

MAPLE TERRACE

UPTOWN DALLAS

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FOR IMMEDIATE RELEASE:

HINES BREAKS GROUND ON MAPLE TERRACE IN DALLAS

Thoughtfully Reimagined, Mixed-Use Development Coming to the Heart of Uptown



[Renderings available for download here.](#)

DALLAS (June 16, 2021) – Hines, the international real estate firm, along with partners Mitsui Fudosan America and McNair Interests, hosted a groundbreaking ceremony to celebrate the construction commencement of Maple Terrace, a 3.37-acre mixed-use development in Uptown Dallas. Anchored by the original 1920s Maple Terrace building that will be thoughtfully preserved to reveal a modernized boutique destination, the project will feature 157,000 square feet of office space, a new 22-story for-rent luxury residential tower and upwards of 12,000 square feet of street-facing restaurant space.

“We are honored to reimagine this Dallas landmark into a multi-faceted Uptown destination,” said Hines Managing Director Ben Brewer. “Maple Terrace’s timeless architecture will be celebrated and merged with state-of-the-art design, luxury amenities and dining options to create a place for everyone to experience.”

Maple Terrace was first designed as apartments by famed English architect Sir Alfred Bossom in 1925 and housed celebrities through the ages, including Judy Garland, Dean Martin, Elvis Presley and Liza Minnelli. The original seven-story structure will be carefully restored by Dallas-based architects, 5G Studio Collaborative, to serve as the centerpiece of the mixed-use development. Transitioning into Class AA office

space, The Offices at Maple Terrace will pay homage to Bossom's intended exterior design with additions that ensure a sustainable future, including two new, glass-encased levels rising from the open-air rooftop lounge and terrace, and a nine-story glass curtain wall system that overlooks a sprawling, 9,000-square-foot urban garden.

Conveniently located two blocks from the Dallas North Tollway, The Offices at Maple Terrace will feature spacious floor plans complete with ceilings up to 17' and an impressive selection of curated amenities. Offerings include a lobby lounge and library bar, state-of-the-art fitness center, boardroom, Trackman golf simulator, valet parking and more. Located in one of the most coveted neighborhoods in Dallas, Maple Terrace — with its own lush green spaces, including a park and a special events garden lounge — grants walkable access to some of the city's leading restaurant, retail and hotel venues as well as nearby outdoor recreational sites such as the Katy Trail and Reverchon Park.

Adjacent to The Offices will be The Residences at Maple Terrace, a 22-story residential tower designed by Dallas' GFF featuring 345 luxury apartment homes ranging from 601 to 2,879 square feet. Featuring its own collection of elevated amenities, The Residences at Maple Terrace will showcase an expansive fitness center, relaxing pool deck, outdoor dog park, and 22nd floor conservatory and rooftop terrace. Parking at The Residences will include a partially subterranean, seven-story garage.

Additional plans for Maple Terrace include a 12,000-square-foot restaurant positioned at the corner of Maple Avenue and Wolf Street. Leased by nationally recognized hospitality group What If Syndicate, the space will house the Texas flagship location of award-winning, modern steakhouse, Maple & Ash. The restaurant will be open for lunch and dinner and helmed by two-time Michelin-starred chef Danny Grant. There are plans for an additional restaurant at Maple Terrace with final details forthcoming.

"Maple Terrace presents a unique opportunity to create an all-encompassing live, work and play destination in the heart of Uptown," said Hines Director Corbin Eckel. "Hines' commitment to delivering future-proofed, sustainable, buildings has been deeply rooted in the firm's DNA for six decades, and we're honored to be able to preserve the legacy of Maple Terrace, while bringing a modernized experience that's relevant for hopefully another 100 years."

For the office, residential and amenity interiors, Hines enlisted Lauren Rottet of international architecture and design firm, Rottet Studio. As a WBEA-certified firm, Rottet Studio is recognized as one of the finest design practices in the world with more than 65 million square feet of built design and a vast array of award-winning projects including the renovation of two floors of The New York Stock Exchange; hospitality projects for Belmond, Four Seasons, St. Regis and Ritz-Carlton; more than 25 international offices for Paul Hastings; and numerous private residences for select clientele.

Maple Terrace is projected to be completed in Q3 2023. For more information, please visit mapleterracedallas.com.

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ABOUT HINES:

Hines is a privately owned global real estate investment firm founded in 1957 with a presence in 240 cities in 27 countries. Hines oversees a portfolio of assets under management valued at approximately \$160.9 billion¹, including \$81.7 billion in assets under management for which Hines serves as investment manager, and \$79.2 billion representing more than 172.9 million square feet of assets for which Hines provides third-party

property-level services. Historically, Hines has developed, redeveloped or acquired approximately 1,450 properties, totaling over 485 million square feet. The firm has more than 180 developments currently underway around the world. With extensive experience in investments across the risk spectrum and all property types, and a pioneering commitment to ESG, Hines is one of the largest and most-respected real estate organizations in the world. Visit www.hines.com for more information. ¹Includes both the global Hines organization as well as RIA AUM as of December 31, 2020.

ABOUT MITSUI FUDOSAN AMERICA:

Mitsui Fudosan America, Inc. (MFA) is the U.S. subsidiary of Japan's largest real estate company, Mitsui Fudosan Co., Ltd., a publicly-traded company with approximately \$70 billion of assets. MFA is responsible for Mitsui Fudosan's real estate investment and development activities in North America, and is headquartered in New York, with branch offices in Washington, D.C., San Francisco, Los Angeles, and Honolulu. MFA has been active in the United States since the 1970s, and currently owns assets in the New York, Washington D.C., Boston, Denver, Seattle, San Francisco, Los Angeles, Dallas, and Honolulu metropolitan areas. MFA's U.S. portfolio includes 5.6 million square feet of office space, 6.0 million square feet of office space under development, 1,600 residential apartments, 5,300 additional rental units under development, 350 condominiums and townhomes under development, and 753 hotel rooms.

ABOUT MCNAIR INTERESTS:

McNair Interests is a private investment and management company headquartered in Houston, Texas. The Firm's focus on transformative real estate projects, breakthrough medical discoveries and disciplined investments has enabled it to become a valuable and diversified company. The firm considers every opportunity for its ability to drive innovation while generating value and creating a lasting, positive impact on the community. To learn more visit www.mcnaair.com

ABOUT WHAT IF SYNDICATE:

What If Syndicate is the national hospitality group driven by David Pisor, Jim Lasky, Chef Danny Grant, and a team of world-class food lovers who serve to live and live to serve. The business is built upon three units: The primary is a collection of dynamic, profitable restaurants; the second a restaurant incubator; and the third a private lifestyle club as well as a products program. Successful restaurants exist for many years by delivering any two of the following: Great food, great service, or a great experience. Our team's goal is to achieve iconic destinations and programs by delivering on all three. Our restaurants and our teams deliver an experience beyond what is expected—that is the What If promise. For more info, please visit Whatifsyndicate.com.