



3400

AT CITYLINE

3400CITYLINE.COM



3400 AT CITYLINE REVOLUTIONIZES THE TRADITIONAL OFFICE BUILDING.

- 10' finished ceiling height
- Extensive floor to ceiling glass
- Premium common area finishes
- All structured parking

EASY ACCESS

3400 at CityLine captures prime real estate in the heart of DFW:

- Located on the intersection of two major highways
- Only 25 minutes from the airport
- An easy walking-distance from the DART



WHY RICHARDSON?

COMMUNITY PROFILE

500 +

TECH COMPANIES,
ONE OF THE HIGHEST
IN THE U.S.



HIGHEST
CONCENTRATION OF
TECH WORKERS IN DFW

105,300

POPULATION

91%

HIGH SCHOOL EDUCATION

59%

BACHELOR'S DEGREE

\$87,700

AVG HOUSEHOLD INCOME

37.6

AVG AGE

800+

ACRES OF PARKS

16+

MILES OF HIKE
AND BIKE TRAILS

TRANSPORTATION



- 4 DART rail stations, most in DFW suburbs
- DART rail linkage to airport from CityLine (Bush Station) scheduled for completion in 2025



- Only 25 miles from DFW airport
- One of the nation's largest airports, DFW has connections to every major US city within four hours as well as 58 international destinations



- Well located with efficient transportation infrastructure - 60% of workforce commutes from outside Richardson

WHY RICHARDSON?

JOBS

UNEMPLOYMENT RATES, AS OF 3Q16

3.2%

COLLIN COUNTY
(RICHARDSON)

4.1%

DALLAS

4.6%

TEXAS

4.9%

UNITED STATES

WHITE COLLAR WORKERS

- 1 RICHARDSON - 336,480
- 2 DALLAS - 297,859
- 3 PLANO - 268,667
- 4 FORT WORTH - 206,190
- 5 ALLEN - 182,194
- 6 IRVING - 154,487

MAJOR EMPLOYERS OF RICHARDSON

HEADQUARTERS



at&t



QORVO

Raytheon

FUJITSU

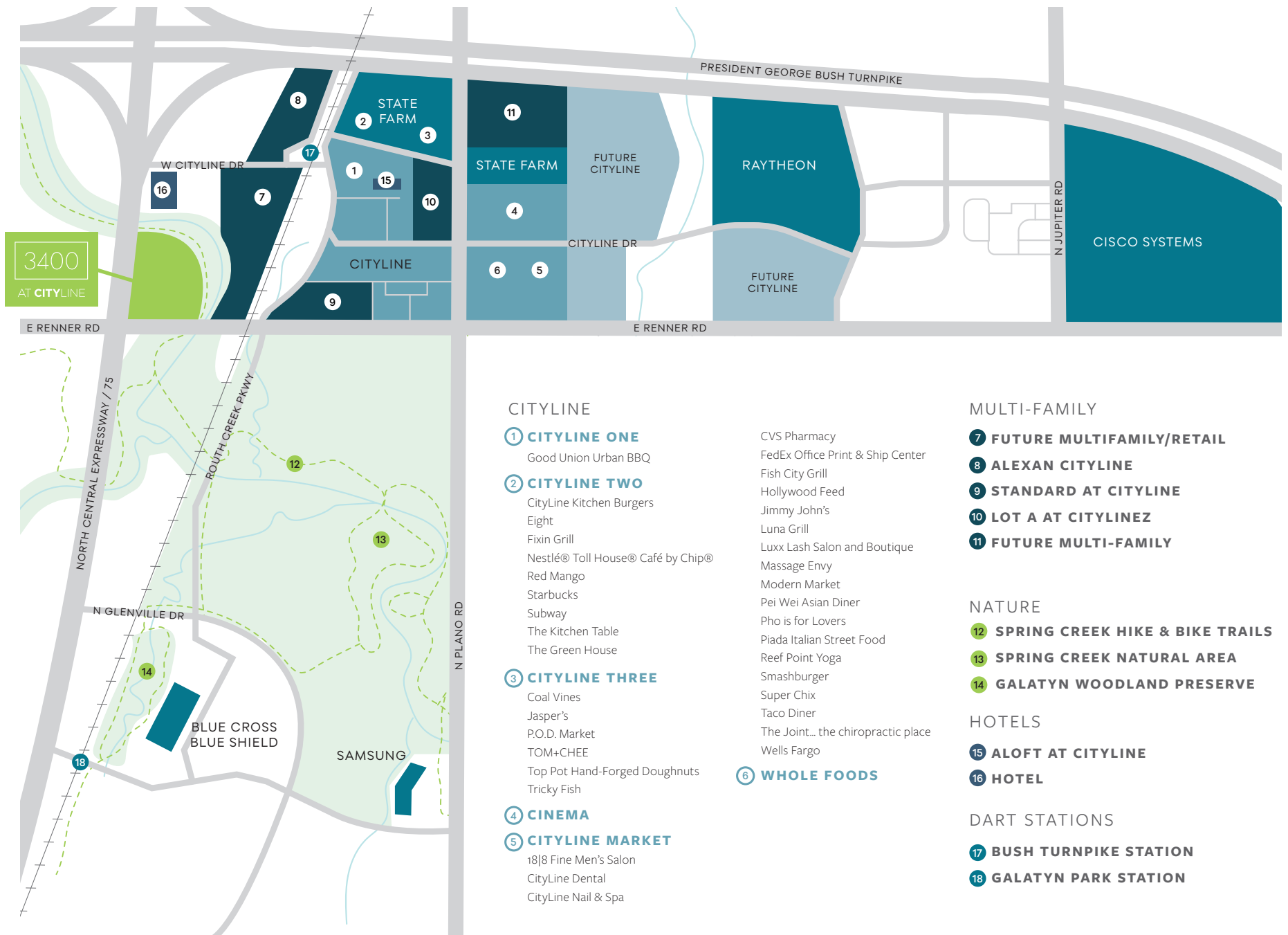
FOSSIL
EST. USA

iqor

State Farm

GEICO

SAMSUNG





CITYLINE

OVERVIEW

CITYLINE IS QUICKLY
BECOMING DFW'S
HOTTEST NEW
DISTRICT TO WORK,
LIVE AND PLAY,

attracting successful young professionals

looking for opportunities to engage with

like-minded peers in a region full of Dallas's

best dining and entertainment options.

- CITYLINE OVERVIEW

92,000

**SQUARE FEET OF
RESTAURANTS,
RETAIL +
ENTERTAINMENT**



**YEAR ROUND
CONCERTS +
OTHER EVENTS**



**27 DELICIOUS
RESTAURANT
OPTIONS**



**FREE YOGA
CLASSES IN
THE PLAZA**



**CONNECTION TO 100
ACRE SPRING CREEK
NATURE AREA + 4.5
MILE TRAIL SYSTEM**



**AMPLE NIGHTLIFE +
ENTERTAINMENT**

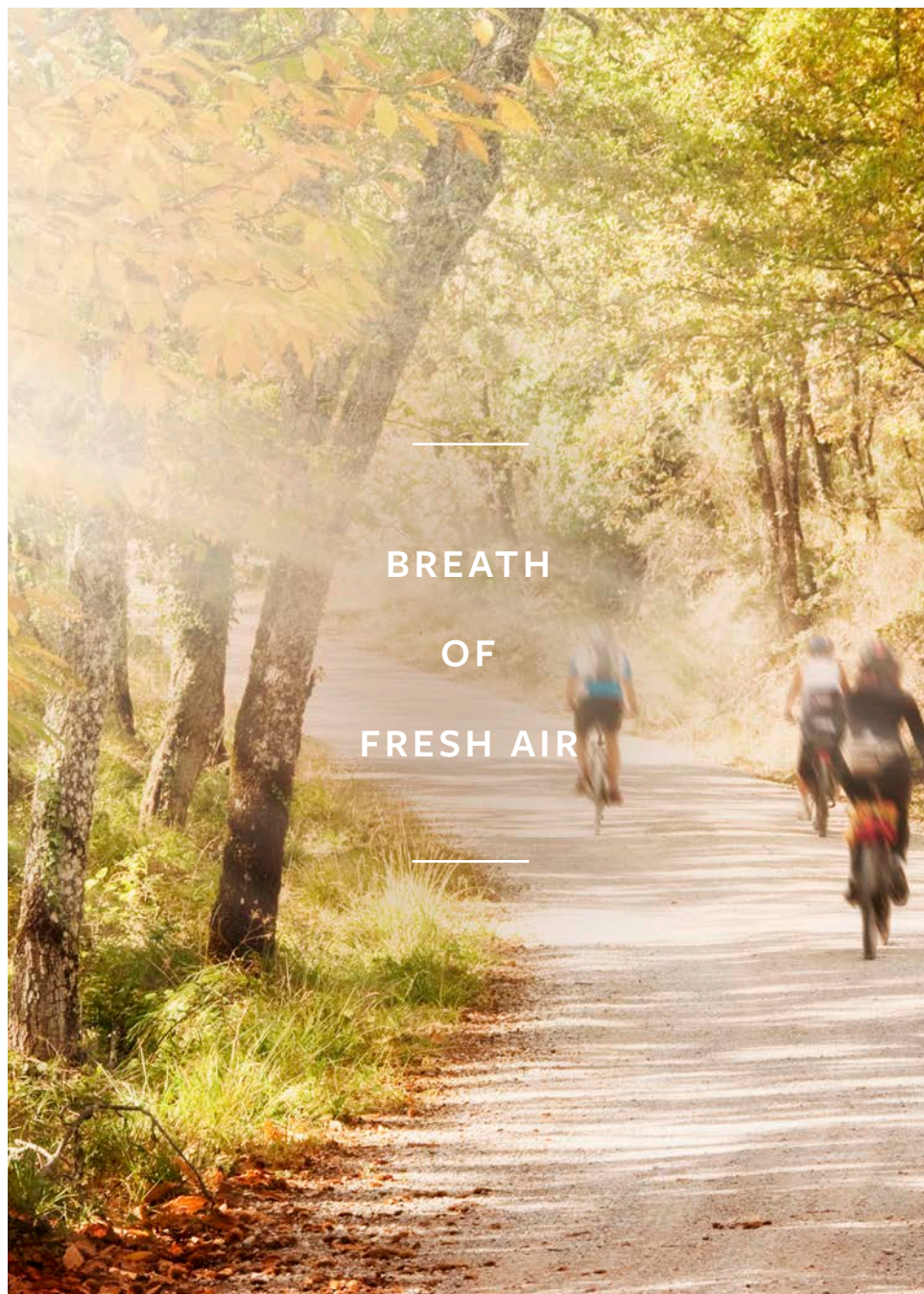


- CITYLINE RESTAURANTS



- CITYLINE RETAILERS





THE TRAILS

A NATURE OASIS IS JUST STEPS AWAY AT 3400 AT CITYLINE.

A prime location not only for entertainment, **3400 at CityLine** has instant access to the extensive trail system that Richardson has to offer. Sitting along the Spring Creek Trail System, employees can take a break from the bustle of the office and be outside on the trails in minutes.



SPRING CREEK NATURE AREA MASTER PLAN

(PROPOSED)

● TRAILHEAD

● TRAIL AMENITY NODE

TRAILS

- A. SCNA Main Loop (1.58 mi)
- B. Perimeter Trail (1.08 mi)
- C. SCNA Discovery Trails (1.47 mi)
- D. Connector Trails
- E. Central Trail
- F. Galatyn Woodland Preserve Trail (0.29 mi)

DESTINATIONS

1. Renner Road Trailhead Entrances
2. Vernal Wetlands Boardwalk
3. Birding Blind
4. Low-Water Crossing
5. Spring Creek Bridge North
6. Upland Discovery Trail Bridge
7. Routh Family Interpretation Node
8. Routh Family Spring Box
9. Outdoor Classroom
10. Nature Point
11. Spring Creek Bridge South
12. Foxboro Restroom
13. Restored Blackland Prairie
14. Upland Woodland
15. Riparian Corridor
16. Parking Options
17. Restroom
18. Trail Amenity Node

(Bench, Signage, etc. - final design to be determined)

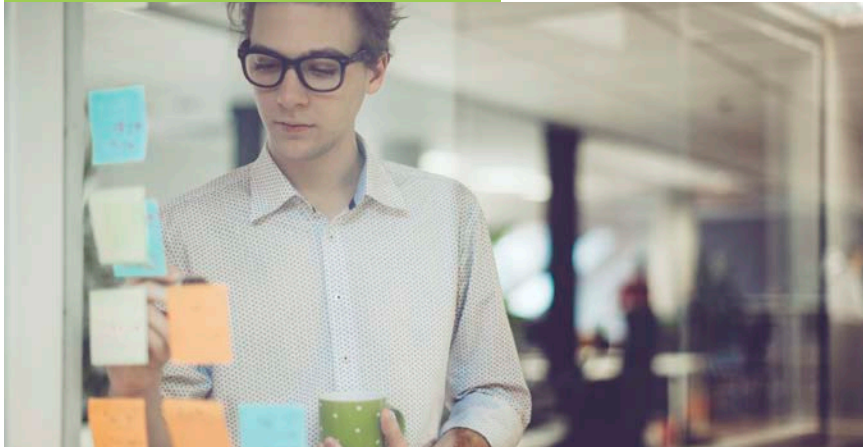


**THE BUILDING
3400 AT CITYLINE**

INSPIRATION INSIDE AND OUTSIDE OF THE OFFICE



- BUILDING OVERVIEW



62,000

**AVERAGE SF
FLOOR PLATE**



**BUILDING SIGNAGE
VISIBLE FROM
MAJOR HIGHWAYS**



**RESTAURANT
ONSITE**

10'

**FINISHED CEILING
HEIGHTS WITH FLOOR
TO CEILING GLASS**



**DIRECT ACCESS TO
HIKING + BIKING
TRAILS**

310,000

**SQUARE FEET
CLASS A 5 STORY
BUILDING**



**MULTI-LEVEL
COVERED PARKING
GARAGE AT
5 PER 1000 SF**



- BUILDING AMENITIES



OUTDOOR CAFE SEATING



STATE OF THE ART FITNESS CENTER



TRAIL ACCESS



HOSPITALITY-STYLE LOUNGE



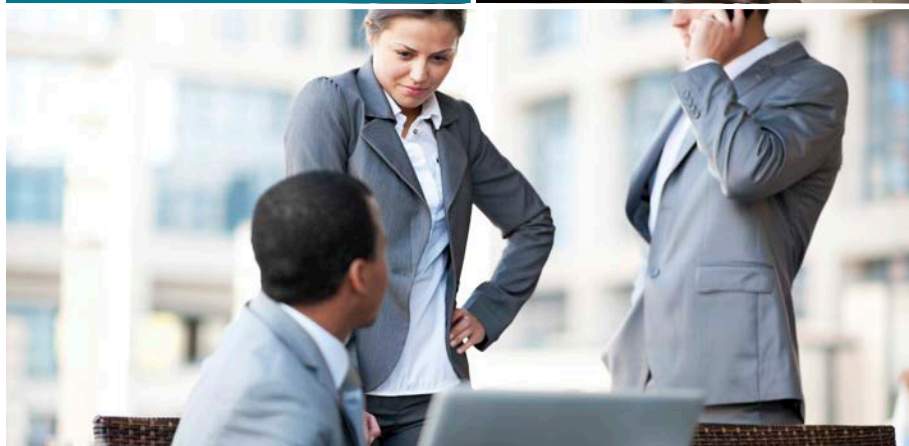
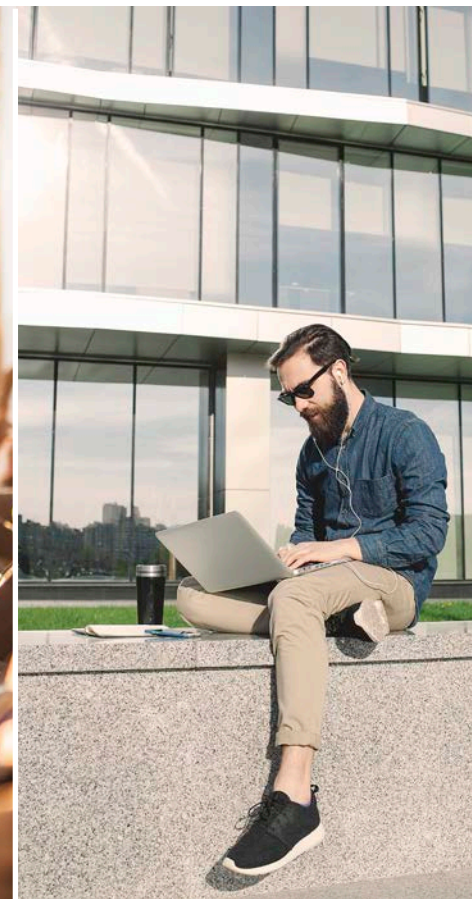
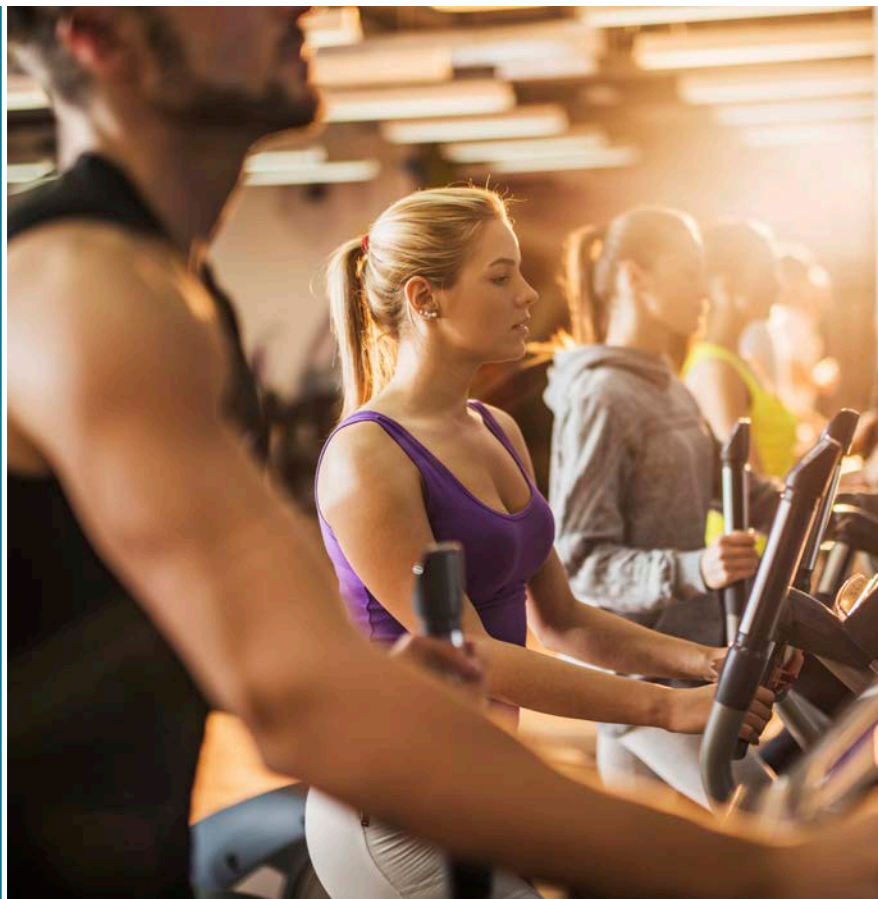
ON-SITE CAFE



INDOOR/OUTDOOR
WORK ENVIRONMENT



ONSITE PROPERTY
MANAGEMENT



FITNESS CENTER +
EXECUTIVE
LOCKER ROOMS



24/7 SECURITY
ON PROPERTY



**RESTAURANT
ONSITE**



**CORPORATE
LIVING ROOM
STYLE LOBBY**

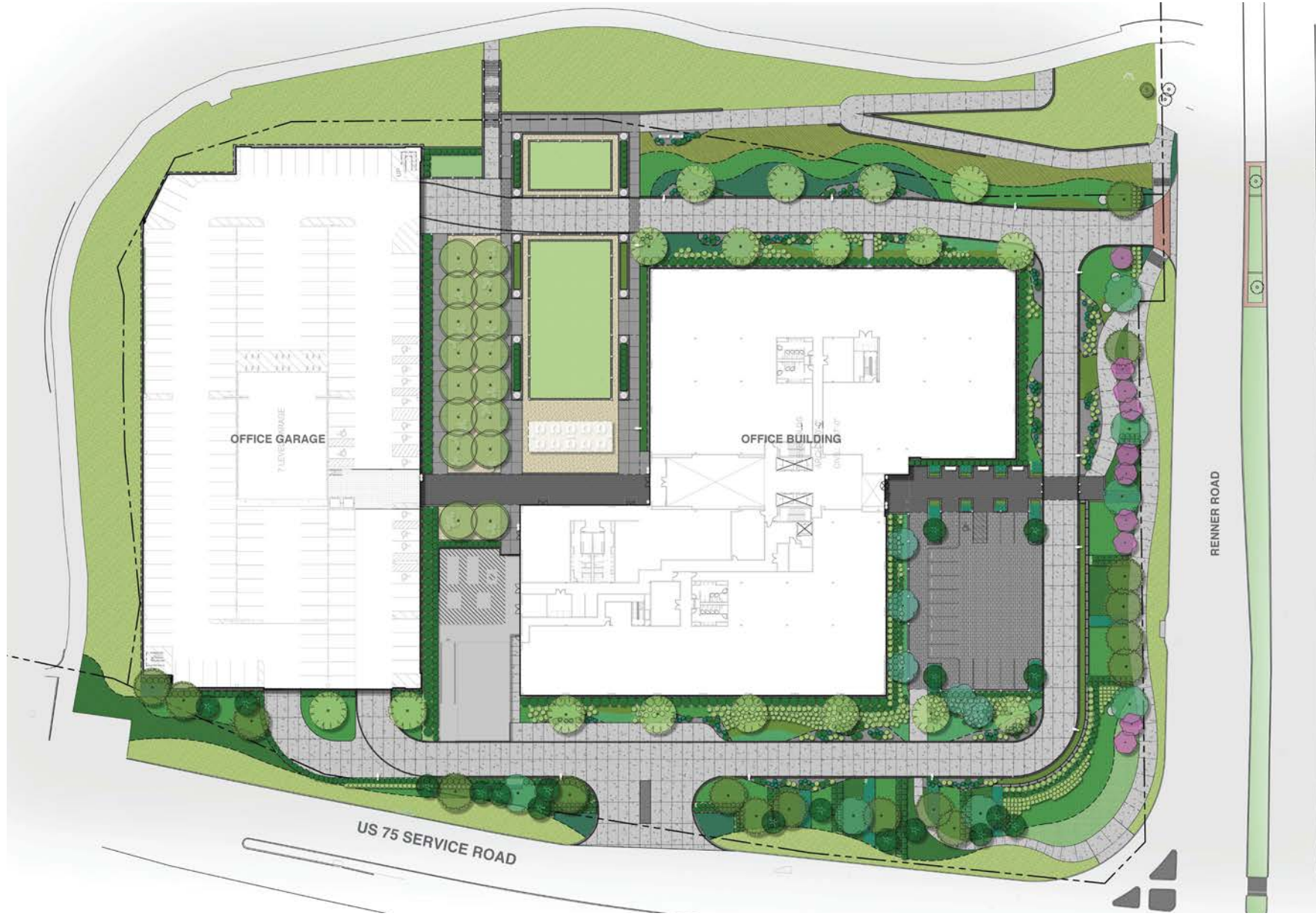


**SMART
FURNITURE**

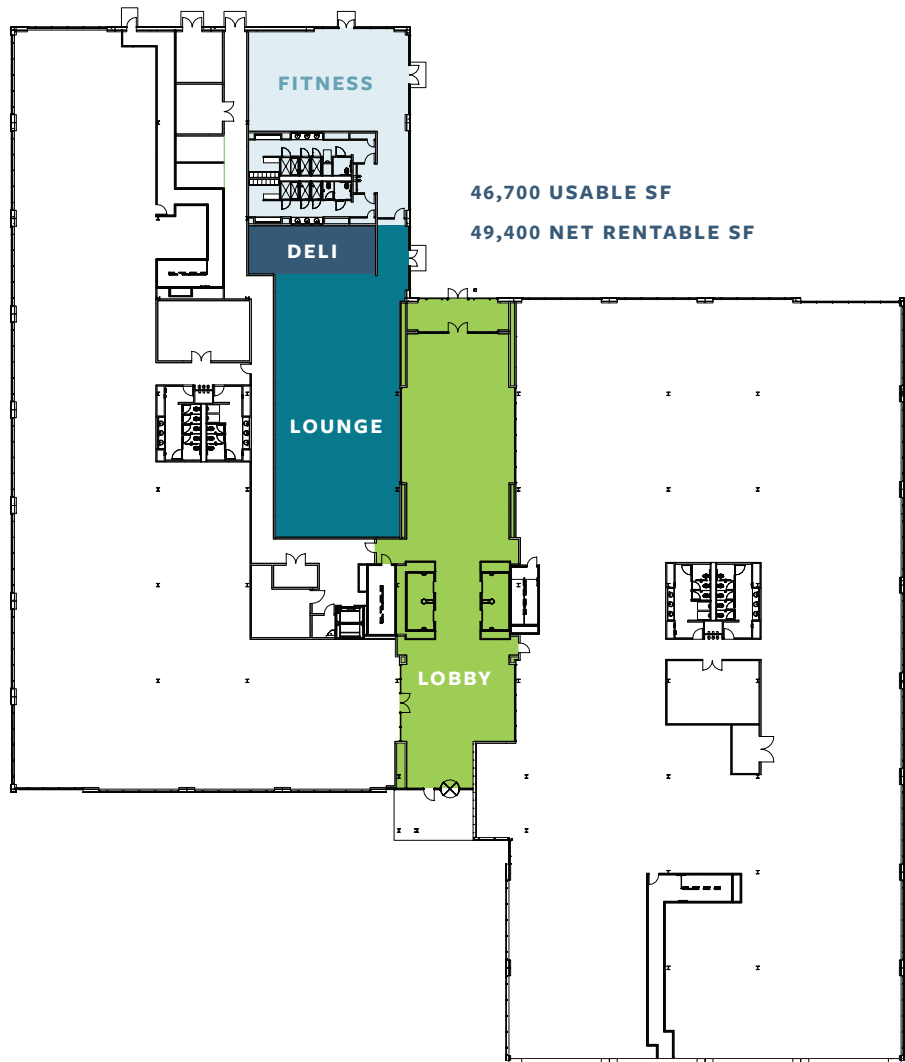


**LARGE OUTDOOR
EVENT SPACE**

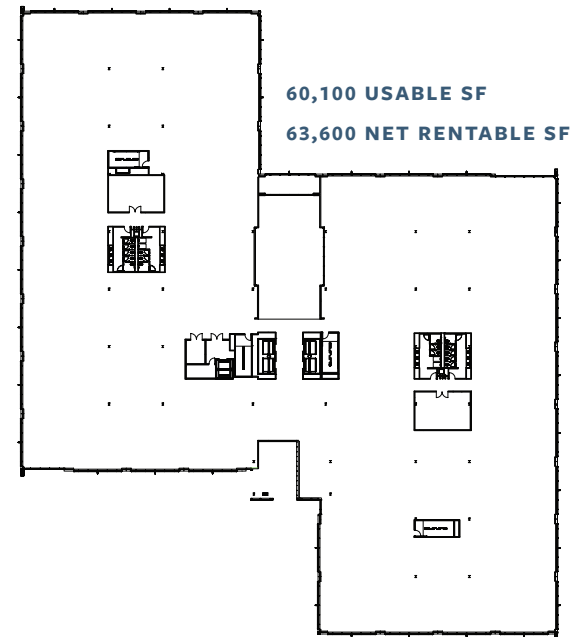
- SITE PLAN



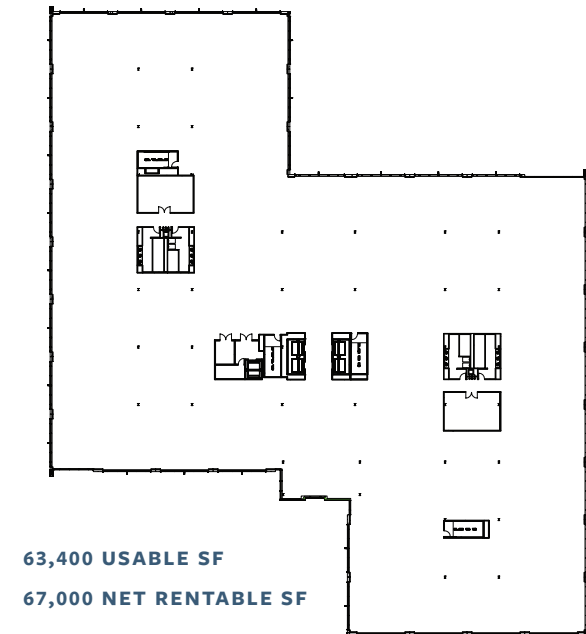
- GROUND FLOOR PLAN



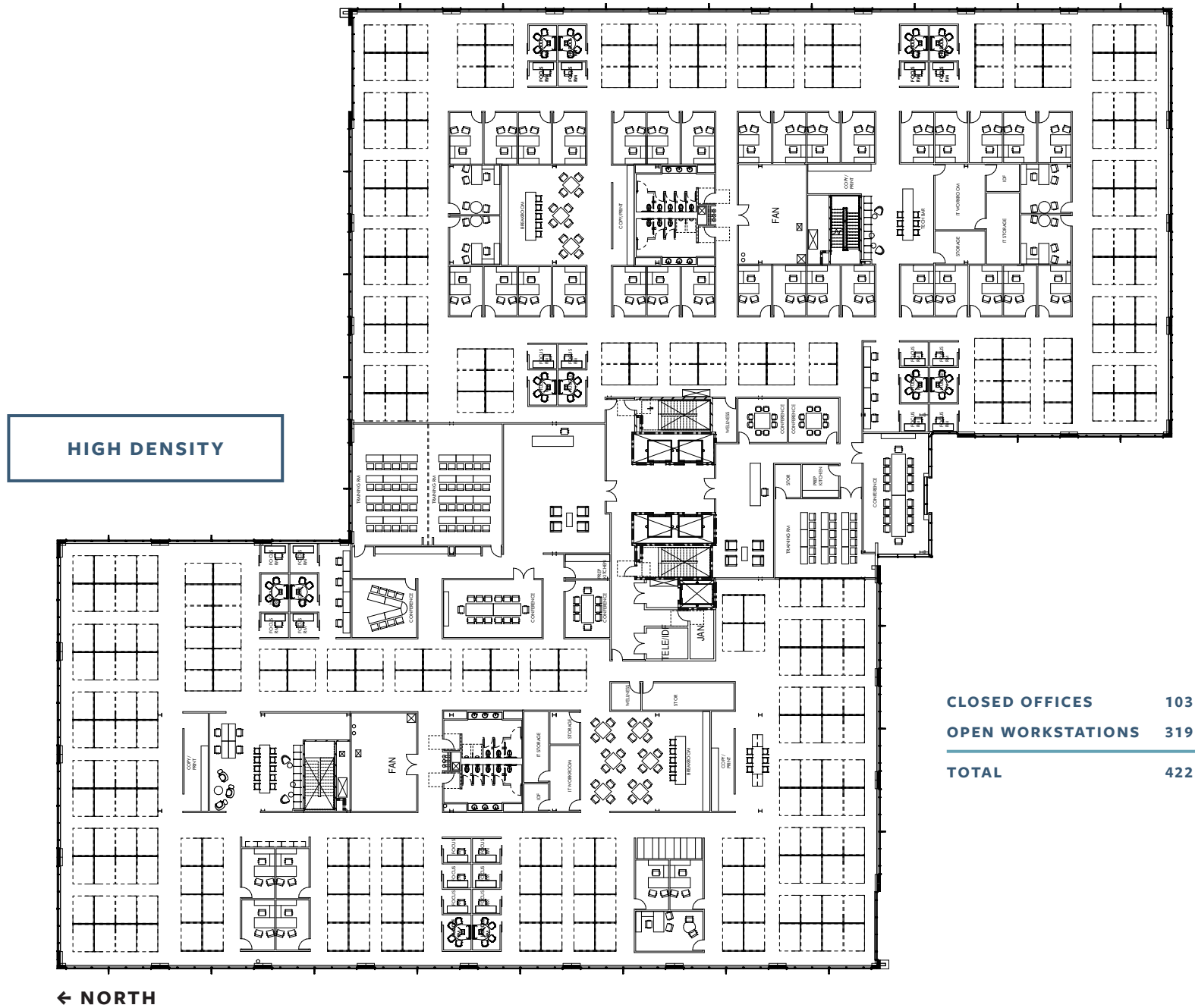
SECOND FLOOR PLAN



TYPICAL FLOOR PLAN

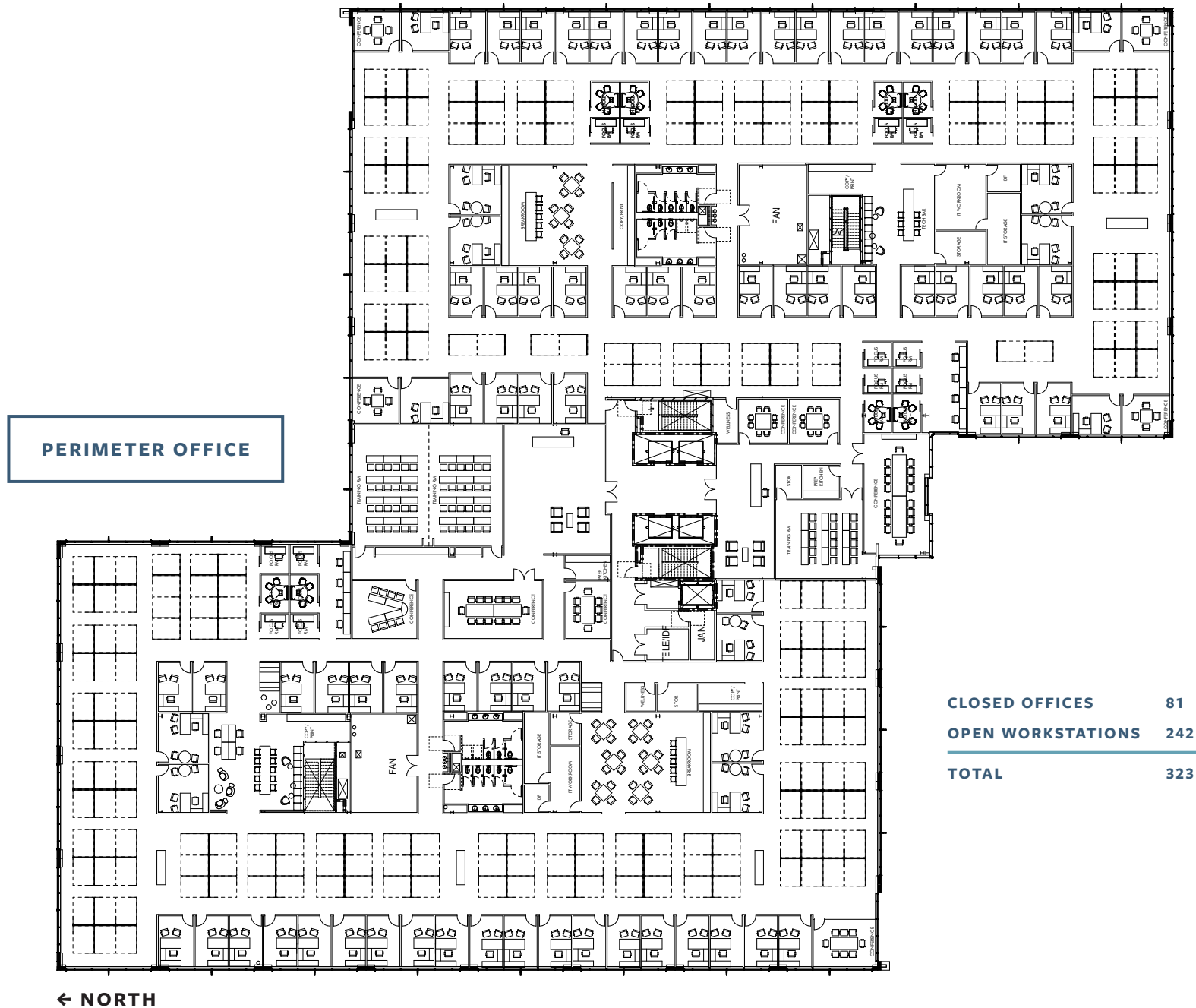


- TEST FITS



← NORTH

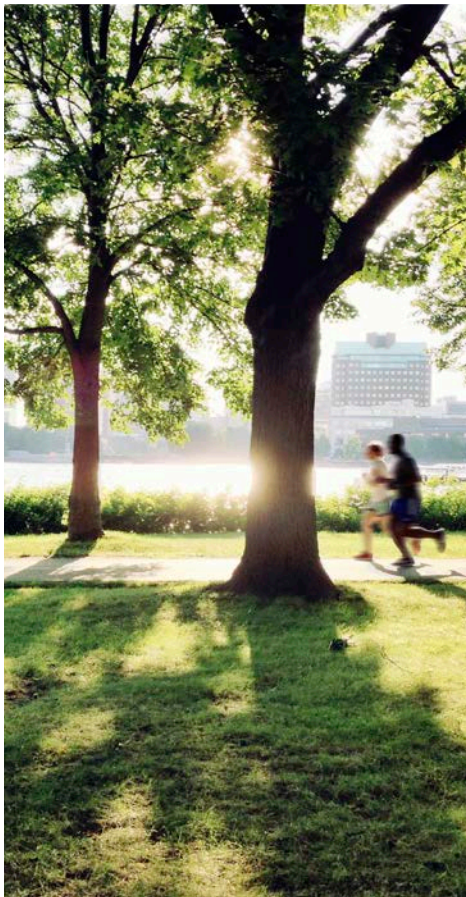
- TEST FITS



- INGRESS/EGRESS



3400 AT CITYLINE



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