

MAPLE TERRACE

RESIDENCES

3003 MAPLE AVE, DALLAS, TX 75201

Hines

MAPLETERRACERESIDENCES.COM

Introducing *Maple Terrace Residences*

Discover the nexus of historic charm and contemporary luxury at Maple Terrace Residences. Soaring 22 stories in the heart of Uptown Dallas, this truly unique residential rental tower features world-class interior design and an exclusive array of resort-inspired indoor and outdoor.





The Residences

Residences are defined by expansive, light-filled floor plans, luxurious materials, and thoughtfully crafted details. Interiors have a welcoming ambience that provides a sanctuary for joyful experiences throughout the home.

Penthouses *Features*

Highlights

Higher Ceilings – 13' in Living Rooms and Bedrooms; Up to 10" in Kitchens

Fireplaces in Living Areas of Select Penthouses

Chandeliers in Dining Rooms

Expansive Balconies, Some with Gas Grills

Two Balconies in Most Penthouses

Larger Walk-in Laundry/Utility Room

Kitchens

Unique Penthouse Finish Palette

Upgraded Plumbing Fixtures

Expanded and Upgraded Suite of Bosch Appliances includes a Gas Cooktop, Double Wall Oven, and Larger Wine Cooler

Bathrooms

Unique Penthouse Finish Palette

Upgraded Plumbing Fixtures

Expansive Primary Bathrooms

Larger Shower

Upgraded Freestanding Bathtub

Water Closet



PENTHOUSE LIVING ROOM



The Amenities

Relax by the pool, host a party, or get work done in a welcoming atmosphere – it's all just an elevator ride away at Maple Terrace Residences. Inside and out, from the rooftop to the Secret Garden, a thoughtfully curated collection of amenities offers the ideal setting for every occasion.



Amenities *Features*

Everyday Luxuries

- Library & Lounge
- Secret Garden with Shading, Seating, and Lawn
- Dog Park

Sixth Floor Amenities

- Pool Terrace
- Aqua Lounge
- Fitness Center with Sunset Terrace
- Two Infrared Saunas
- Clubroom with Kitchen
- Media Lounge & Game-Day Room
- Golf Simulator
- Maker Space
- Co-Working Space with Breakout Rooms and Café

Lifestyle Conveniences

- Private Storage
- Reserved Parking Space
- In-Building Café
- Dog-Washing Station
- Bike Room

The Conservatory

- Wrap-Around Rooftop Terrace
- Dining & Event Space
- Catering Kitchen

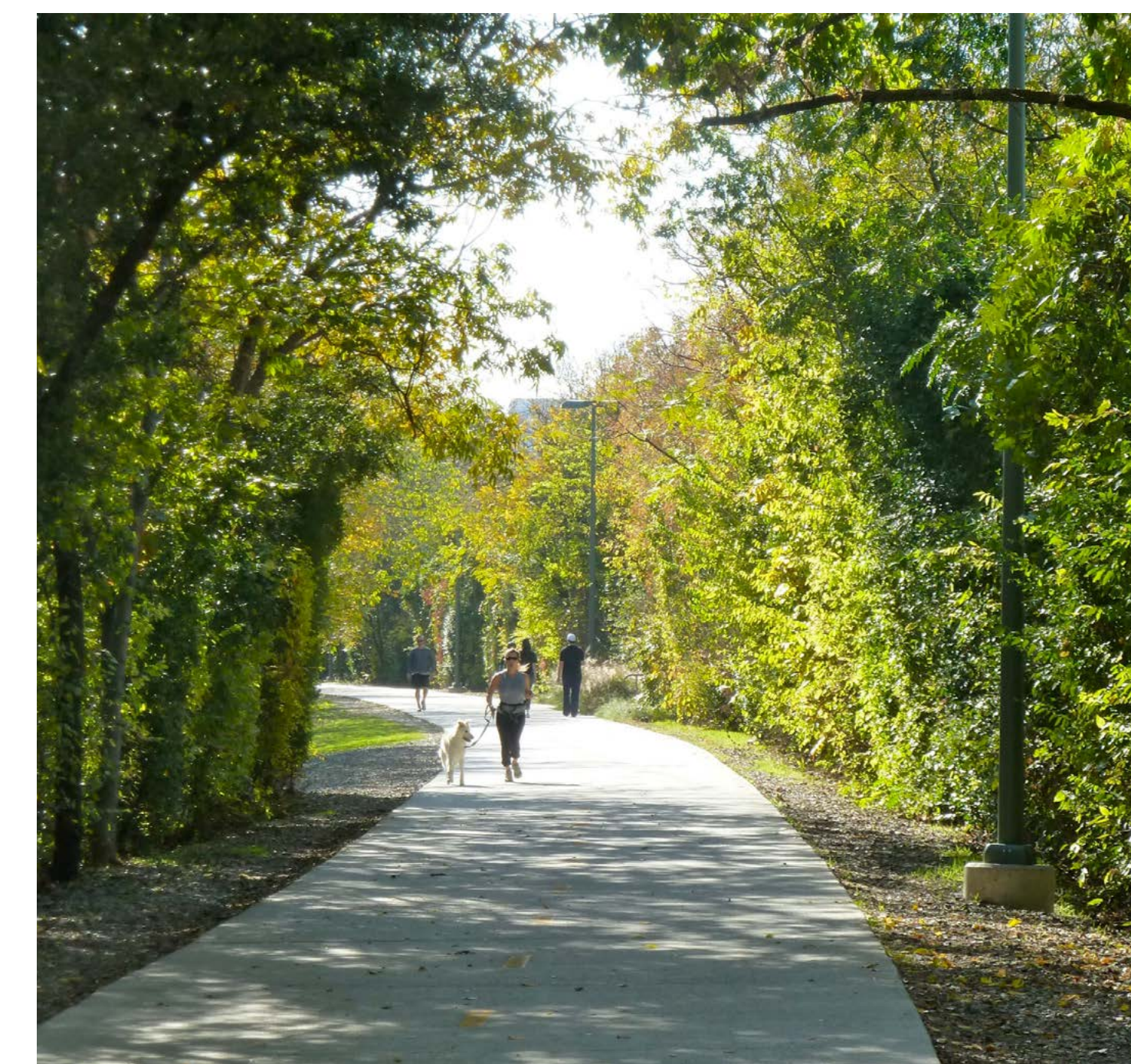
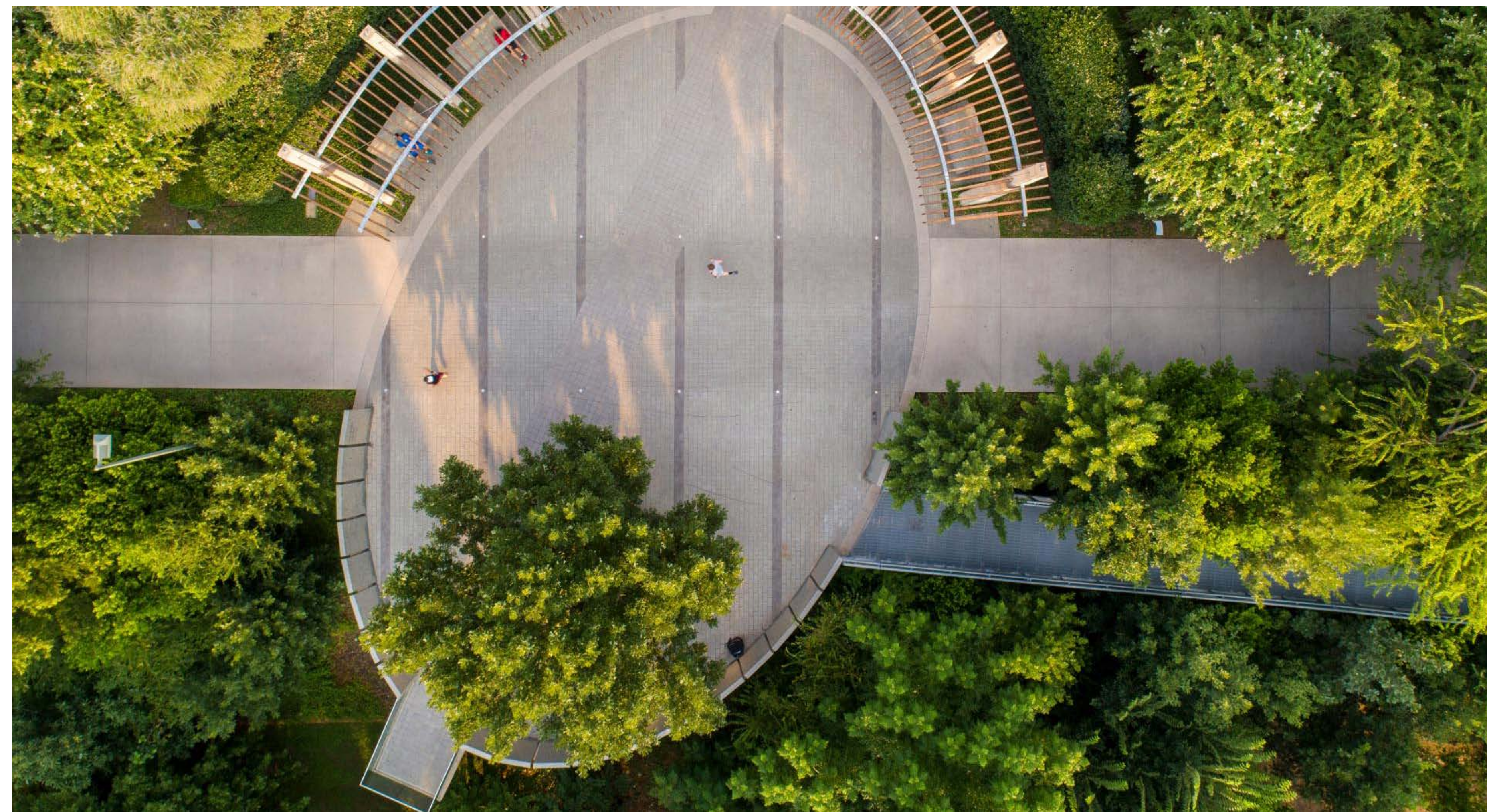
Services

- Concierge Services
- Valet Parking
- Dry Cleaning Services



LOCATION

The Neighborhood



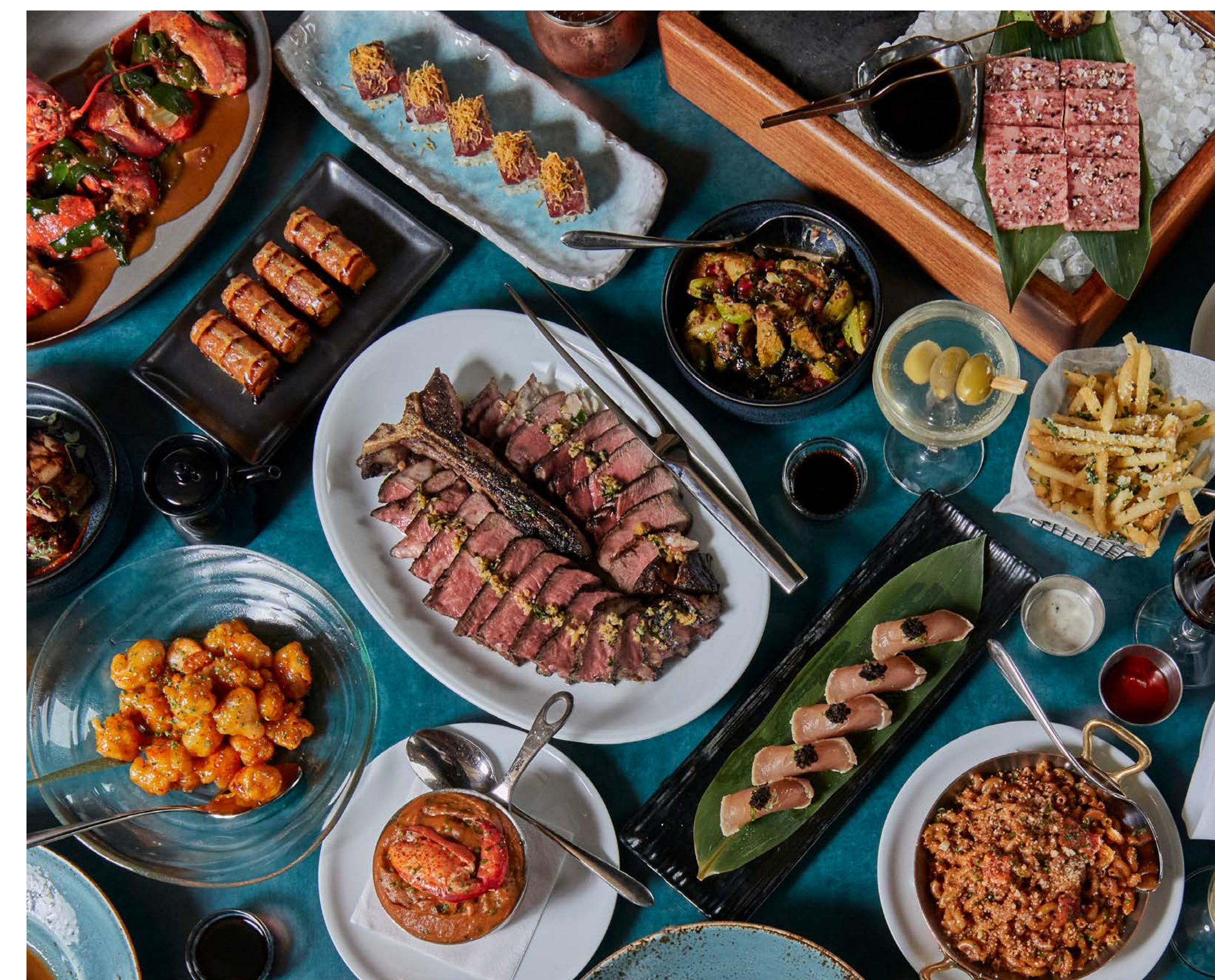
Katie Trail *Within 3 Minutes*



190 Retail Options



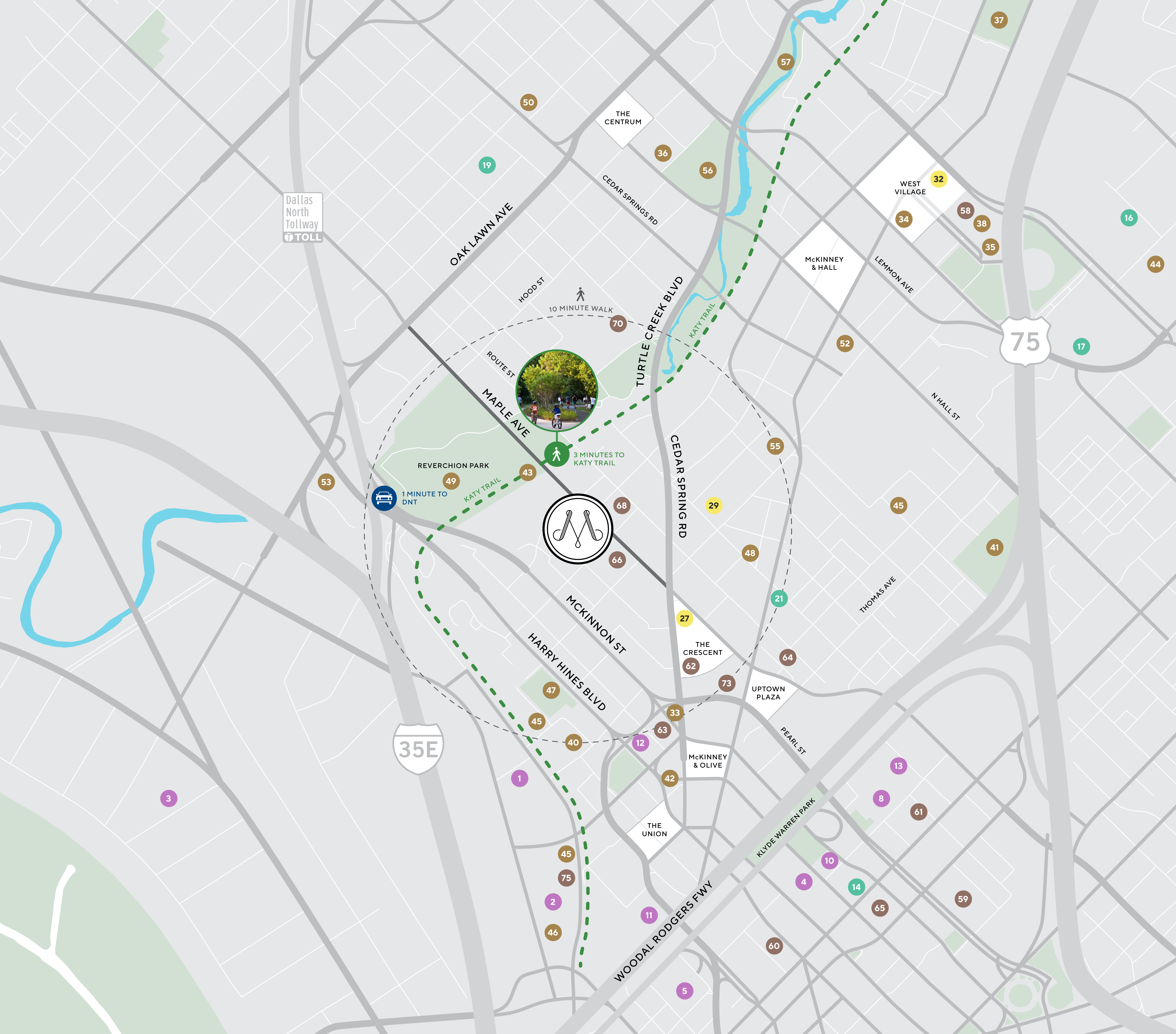
13 Cultural Landmarks



95 Restaurants



8 Grocery Stores



CULTURE

- 1 American Airlines Center
- 2 Cinepolis Luxury Cinemas
- 3 Dallas Contemporary
- 4 Dallas Museum of Art
- 5 Dallas World Aquarium
- 6 Dallas Zoo
- 7 Majestic Theater
- 8 Meyerson Symphony Center
- 9 Museum of Illusions Dallas
- 10 Nasher Sculpture Center
- 11 Perot Museum of Nature and Science
- 12 The Ann & Gabriel Barbier-Mueller Museum
- 13 Winspear Opera House

GROCERY

- 14 BERKLEY's Market - Arts District
- 15 Körner the Market
- 16 Kroger
- 17 Target
- 18 Tom Thumb
- 19 Total Wine
- 20 Trader Joe's
- 21 Whole Foods Market

SHOPPING

- 22 Bishop Arts District
- 23 Galleria Dallas
- 24 Highland Park Village
- 25 Knox-Henderson Shops
- 26 NorthPark Center
- 27 The Crescent Shops
- 28 The Plaza at Preston Center
- 29 The QUAD
- 30 The Shops at Park Lane
- 31 The Shops of Highland Park
- 32 West Village

FITNESS

- 33 Anita Phelps Park
- 34 Barry's Dallas
- 35 Class Studios
- 36 Classic Pilates - Victory Park
- 37 Cole Park
- 38 Core Power Yoga
- 39 CYCLEBAR
- 40 F45
- 41 Griggs Park
- 42 Harry Hines Triangle Park
- 43 Katy Trail
- 44 LA Fitness
- 45 Mayweather Boxing + Fitness
- 46 Orangetheory Fitness
- 47 Pike Park
- 48 Pilates Methodology
- 49 Reverchon Park
- 50 Shine Hot Pilates + Sculpt Uptown
- 51 Solidcore
- 52 SPENGA Dallas Uptown
- 53 Stemmons Park
- 54 Trammell Crow Park
- 55 Trophy Fitness Uptown
- 56 Turtle Creek Park
- 57 William B. Dean MD Park

HOSPITALITY

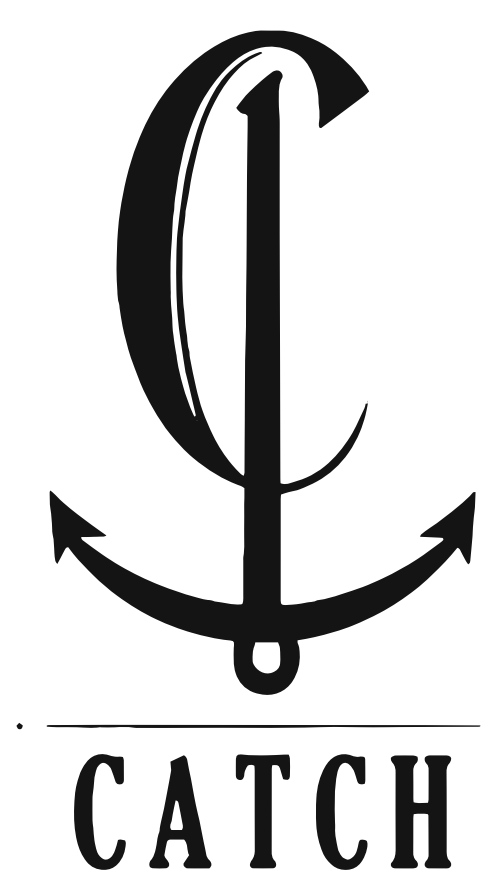
- 58 Canopy by Hilton Dallas Uptown
- 59 Dallas Marriott Downtown
- 60 Fairmont Dallas
- 61 HALL Arts Hotel Dallas, Curio Collection by Hilton
- 62 Hotel Crescent Court
- 63 Hotel Swexan
- 64 Hotel ZaZa Dallas Uptown
- 65 JW Marriott Dallas Arts District
- 66 Le Méridien Dallas - The Stoneleigh
- 67 Magnolia Dallas Downtown
- 68 Marriott Dallas Uptown
- 69 All Over Dallas
- 70 Rosewood Mansion on Turtle Creek
- 71 The Adolphus
- 72 The Joule
- 73 The Ritz Carlton
- 74 The Statler
- 75 W Dallas - Victory Park

LOCATION

On-Site Drinks & Dining *at Maple Terrace*

ALFRED'S
MAPLE TERRACE

Alfred's, christened after the visionary architect of Maple Terrace, unveils to residents an exclusive haven for cocktail connoisseurs.

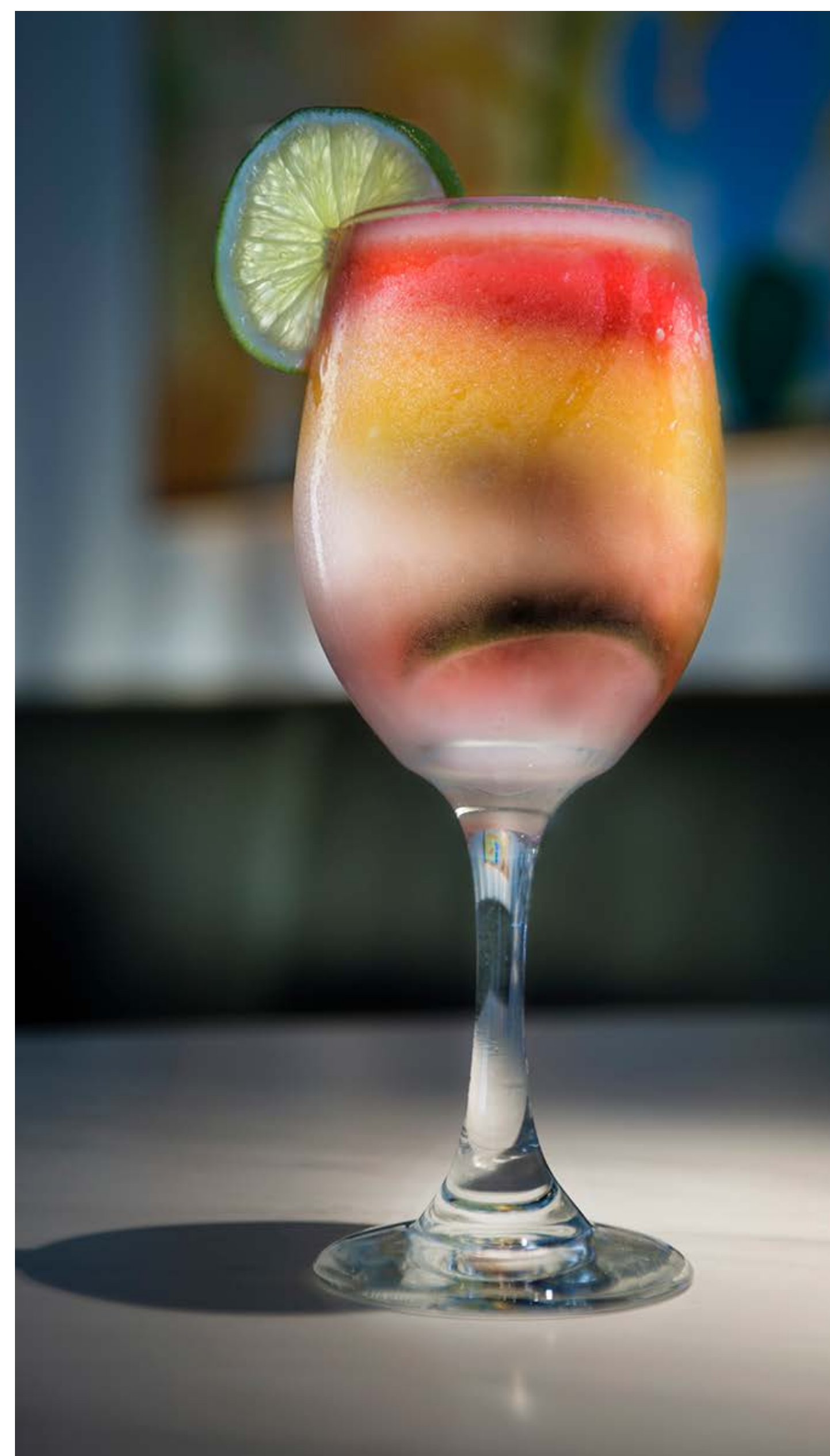


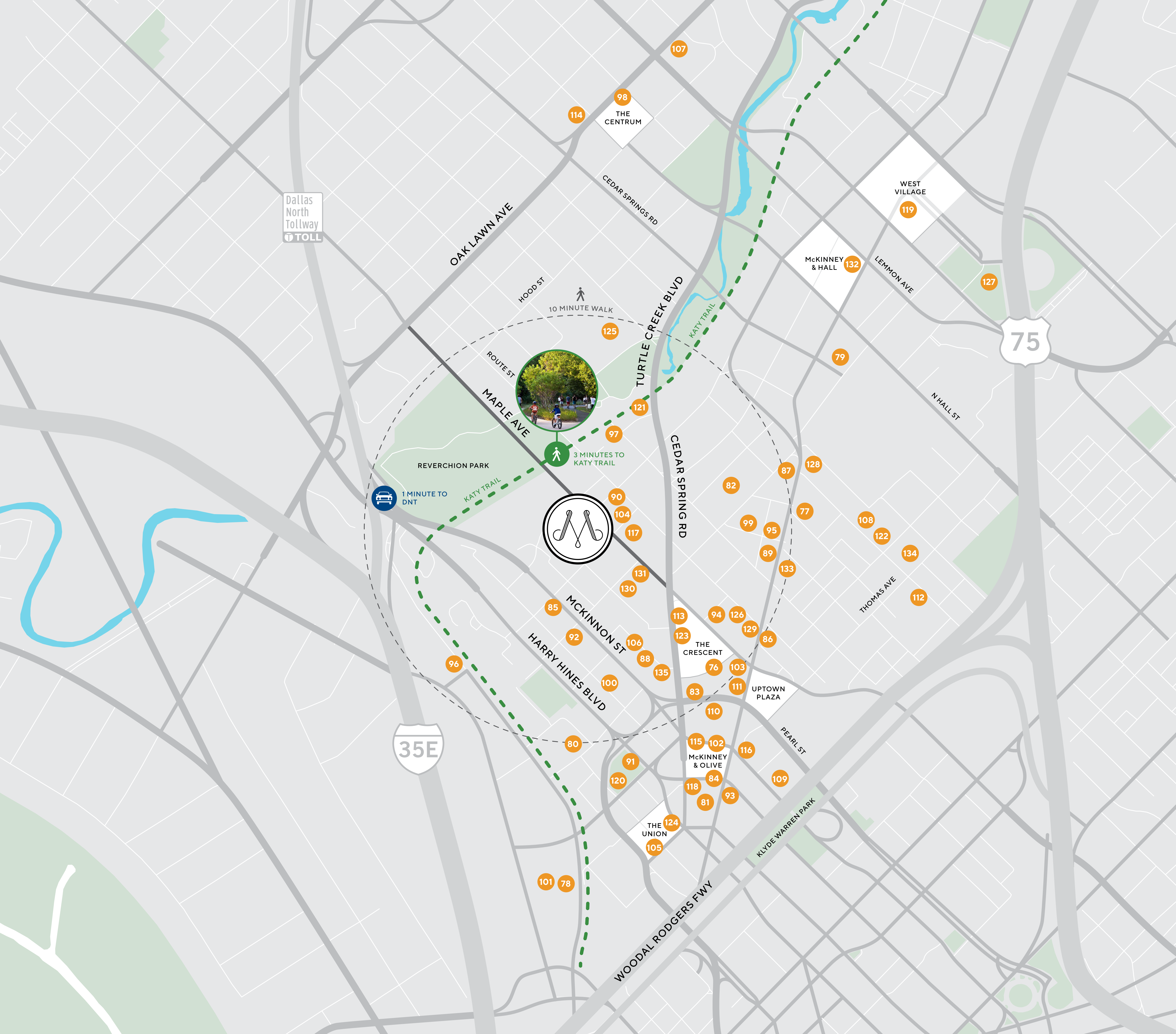
Known for its modern renditions of classic dishes, CATCH's streaming shareable style of dining marries simple, yet elegant seafood, sushi and steak with excellent service and a lively vibe.



Doce Mesas, one of Uptown's favorite Mexican restaurants by Dallas restaurateur Mico Rodriguez, will feature classic Tex-Mex dishes, lighter coastal Mexican cuisine, and its popular margaritas.

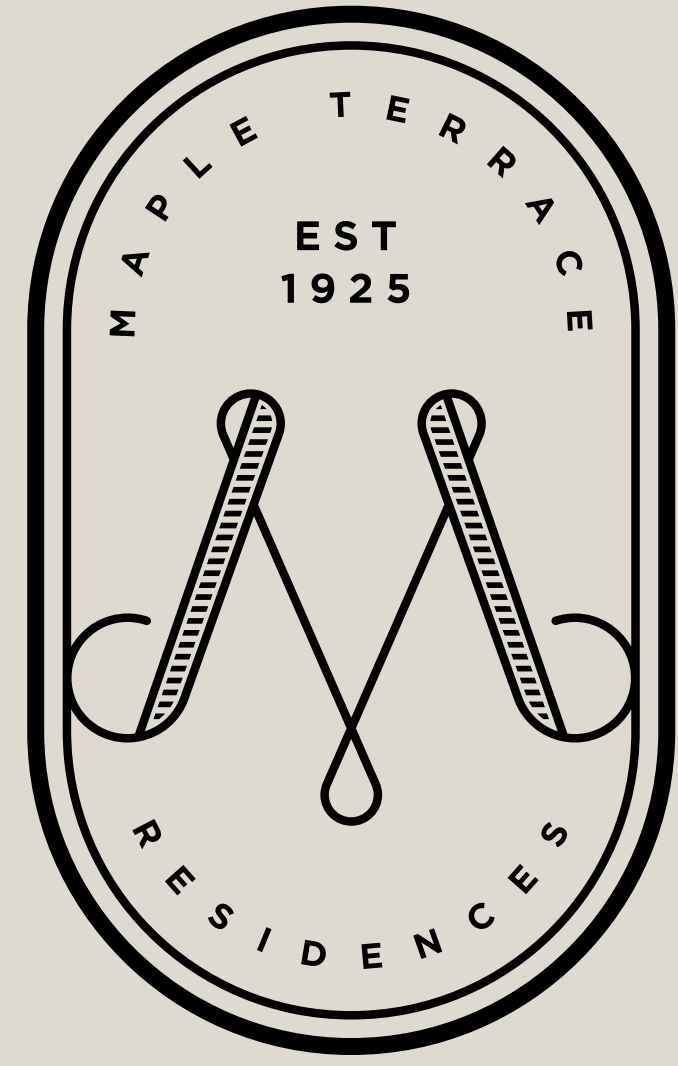
**Residents will have preferred reservations to all on-site F&B*





DINING

- 76 Ascension Coffee
- 77 Avanti
- 78 Billy Can Can
- 79 Blue Sushi Sake Grill
- 80 Brewed+Pressed
- 81 CAVA
- 82 Crushcraft Thai Eats
- 83 Del Frisco's Double Eagle Steakhouse
- 84 Doc B's
- 85 Dolce Riviera
- 86 Dragonfly
- 87 Dream Café
- 88 Flower Child
- 89 Fogo de Chao
- 90 Good Graces
- 91 Happiest Hour
- 92 Harwood Arms
- 93 Haywire
- 94 Hotel St. Germain
- 95 JuiceLand
- 96 Katy Coffee Lab
- 97 Katy Trail Ice House
- 98 La La Land Kind Café
- 99 Las Palmas
- 100 Magnolias Sous Le Pont
- 101 Mesero
- 102 Mexican Sugar
- 103 Moxie's
- 104 Nick & Sam's
- 105 North Italia
- 106 Ocean Prime
- 107 Pappadeaux Seafood Kitchen
- 108 Parliament
- 109 Perry's Steakhouse
- 110 Rattlesnake
- 111 Shake Shack
- 112 Si Tapas
- 113 Sixty Vines
- 114 Snooze, an A.M. Eatery
- 115 Starbucks
- 116 STK Steakhouse
- 117 Stoneleigh P
- 118 Sugar Factory
- 119 Sweetgreen
- 120 Te Deseo
- 121 Texas de Brazil
- 122 The Alcove
- 123 The Capital Grille
- 124 The Henry
- 125 The Mansion
- 126 The Old Warsaw
- 127 The Rustic
- 128 The Standard Pour
- 129 Truluck's
- 130 Uchi
- 131 Uchiba
- 132 Velvet Taco
- 133 WFM Coffee Bar
- 134 White Rhino Coffee
- 135 White Rock Coffee



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