

3400

AT CITYLINE

3400 N CENTRAL | RICHARDSON | TX 75080

inspiring

JONES LANG LASALLE BROKERAGE, INC



3400
AT CITYLINE

UP TO
43,978 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



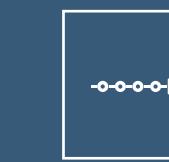
Walking distance
to DART



Connected to Spring
Creek Nature Trail



DART Orange
& Red Line



DART Silver
Line expansion
coming 2024



Located right
off of I-75/190

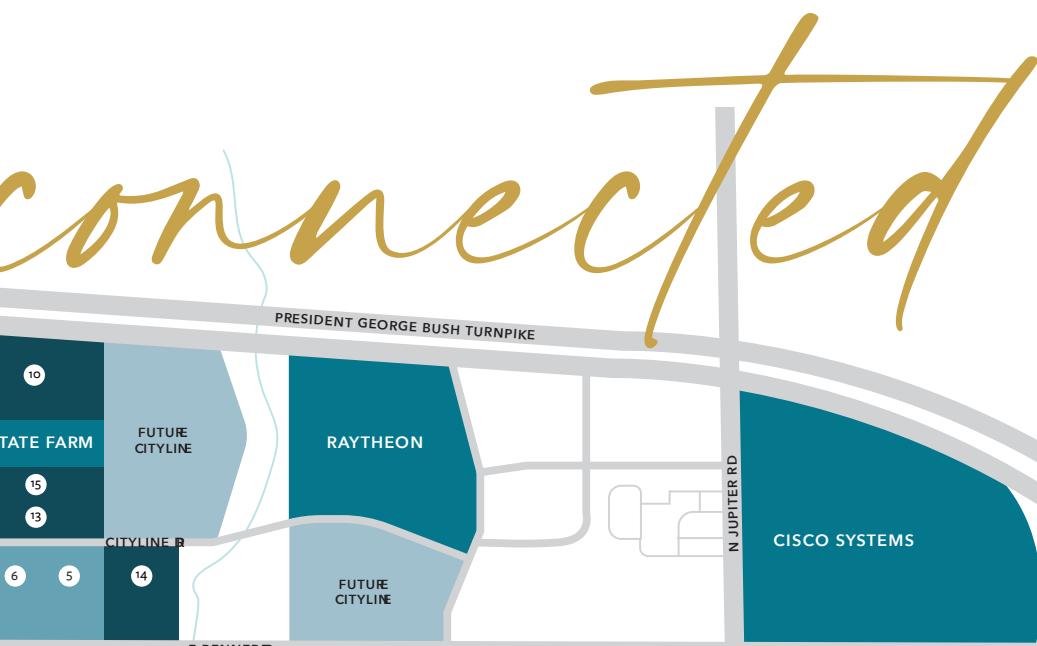
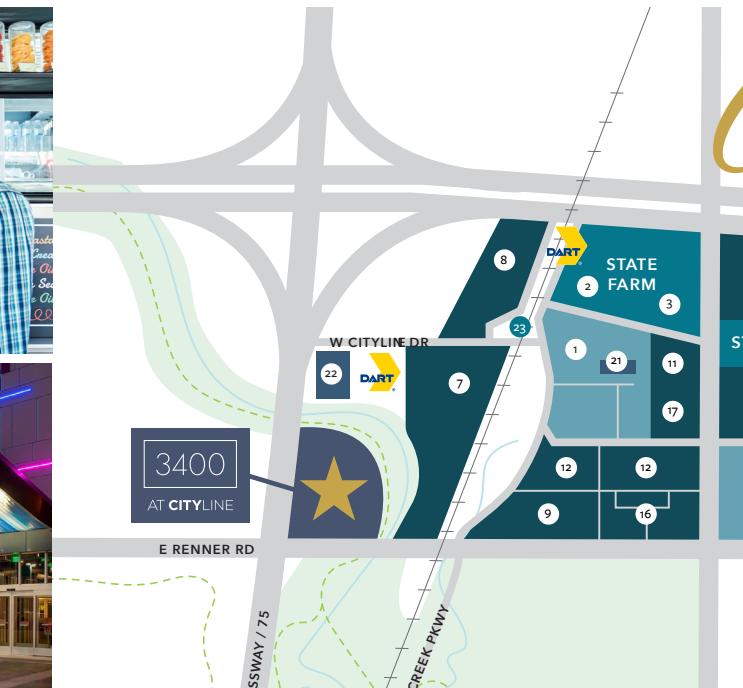


DRIVE TIMES

- 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





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**
1818 Fine Men's Salon
CityLine Dental
CityLine Nail & Spa

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**

WHALES

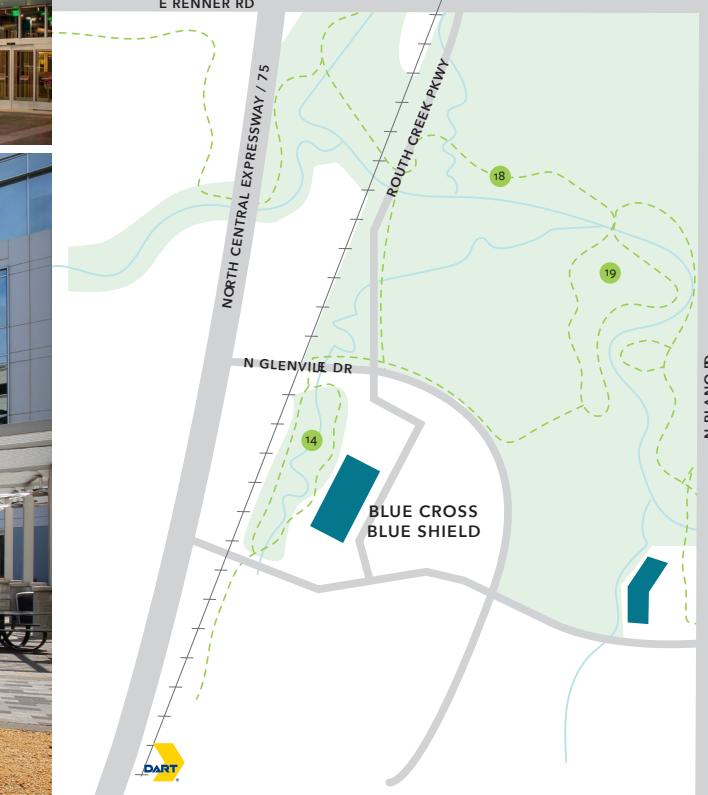
- ⑯ **WHOLE FOODS**
- ⑯ **HOTELS**
- ㉑ **ALOFT AT CITYLINE**
- ㉒ **HOTEL**

NATURE

- ⑯ **SPRING CREEK HIKE & BIKE TRAILS**
- ⑯ **SPRING CREEK NATURAL AREA**
- ㉐ **GALATYN WOODLAND PRESERVE**

DART STATIONS

- ㉓ **CITYLINE / BUSH STATION**



DEMOGRAPHICS

2024 POPULATION

16,347

1-mile

110,418

3-mile

329,616

5-mile

2024 HOUSEHOLDS

8,137

1-mile

43,723

3-mile

127,322

5-mile

AVERAGE HOUSEHOLD INCOME

\$99,800

1-mile

\$104,086

3-mile

\$107,991

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



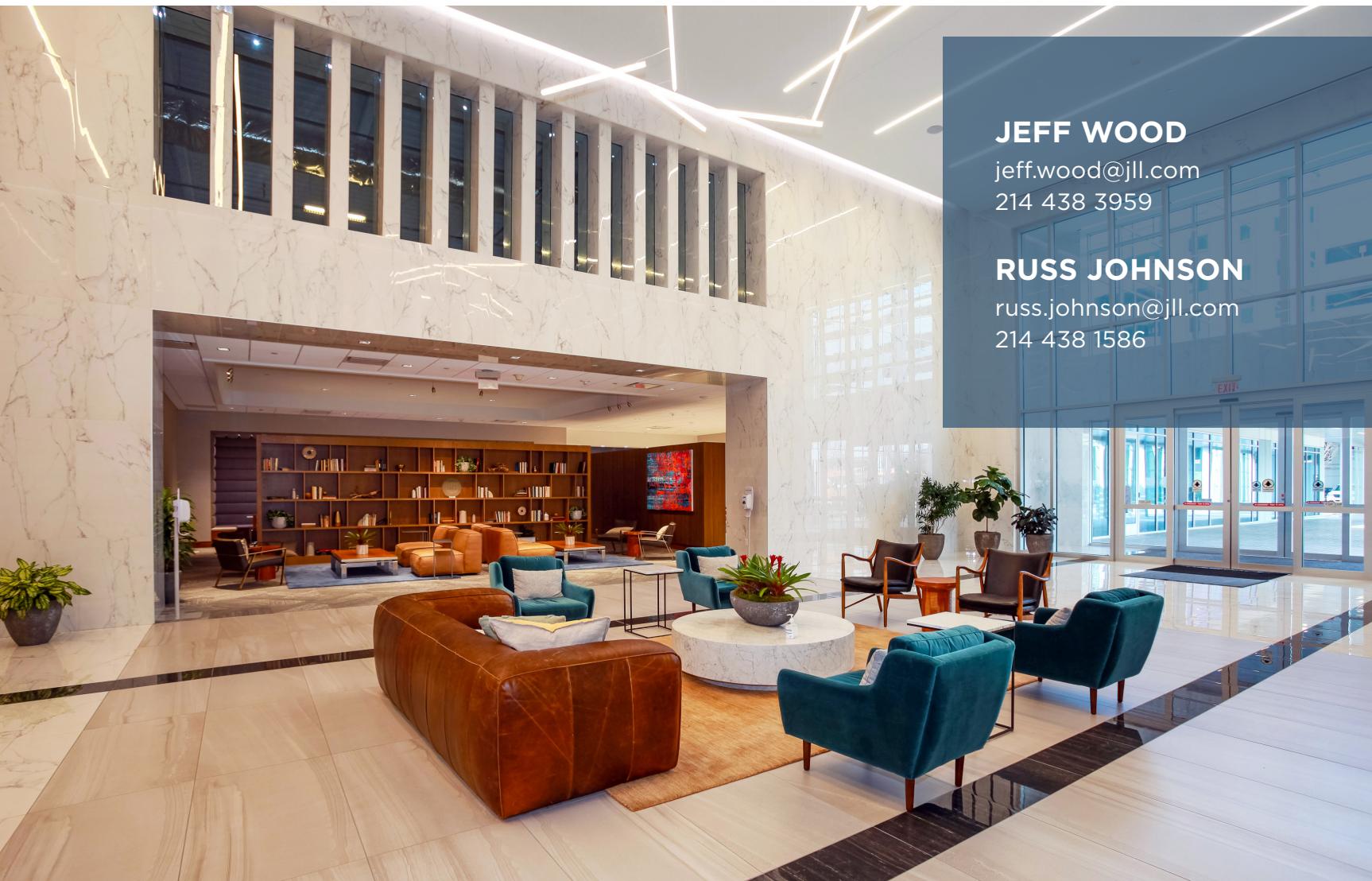
#12 Best
City to live in
America

community



3400 AT CITYLINE

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3400cityline.com

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