

3400

AT CITYLINE

3400 N CENTRAL | RICHARDSON | TX 75080

inspiring

3400 AT CITYLINE

UP TO
43,978 RSF
CONTIGUOUS AVAILABLE

LEASED
AVAILABLE 4TH FLOOR | 43,978 SF
LEASED
LEASED
LEASED

LEASED
LEASED
LEASED
LEASED

dynamic

329,350 SF
BUILDING SIZE

5/1,000
PARKING RATIO

FULLY
COVERED
PARKING GARAGE
WITH COVERED
BREEZEWAY TO
THE BUILDING

AVAILABLE
BUILDING SIGNAGE

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



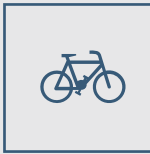
Fitness Center with seasonal outdoor yoga, Peloton cycling and activated green space



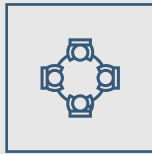
Fiction coffee bar



Tenant Lounge



Bike Share program



Gathering space conferencing area



Common Desk



Pickleball Court

convenient



EASE OF ACCESS



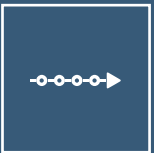
Walking distance to DART



Connected to Spring Creek Nature Trail



DART Orange & Red Line



DART Silver Line expansion coming 2024



Located right off of I-75/190

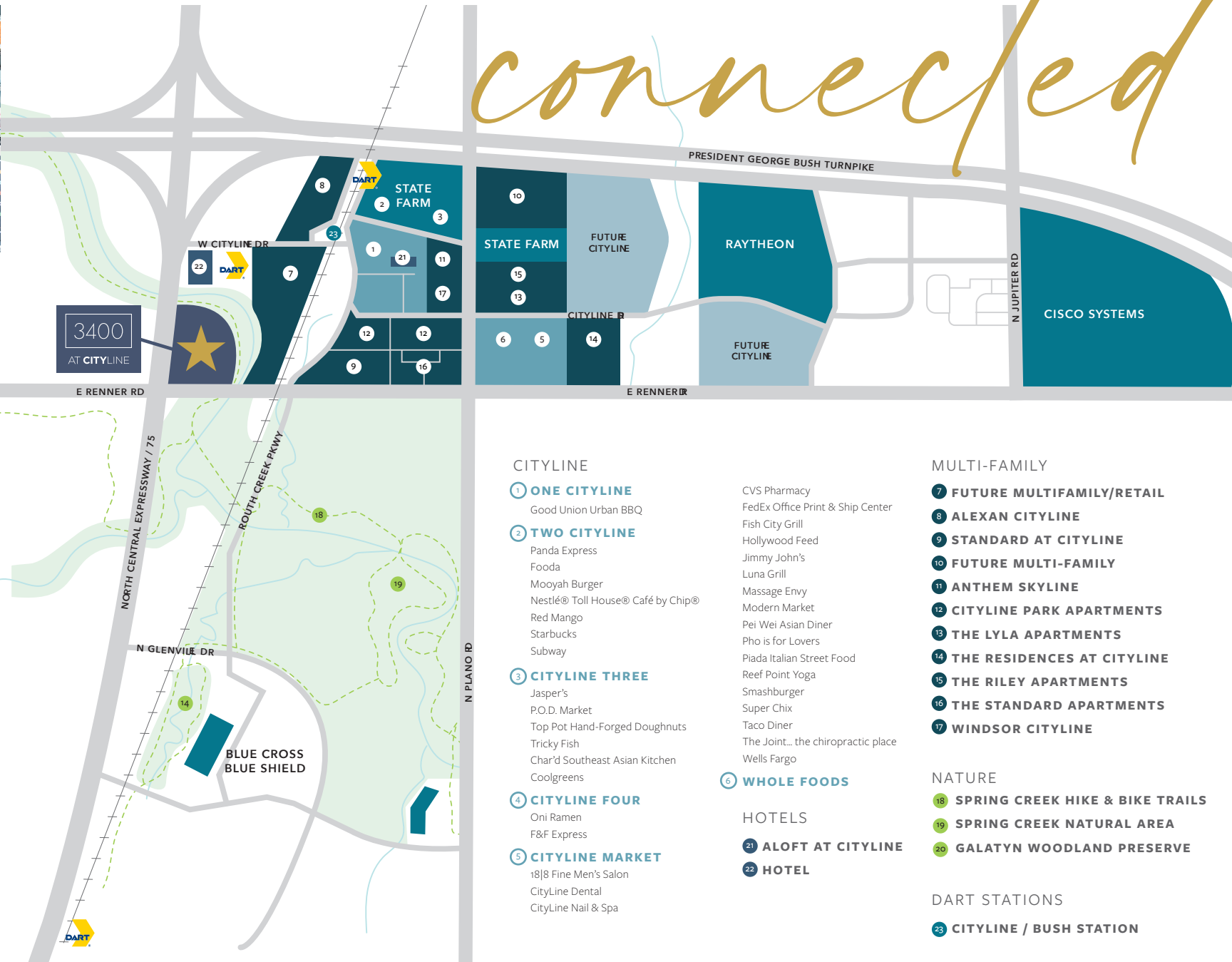
accessible

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





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**

3400 N CENTRAL EXPY | RICHARDSON | TX 75080

JEFF WOOD

jeff.wood@jll.com
214 438 3959

RUSS JOHNSON

russ.johnson@jll.com
214 438 1586



3400cityline.com

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