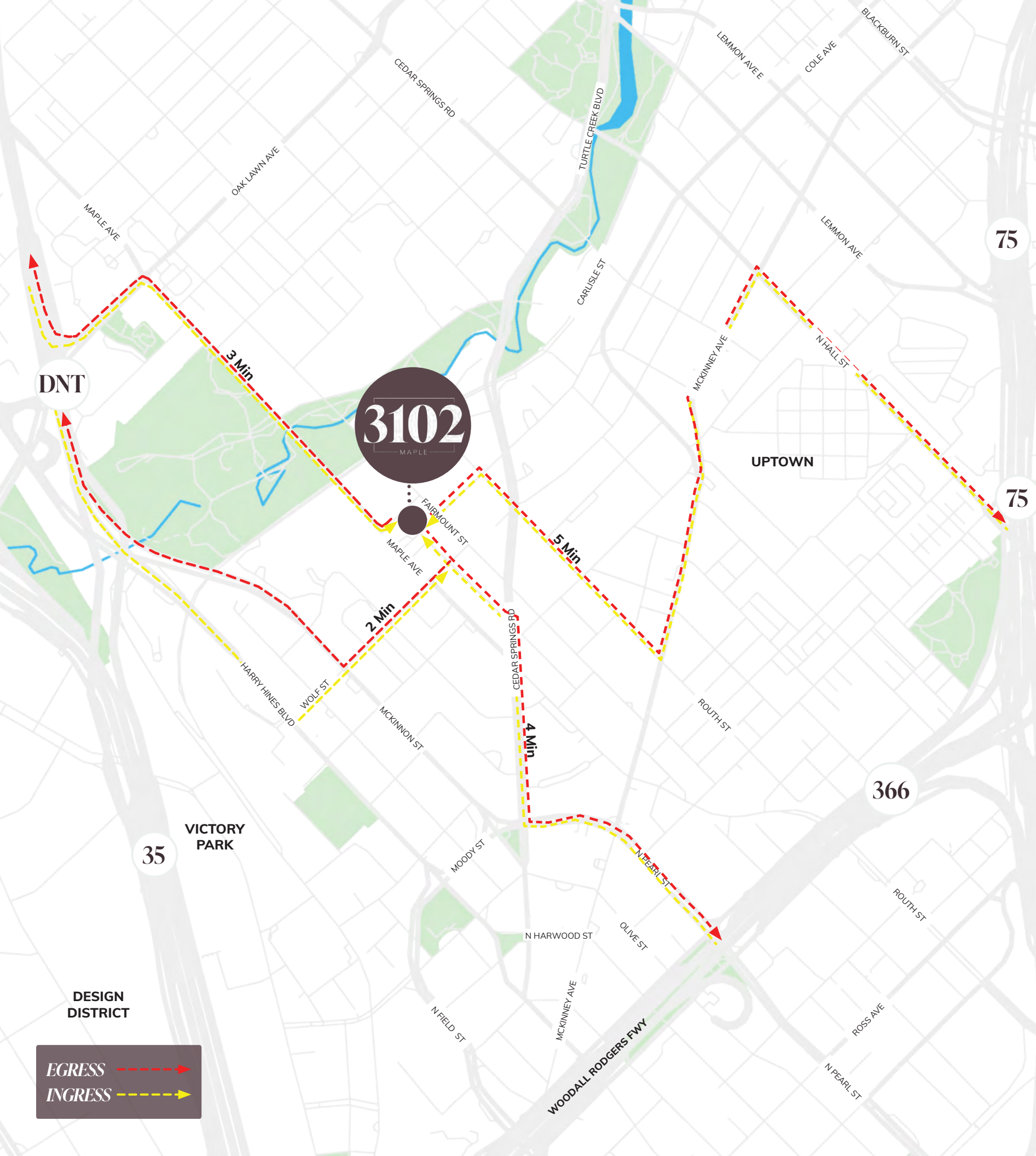
HOTELS

- A. W Dallas Victory
- B. Hôtel Swexan
- C. The Ritz-Carlton
- D. Hotel Crescent Court
- E. Hotel ZaZa
- F. Le Méridien Dallas, The Stoneleigh
- G. Marriott Uptown
- H. Rosewood Mansion on Turtle Creek
- I. Warwick Melrose
- J. Canopy by Hilton
- K. JW Marriott Dallas Arts District
- L. Fairmont Dallas

ENTERTAINMENT & ATTRACTIONS

- M. American Airlines Center
- N. Perot Museum of Nature and Science
- O. The Dallas World Aquarium
- P. Dallas Museum of Art
- Q. Nasher Sculpture Center
- R. Klyde Warren Park
- S. Winspear Opera House
- T. The Katy Trail
- U. Violet Crown Dallas





Unparalleled *Accessibility*



DINE
50+ RESTAURANTS



SHOP
75+ RETAIL



PLAY & STAY
40+ ENTERTAINMENT & HOTELS

Refreshed Lobby



Fitness Center + Locker Rooms



Renovated Common Areas



Flexible *layouts.*

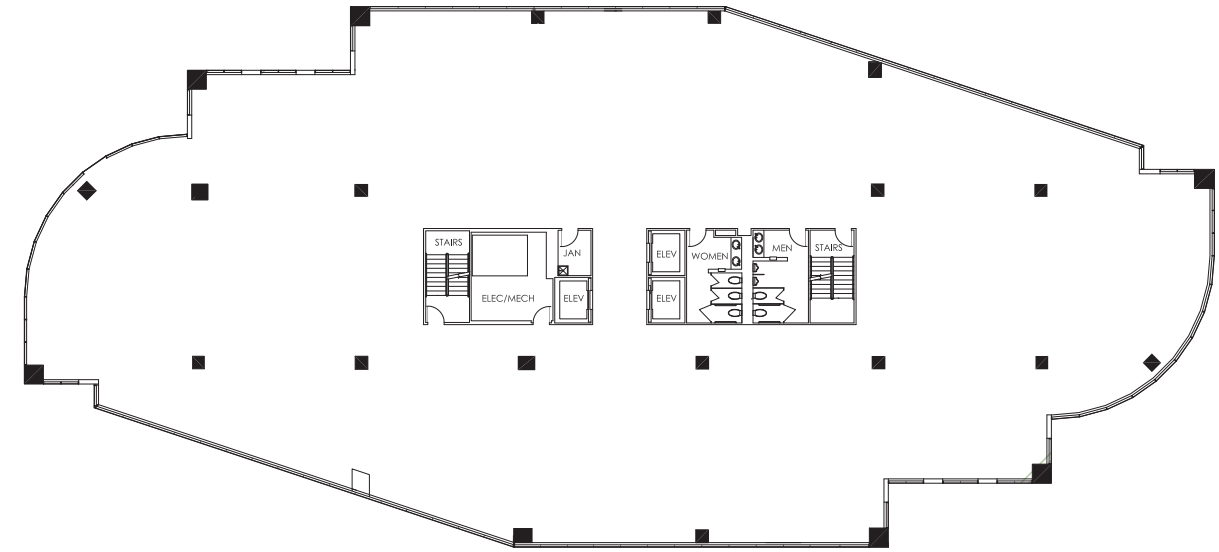
Flexible *floor plans.*

FULL FLOOR
OPPORTUNITY
33,740 SF CONTIG SPACE

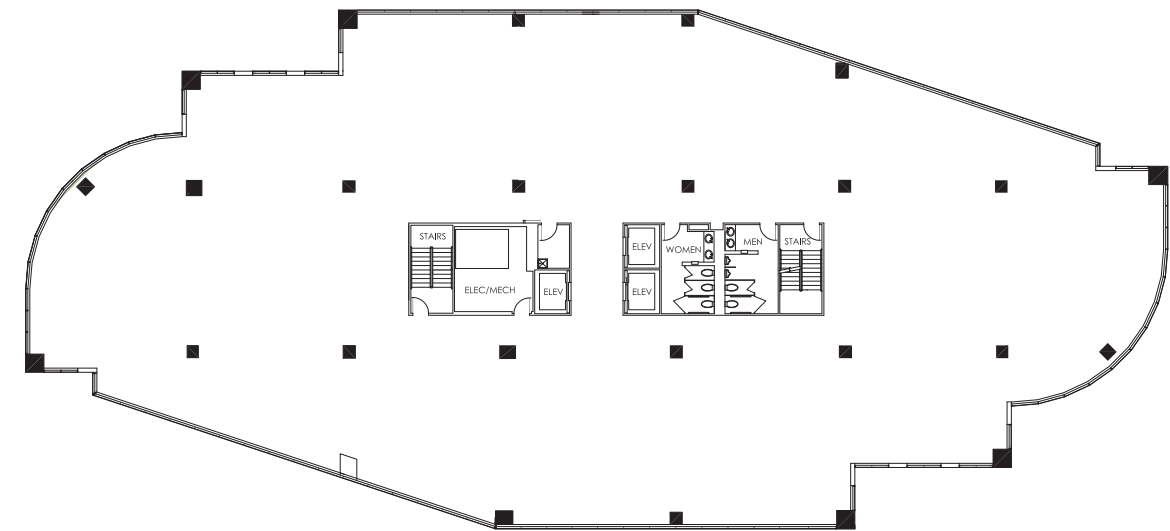


TOP OF BUILDING
SIGNAGE AVAILABLE

3rd Floor - 16,870 RSF



4th Floor - 16,870 RSF



3102

MAPLE

weitzman

Grant Sumner

214.244.6972

gsumner@forgecommercial.com

Taylor Lynch

972.834.3339

tlynch@forgecommercial.com

Hillcrest Bank

weitzman

 **FORGE**
COMMERCIAL