



3400

AT **CITYLINE**

3400 N CENTRAL | RICHARDSON | TX 75080

*inspiring*

JONES LANG LASALLE BROKERAGE, INC







dynamic

**312,345 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



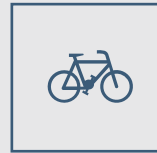
Fitness Center  
with seasonal outdoor  
yoga, Peloton cycling  
and activated green  
space



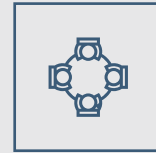
Fiction coffee bar



Tenant Lounge



Bike Share  
program



Gathering space  
conferencing area



Common Desk

convenient





A high-speed train, likely a Shinkansen, is shown in motion, blurred background, with a dark blue overlay at the top containing text and icons. The train is white and yellow, moving from left to right. The background shows a blurred cityscape and greenery. The dark blue overlay at the top contains the text 'EASE OF ACCESS' in gold, followed by six icons in white squares, each with a corresponding text description below it. The word 'accessible' is written in a large, blue, cursive font across the middle of the image.

## EASE OF ACCESS

On Cityline  
shuttle route

Walking distance  
to DART

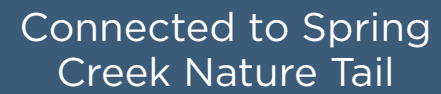
Connected to Spring  
Creek Nature Trail

DART Orange  
& Red Line

DART Silver  
Line expansion  
coming 2024

Located right  
off of I-75/190

*accessible*

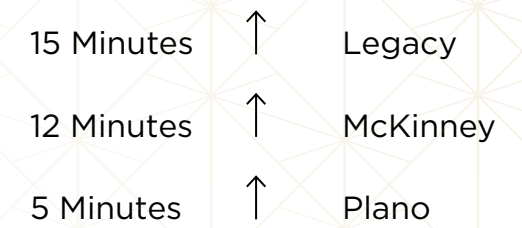


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DART Silver  
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Located right  
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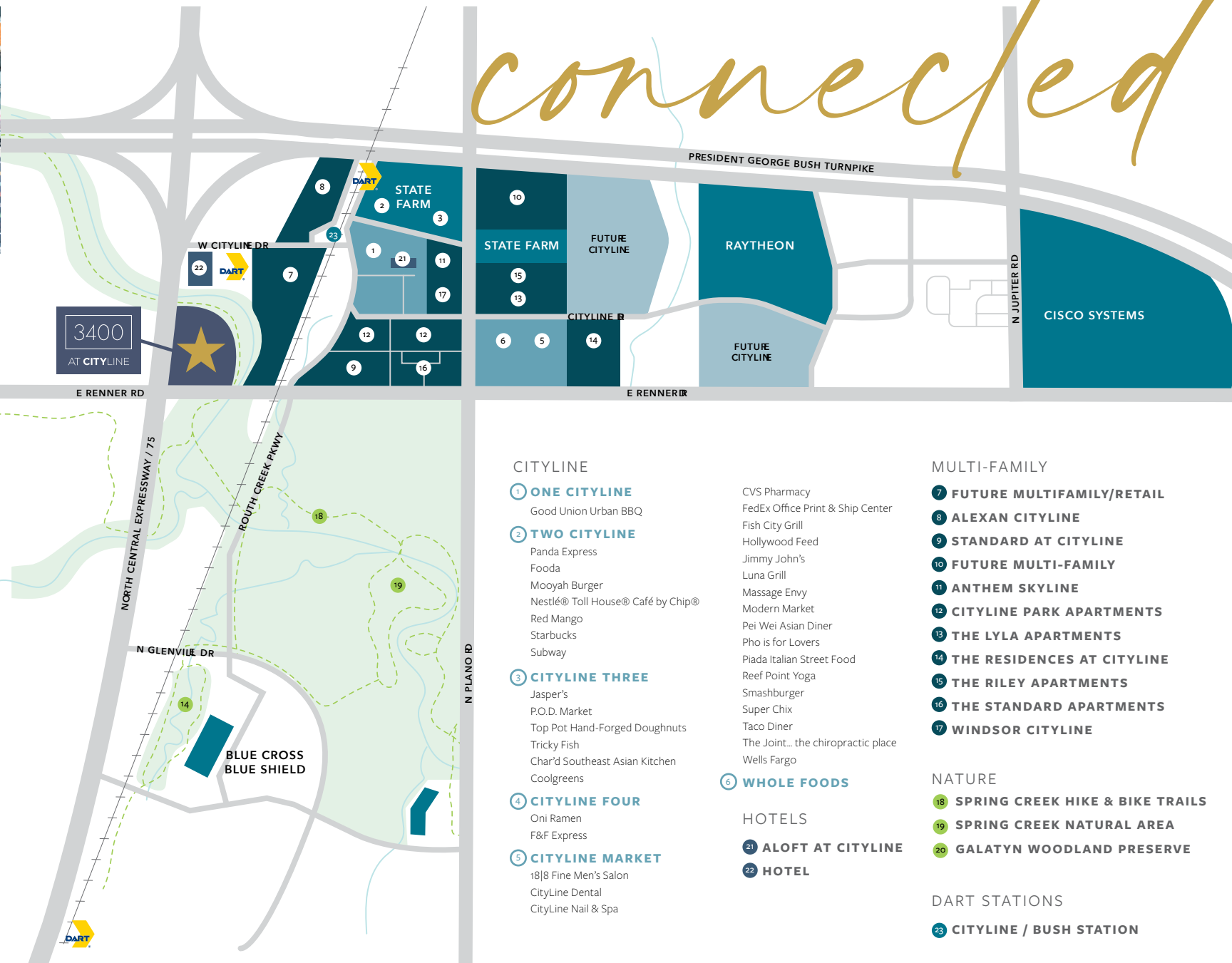
*accessible*







connected





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

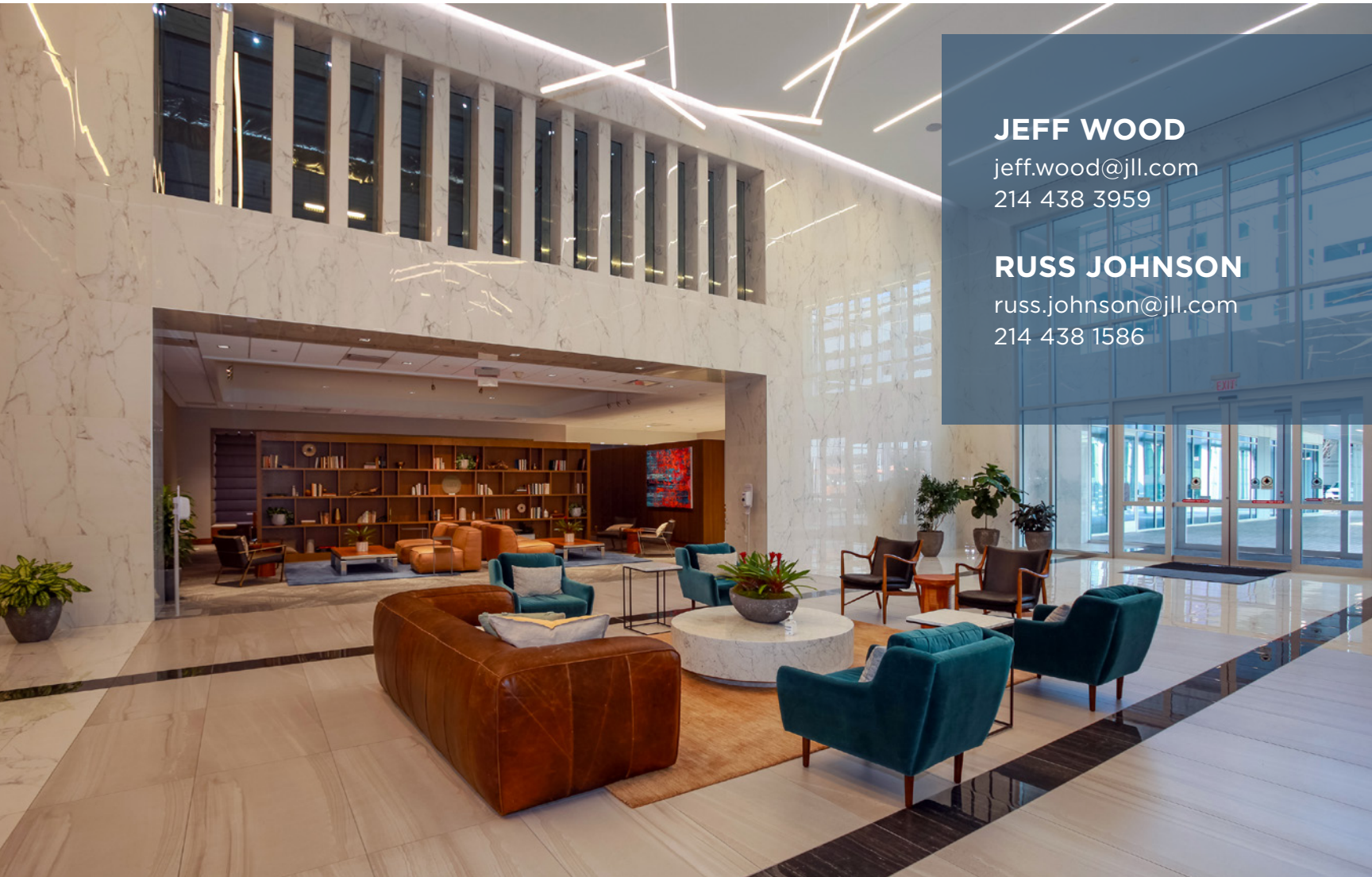




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[3400cityline.com](https://3400cityline.com)

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