

FOR LEASE

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

DUWEST



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SPACE FOR LEASE INFORMATION

- **3,244 SF Building on 0.54-acre site**
- **3 Drive-Thru Lanes & 1 Drive-Thru ATM**
- **In-Place Safety Deposit Vault, Night Drop, & Cash Vault**
- **16 total parking spaces**
- **Private Offices & Conference Room**
- **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**

MARKETED BY:

Scott Rodgers

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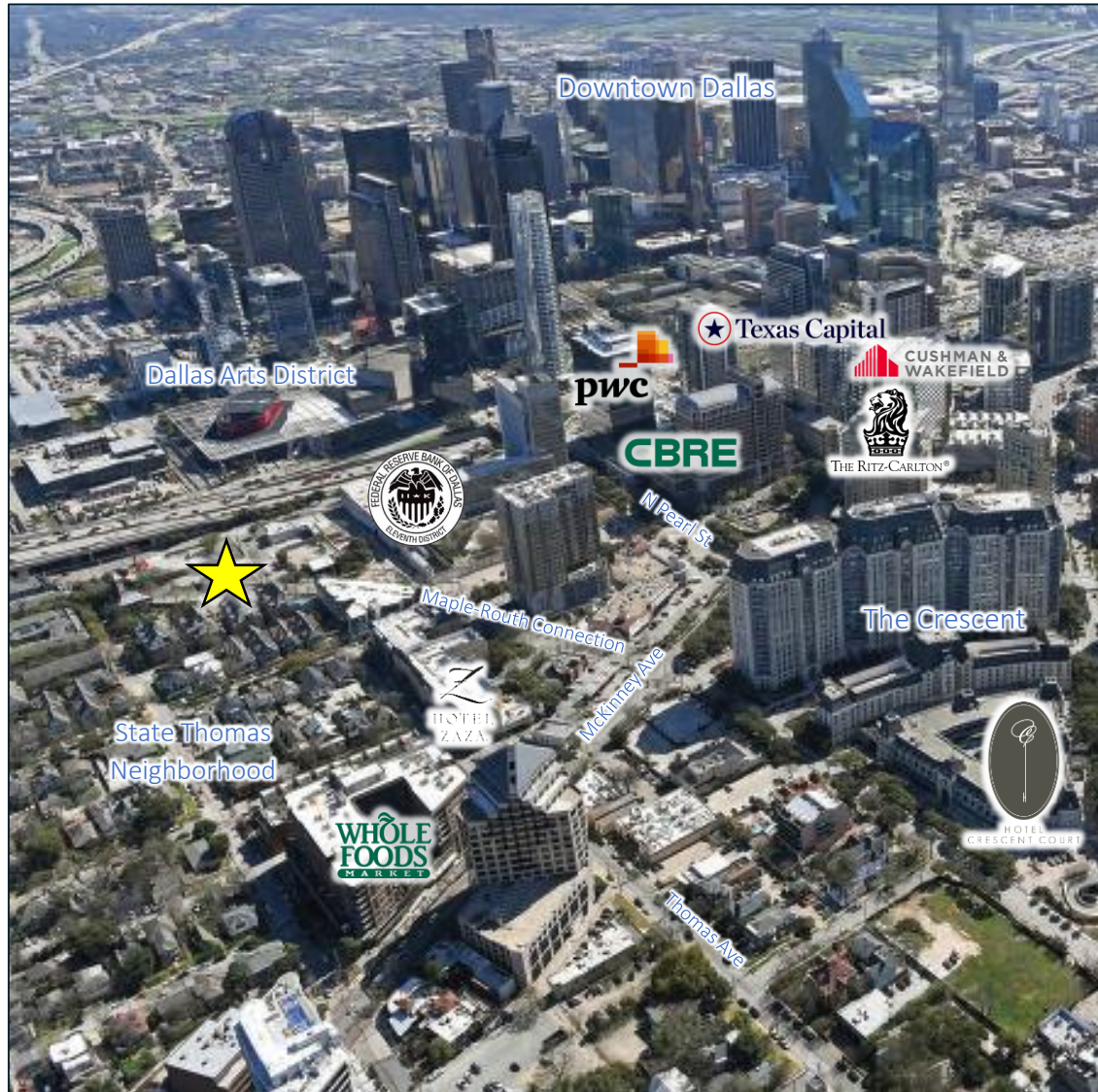
Charlie Boyd

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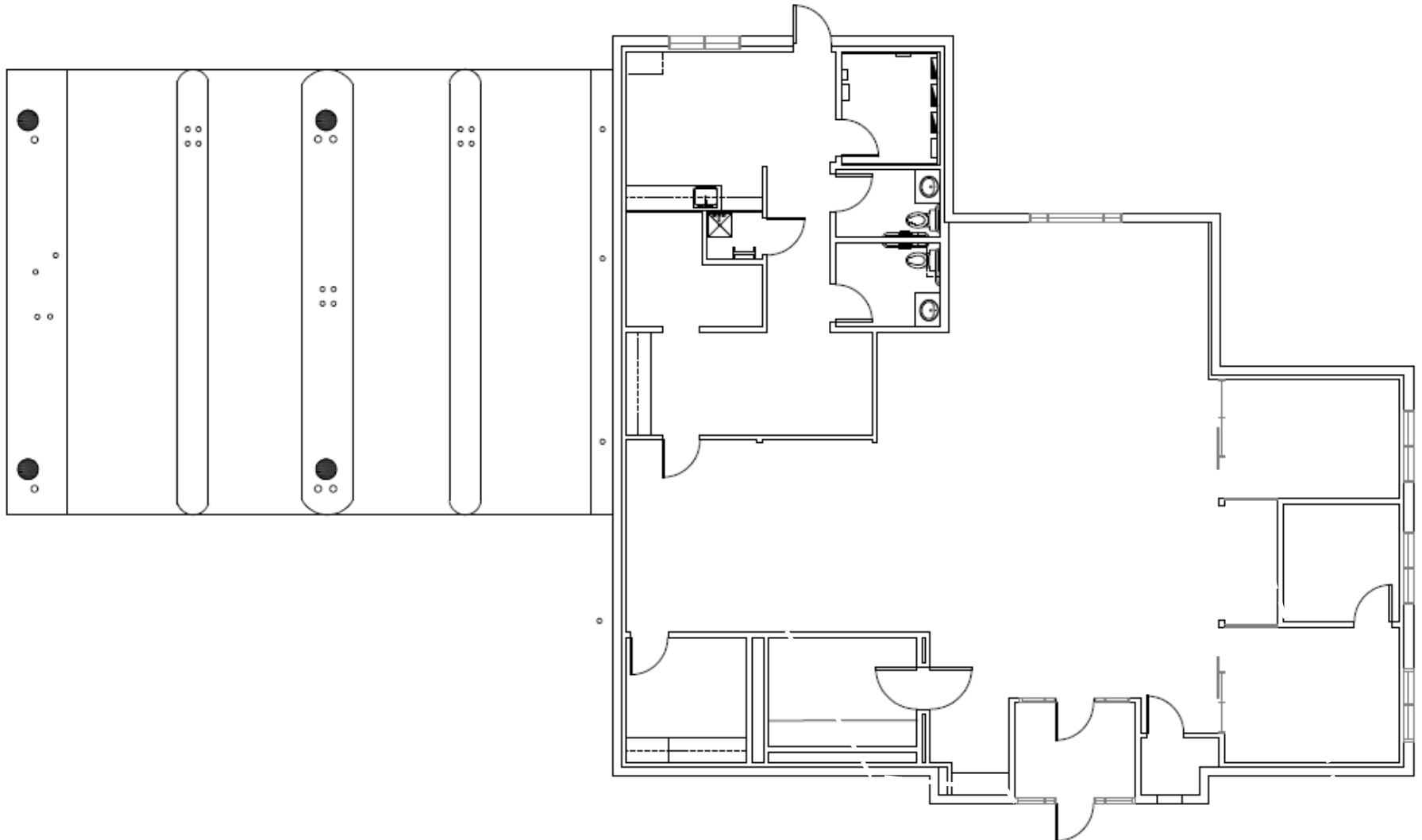


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Floor Plan

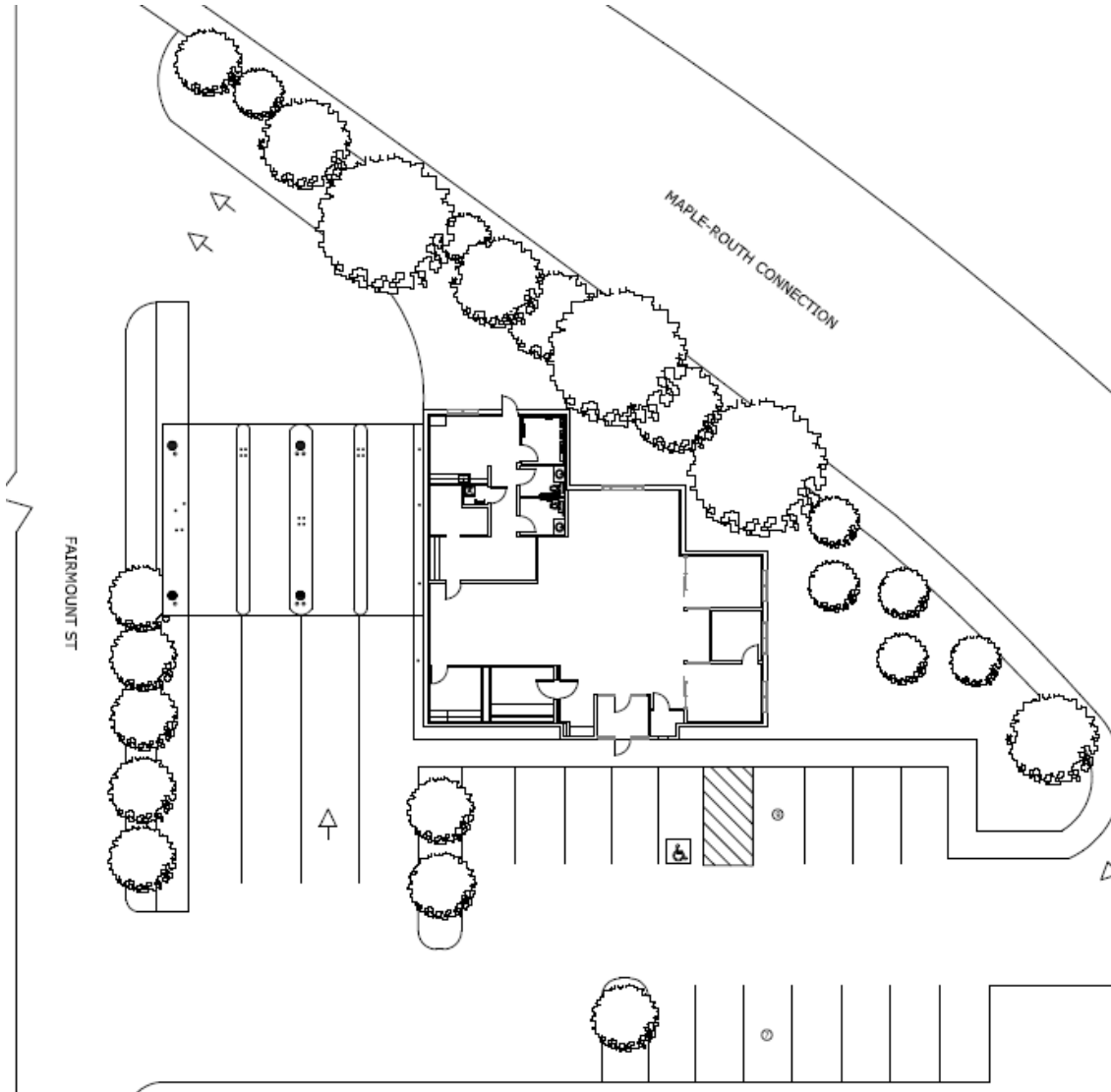


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Site Plan



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Woodall Rodgers Freeway

Maple-Routh Connection

Future Park



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3 Drive-Thru Lanes + 1 Drive-Thru ATM
(4 Total Drive-Thru Lanes)



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THE CRESCENT
HOTEL

State Thomas Neighborhood

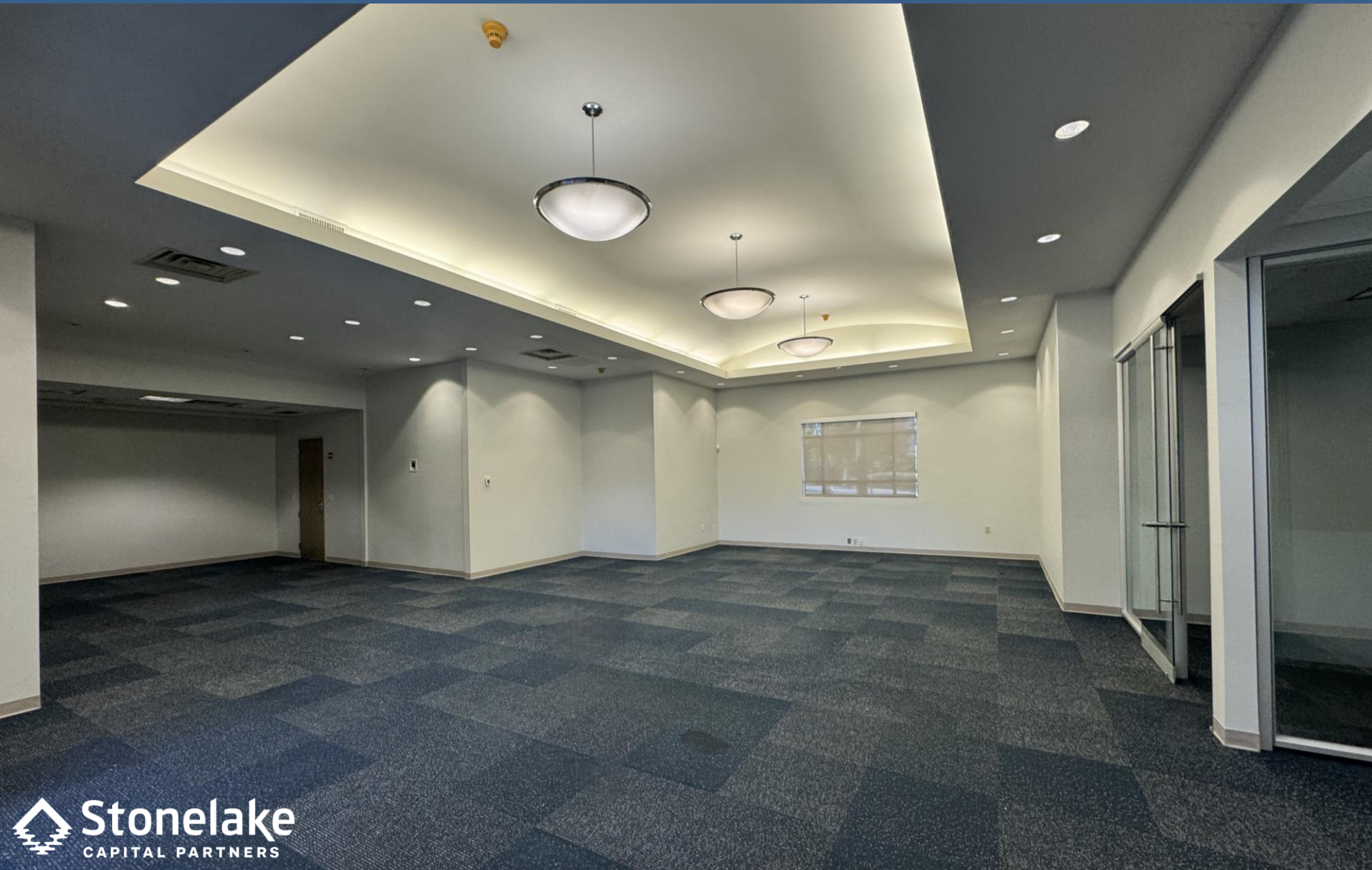


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In-Place Safety Deposit Boxes



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