

# 2401 CEDAR SPRINGS



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# ABOUT

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## PROJECT SCOPE

High profile restaurant opportunity available in Uptown fronting Maple Avenue, across from Uchi. Located at the iconic corner of Cedar Springs and Maple Avenue, 2401 Cedar Springs is surrounded by the highest density of new class A office and multifamily while also having vibrant nightlife traffic. Whether it's for business, shopping, or an evening on the town – the site regularly draws exposure from many of Dallas' elite.

## TRAFFIC COUNTS

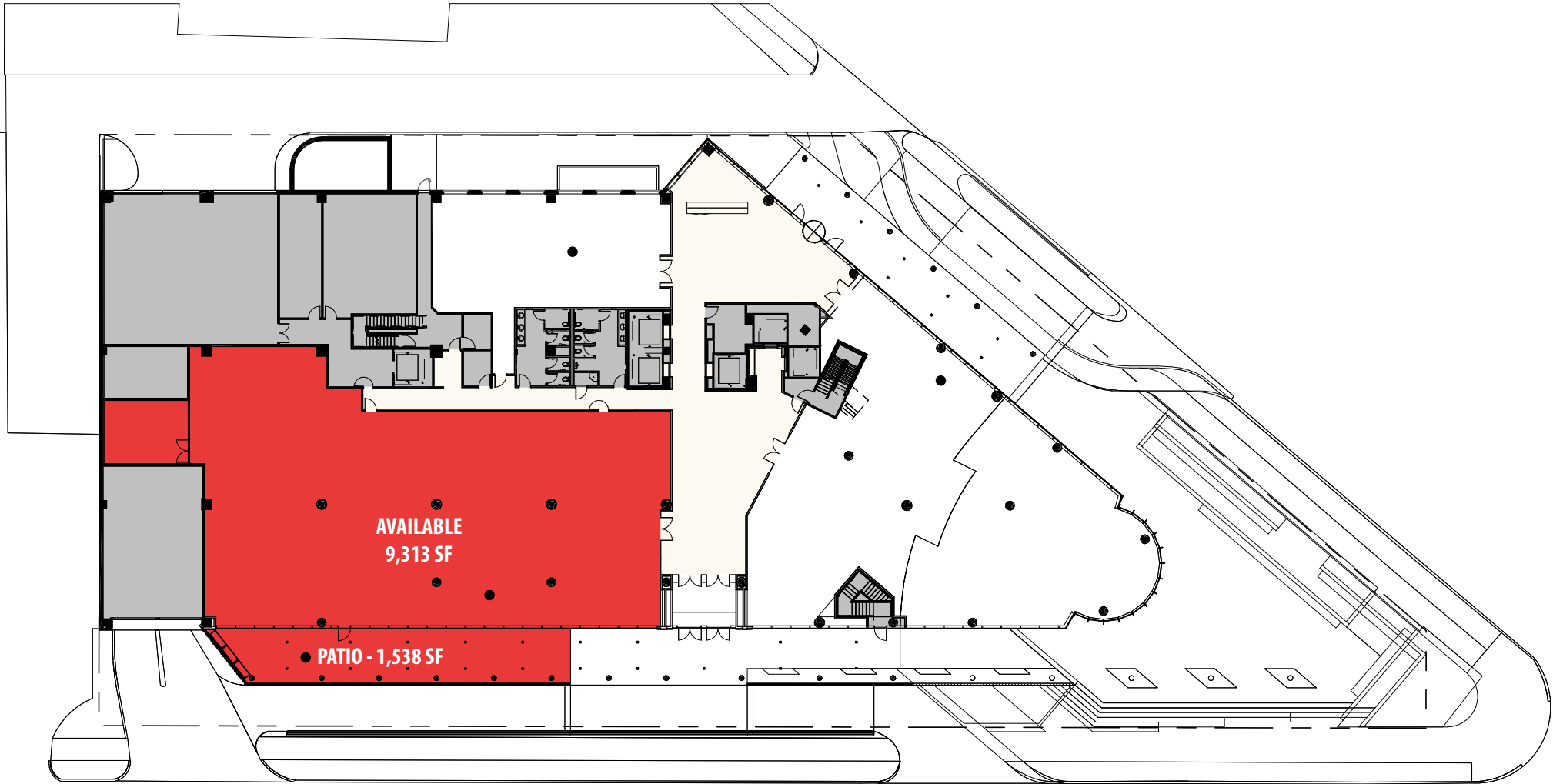
- Cedar Springs: 24,238 VPD
- Maple Ave: 12,734 VPD

## DETAILS

- 9,313 SF Available with 1,538 sf patio
- Exclusive parking and dedicated valet at entry
- Join:



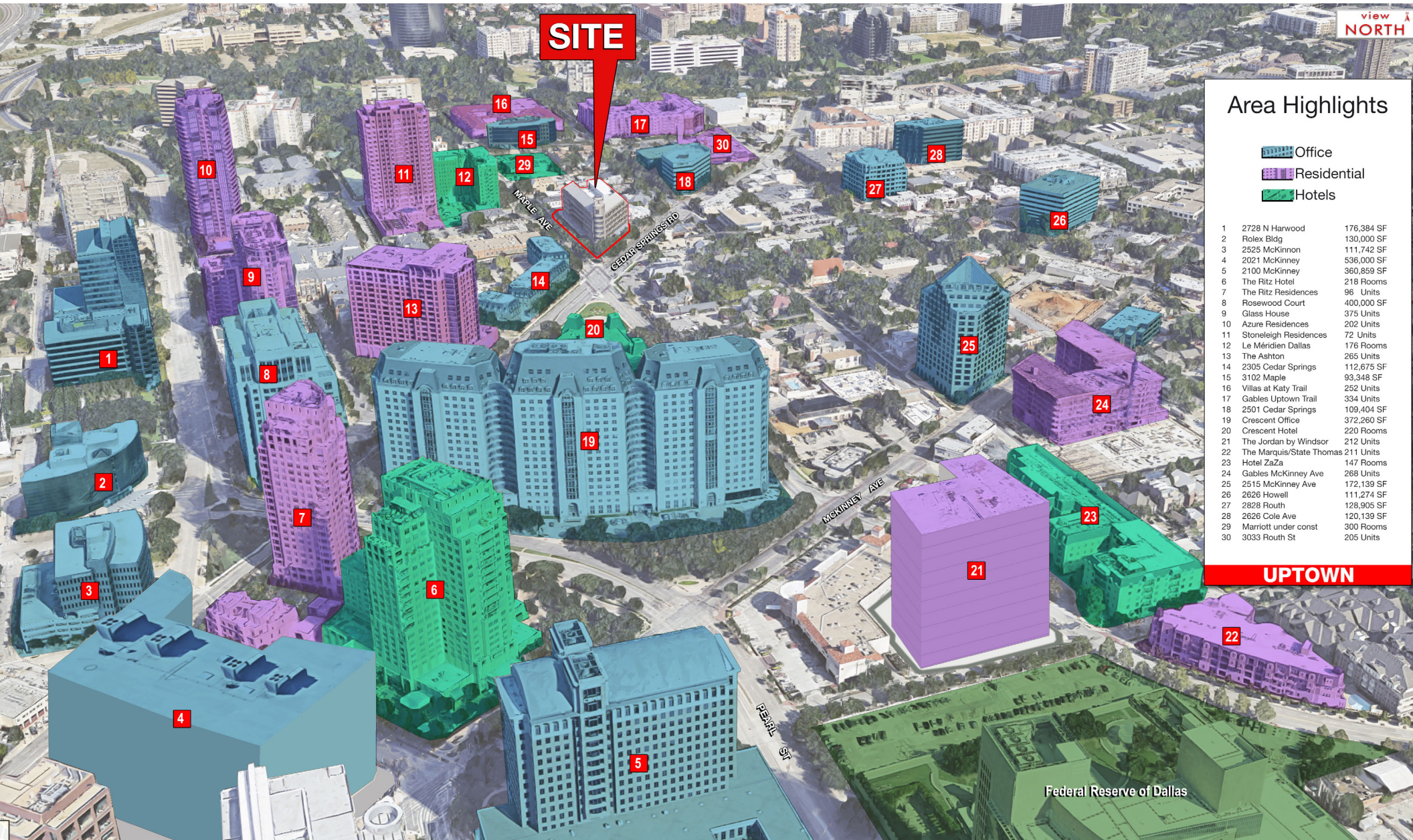
# SITE PLAN



# SITE AERIAL



# TRADE AERIAL



## Area Highlights

- Office
- Residential
- Hotels

1	2728 N Harwood	176,384 SF
2	Rolex Bldg	130,000 SF
3	2525 McKinnon	111,742 SF
4	2021 McKinney	536,000 SF
5	2100 McKinney	360,859 SF
6	The Ritz Hotel	218 Rooms
7	The Ritz Residences	96 Units
8	Rosewood Court	400,000 SF
9	Glass House	375 Units
10	Azure Residences	202 Units
11	Stoneleigh Residences	72 Units
12	Le Méridien Dallas	176 Rooms
13	The Ashton	265 Units
14	2305 Cedar Springs	112,675 SF
15	3102 Maple	93,348 SF
16	Villas at Katy Trail	252 Units
17	Gables Uptown Trail	334 Units
18	2501 Cedar Springs	109,404 SF
19	Crescent Office	372,260 SF
20	Crescent Hotel	220 Rooms
21	The Jordan by Windsor	212 Units
22	The Marquis/State Thomas	211 Units
23	Hotel ZaZa	147 Rooms
24	Gables McKinney Ave	268 Units
25	2515 McKinney Ave	172,139 SF
26	2626 Howell	111,274 SF
27	2828 Routh	128,905 SF
28	2626 Cole Ave	120,139 SF
29	Marriott under const	300 Rooms
30	3033 Routh St	205 Units

**UPTOWN**

# SITE AERIAL

view SOUTH

## Area Highlights

-  Office
-  Residential
-  Hotels

1	2826 Cole Ave	120,139 SF
2	2828 Routh	128,905 SF
3	Villa Rosa	
4	3033 Routh St	205 Units
5	2501 Cedar Springs	109,404 SF
6	Gables Uptown Trail	334 Units
7	Villas at Katy Trail	252 Units
8	3102 Maple	93,348 SF
9	Marriott under const	300 Rooms
10	Maple Terrace Apt	
11	Stoneleigh Residences	72 Units
12	Azure Residences	202 Units
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Dallas Federal Reserve

**SITE**

**UPTOWN**



# NEIGHBORHOOD VIBE RESTAURANTS



## UCHI

Uchi's menu includes hot and cold tastings, makimono, yakimono, tempura, sushi, and sashimi.



## SIXTY VINES

Casual New American kitchen & wine bar offering bites & wines on tap in spacious, modern surrounds.



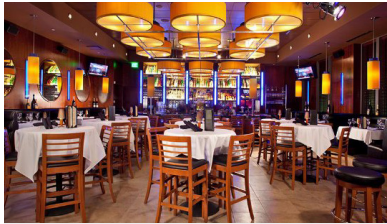
## CAPITAL GRILLE

The Capital Grille is a fine dining restaurant known for its dry aged steaks, award-winning wine list and professional service in an atmosphere of relaxed elegance.



## NOBU

Nobu's signature new style Japanese dishes as well as Tuna Tataki with Cilantro Dressing, Seared Toro with Karashi Sumiso, Scallops with Jalapeno Salsa.



## OCEAN PRIME

Ocean Prime is an award-winning modern American restaurant and lounge with stunning settings, a vibrant energy, an impressive menu of seafood and steaks



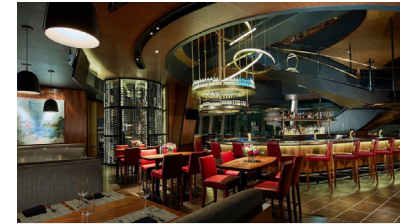
## NICK & SAMS

Our universal appeal is a result of exceptional prime steaks, chops, seafood, and world class sushi, in addition to the best selections of Japanese Wagyu in the U.S.



## SHAKE SHACK

Shake Shack is a modern day "roadside" burger stand known for its delicious burgers, chicken, hot dogs, frozen custard, beer, wine and more.



## DEL FRISCO'S

Del Frisco's Double Eagle Steak House embodies the rich tradition of the classic American steakhouse, with our impeccable chef-driven cuisine, extensive wine list.



## TRULUCK'S

At Truluck's they are all about fresh seafood, juicy steaks, succulent crab and delicious wine.



## SAINT ANN

Saint Ann is an upscale spot offers an American menu in a spacious modern setting featuring a garden patio.



## FEARING'S

Fearing's has created seven spectacular dining and gathering settings at Fearing's Restaurant, all featuring "Elevated American Cuisine - Bold Flavors, No Borders.



## MOXIES

Canadian-based chain serving crowd-pleasing New American dishes & cocktails and share our passion for fresh ingredients.



# RENDERINGS

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# RENDERINGS

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# RENDERINGS

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# SHOP<sup>CO.</sup>

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