

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  
**41,969 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



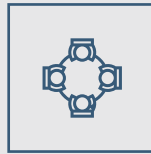
Fiction coffee bar



Tenant Lounge



Bike Share  
program



Gathering space  
conferencing area



Common Desk



Pickleball Court

*convenient*







## EASE OF ACCESS



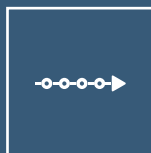
Walking distance  
to DART



Connected to Spring  
Creek Nature Trail



DART Orange  
& Red Line



DART Silver  
Line expansion  
coming 2024



Located right  
off of I-75/190

*accessible*



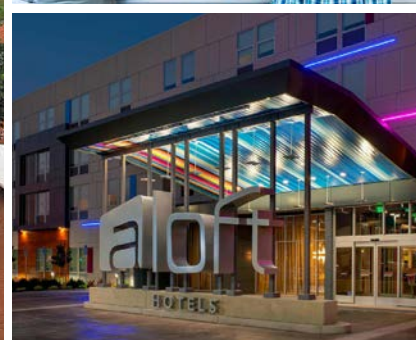
# DRIVE TIMES

- 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

**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**

**HOTELS**

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

**DART STATIONS**

- 23 CITYLINE / BUSH STATION**

**Other locations and amenities:**

- 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

**Map Labels:**

- PRESIDENT GEORGE BUSH TURNPIKE
- E RENNER RD
- N GLENVILLE DR
- N PLANO RD
- STATE FARM
- FUTURE CITYLINE
- RAYTHEON
- CISCO SYSTEMS
- BLUE CROSS BLUE SHIELD
- 3400 AT CITYLINE
- W CITYLINE DR
- ROUTH CREEK PKWY
- NORTH CENTRAL EXPRESSWAY / 75
- DART

Good Union Urban BBQ

- Panda Express
- Fooda
- Mooyah Burger
- Nestlé® Toll House® Café by Chip®
- Red Mango
- Starbucks
- Subway

Jasper's  
P.O.D. Market  
Top Pot Hand-Forged Doughnuts  
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## 6 WHOLE FOODS

## HOTELS

21 ALOFT AT CITYLINE  
22 HOTEL

## MULTI-FAMILY

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## NATURE

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- 19 SPRING CREEK NATURAL AREA
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## 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**

3400 N CENTRAL EXPY | RICHARDSON | TX 75080

**JEFF WOOD**

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**RUSS JOHNSON**

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

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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Russ Johnson	488707	russ.johnson@jll.com	214-438-1586
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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