

3400

AT CITYLINE

3400 N CENTRAL | RICHARDSON | TX 75080

inspiring

3400

AT CITYLINE

dynamic

312,345 SF
BUILDING SIZE

5/1,000
PARKING RATIO

**FULLY
COVERED**
PARKING GARAGE
WITH COVERED
BREEZEWAY TO
THE BUILDING

AVAILABLE
BUILDING SIGNAGE

← Entrance
↑ Parking
↑ Service/ Deliveries

UP TO
56,608 RSF
CONTIGUOUS AVAILABLE



3400 at CityLine is a new Class A office building located right next to Richardson's well-known CityLine district. Strategically designed for dynamic and active companies seeking a progressive work environment for a rising generation of innovative young professionals, 3400 at CityLine boasts amenities like an outdoor courtyard, a full-service fitness facility, an in-building cafe, direct access to the Spring Creek trail system, Common Desk on-site and much more.

BUILDING AMENITIES



On-site Food Service



Fitness Center
with seasonal outdoor
yoga, Peloton cycling
and activated green
space



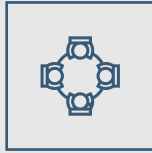
Fiction coffee bar



Tenant Lounge



Bike Share
program



Gathering space
conferencing area



Common Desk



Pickleball Court

convenient





EASE OF ACCESS



On Cityline
shuttle route



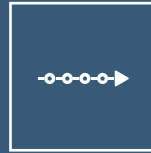
Walking distance
to DART



Connected to Spring
Creek Nature Trail



DART Orange
& Red Line



DART Silver
Line expansion
coming 2024



Located right
off of I-75/190

accessible



DRIVE TIMES

25 Minutes ← Dallas Fort Worth Airport

20 Minutes ← Dallas Love Field Airport

23 Minutes ↙ Dallas

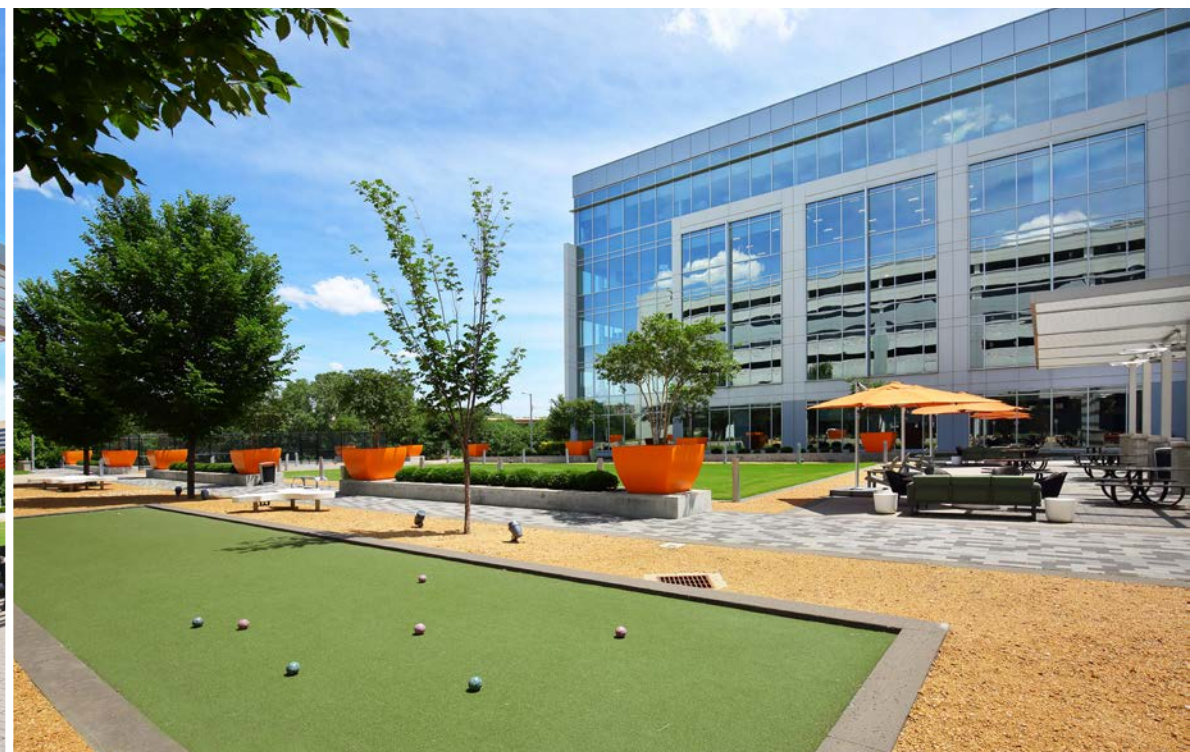
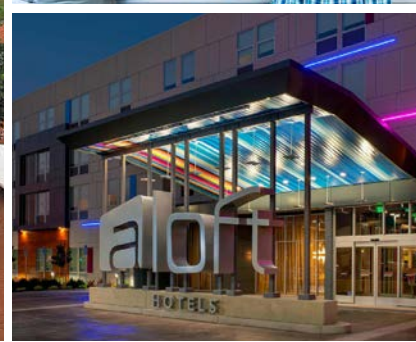
20 Minutes ↙ Uptown

15 Minutes ↑ Legacy

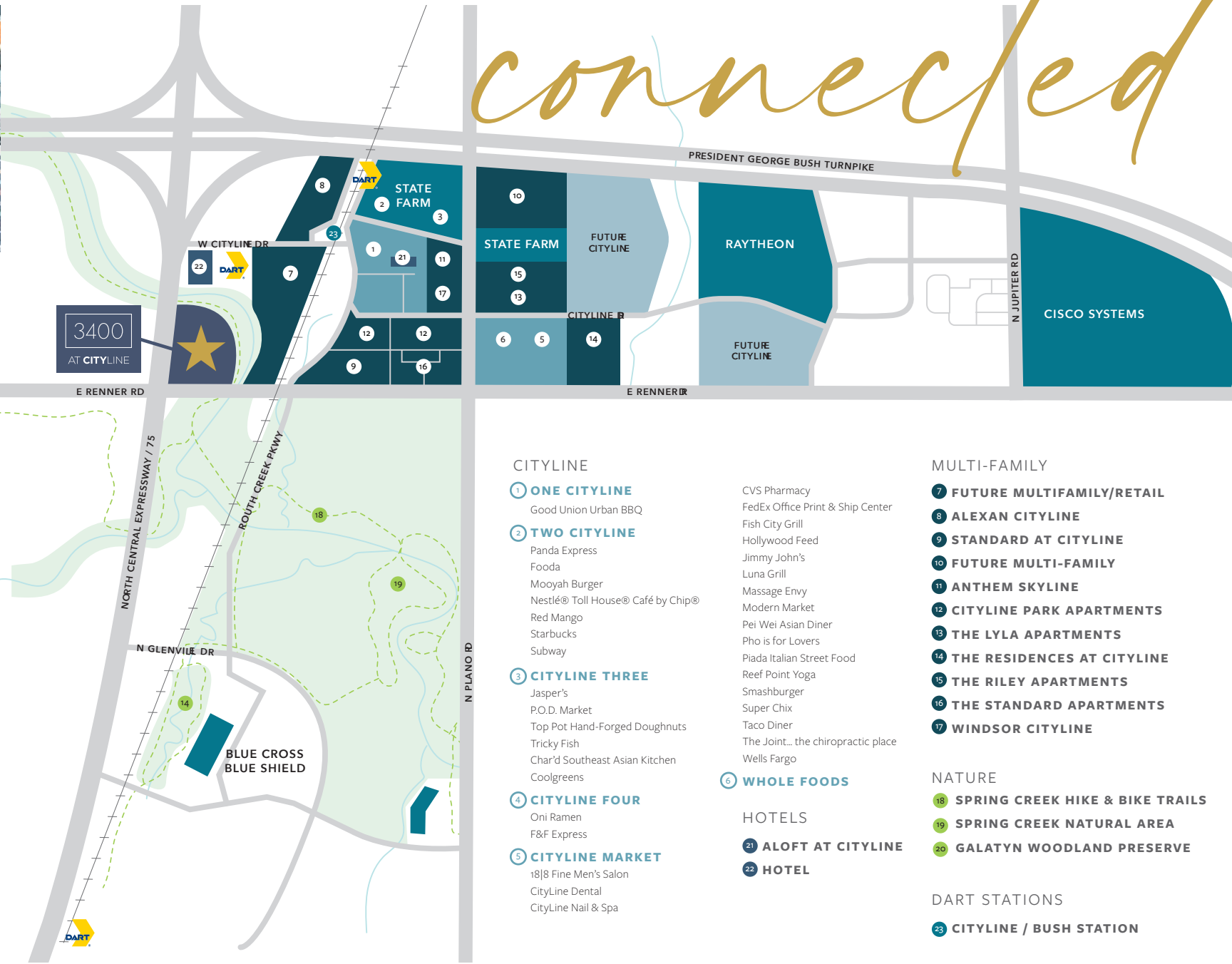
12 Minutes ↑ McKinney

5 Minutes ↑ Plano





connected



CITYLINE

- 1 ONE CITYLINE**
Good Union Urban BBQ
- 2 TWO CITYLINE**
Panda Express
Fooda
Mooyah Burger
Nestlé® Toll House® Café by Chip®
Red Mango
Starbucks
Subway
- 3 CITYLINE THREE**
Jasper's
P.O.D. Market
Top Pot Hand-Forged Doughnuts
Tricky Fish
Char'd Southeast Asian Kitchen
Coolgreens
- 4 CITYLINE FOUR**
Oni Ramen
F&F Express
- 5 CITYLINE MARKET**
18|8 Fine Men's Salon
CityLine Dental
CityLine Nail & Spa

- CVS Pharmacy
- FedEx Office Print & Ship Center
- Fish City Grill
- Hollywood Feed
- Jimmy John's
- Luna Grill
- Massage Envy
- Modern Market
- Pei Wei Asian Diner
- Pho is for Lovers
- Piada Italian Street Food
- Reef Point Yoga
- Smashburger
- Super Chix
- Taco Diner
- The Joint... the chiropractic place
- Wells Fargo

6 WHOLE FOODS

HOTELS

- 21 ALOFT AT CITYLINE**
- 22 HOTEL**

MULTI-FAMILY

- 7 FUTURE MULTIFAMILY/RETAIL**
- 8 ALEXAN CITYLINE**
- 9 STANDARD AT CITYLINE**
- 10 FUTURE MULTI-FAMILY**
- 11 ANTHEM SKYLINE**
- 12 CITYLINE PARK APARTMENTS**
- 13 THE LYLA APARTMENTS**
- 14 THE RESIDENCES AT CITYLINE**
- 15 THE RILEY APARTMENTS**
- 16 THE STANDARD APARTMENTS**
- 17 WINDSOR CITYLINE**

NATURE

- 18 SPRING CREEK HIKE & BIKE TRAILS**
- 19 SPRING CREEK NATURAL AREA**
- 20 GALATYN WOODLAND PRESERVE**

DART STATIONS

- 23 CITYLINE / BUSH STATION**

DEMOGRAPHICS

2022 POPULATION

16,132 1-mile

105,616 3-mile

352,266 5-mile

2022 HOUSEHOLDS

6,087 1-mile

40,160 3-mile

129,804 5-mile

AVERAGE INCOME

\$99,760 1-mile

\$98,097 3-mile

\$100,916 5-mile



15-min north
of Downtown
Dallas



20-min to
Dallas Love
Field &
25-min
to DFW
International
Airport



**4 DART light
rail** stations +
new silver line
ready 2024



Cost of living
4% below
the national
average





Home to the **University of Texas at Dallas**, leading public research university



10,000+ apartments under development within 2-mile radius



Home to the **Telecom Corridor**; 500+ high-tech & telecommunication companies have offices here



53.5% of population hold a bachelor's degree or higher



#9 Best City to buy a house in America



#12 Best City to live in America

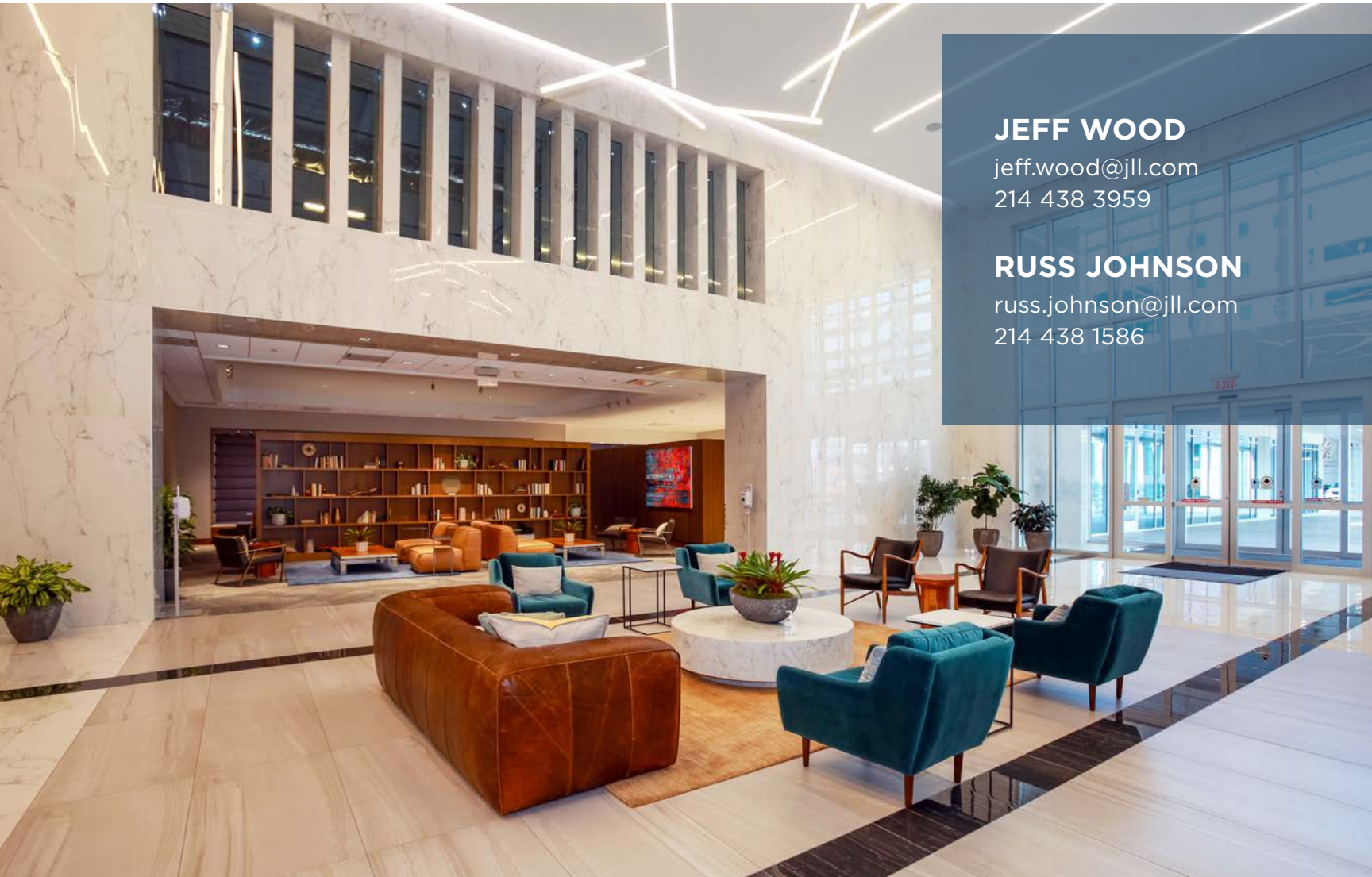
community



3400

AT CITYLINE

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[3400cityline.com](https://www.3400cityline.com)

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