

3400 AT CITYLINE



THE STACK



100,000 SF Contiguous
Available on Top Two Floors

Building Signage Available

ENHANCING THE EXPERIENCE

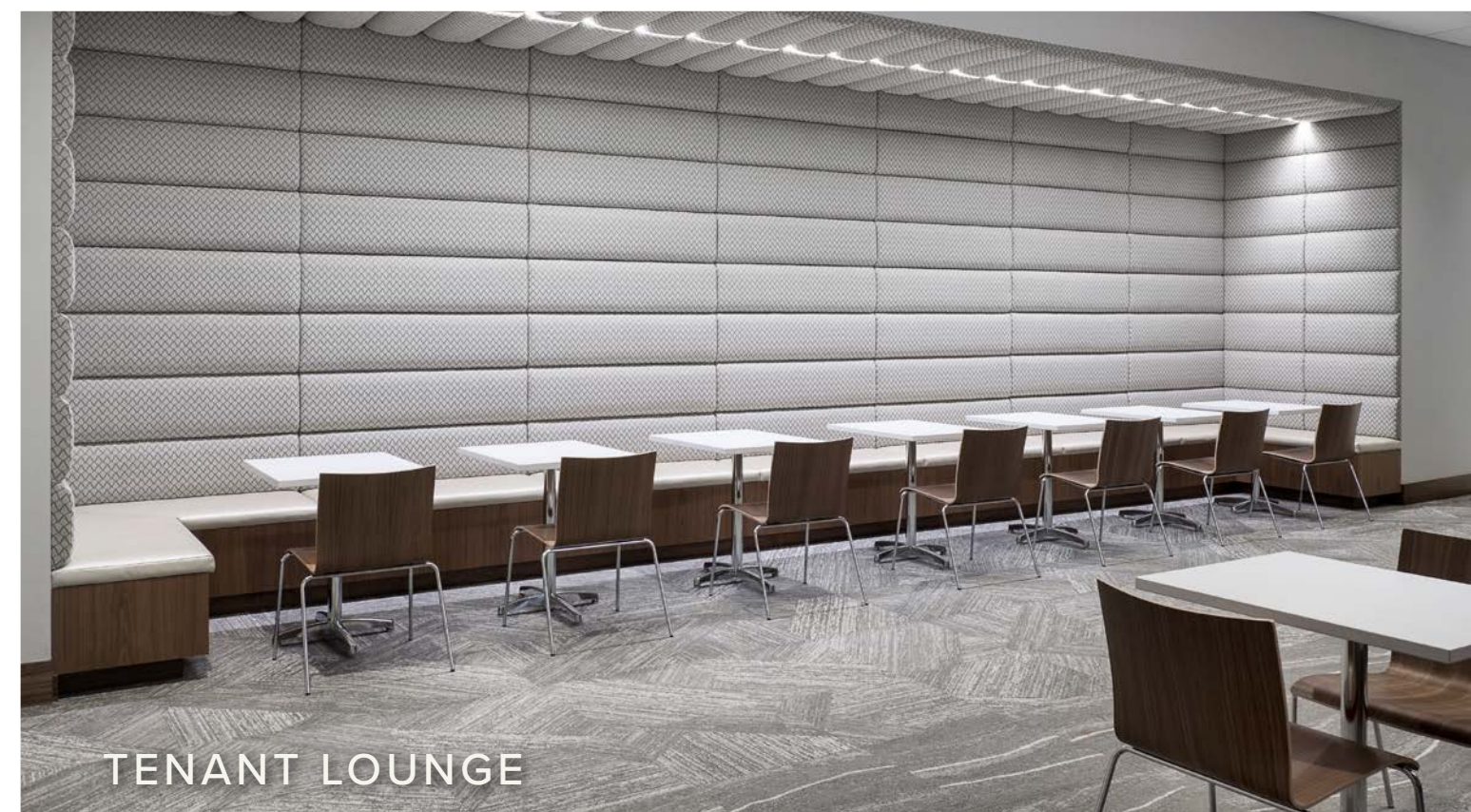
Making Collaboration & Innovation Easy



COMMON DESK LOUNGE & FICTION COFFEE BAR



AA LOBBY EXPERIENCE



TENANT LOUNGE



GATHERING SPACE

ENHANCING THE EXPERIENCE

Offering a Space to Connect or Unwind



CONFERENCING AREA

Grab a gourmet coffee at Fiction Coffee & work from our state of the art tenant lounge hosted by Common Desk.



FICTION COFFEE BAR

ENHANCING THE EXPERIENCE

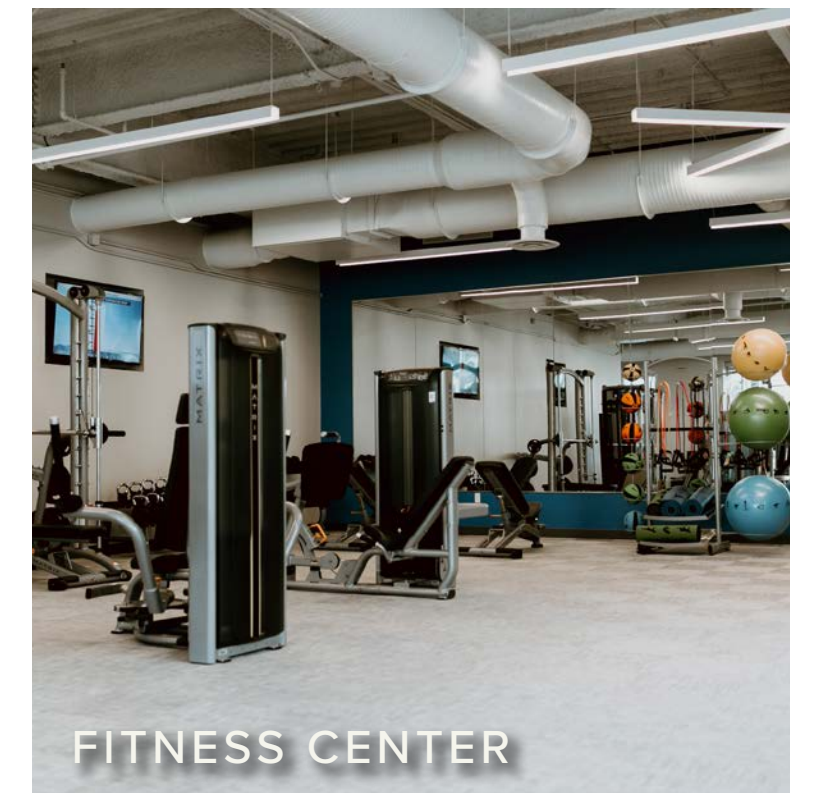
Connecting Health & Wellness



SEASONAL OUTDOOR YOGA



PELOTON CYCLING



FITNESS CENTER



ACTIVATED GREENSPACE

Reap the benefits of physical activity & fresh air at the 3400 fitness center or an outdoor wellness class.

ENHANCING THE EXPERIENCE

Providing a Wide Range of Dining Options



CITYLINE RESTAURANTS

Enjoy lunch at the 3400 Cafe, try one of the weekly onsite food trucks, or take a 3-minute shuttle ride to CityLine's hip restaurants.



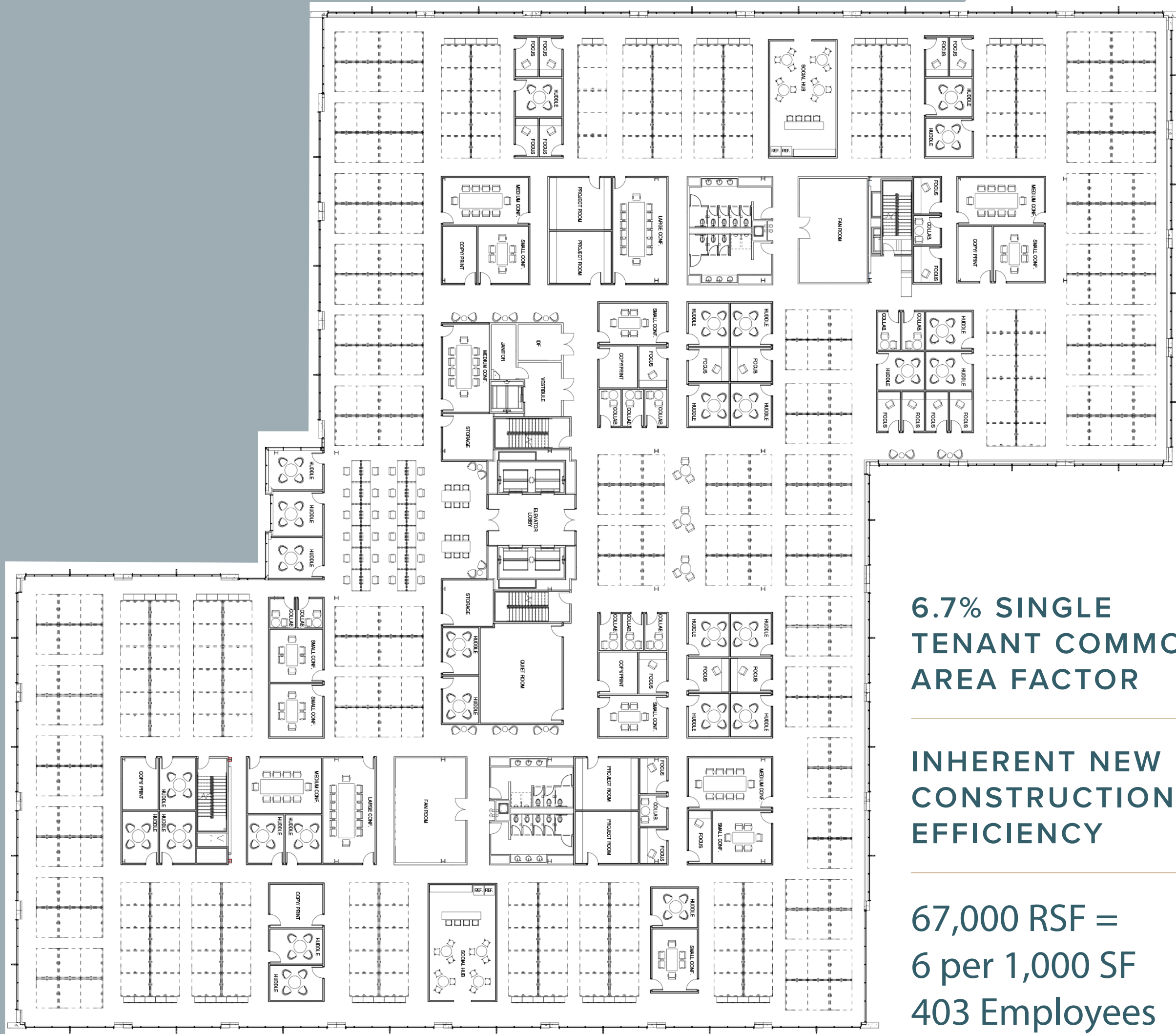
CITYLINE SHUTTLE



WEEKLY ONSITE FOOD TRUCKS

NEW CONSTRUCTION FOR TODAY'S USERS

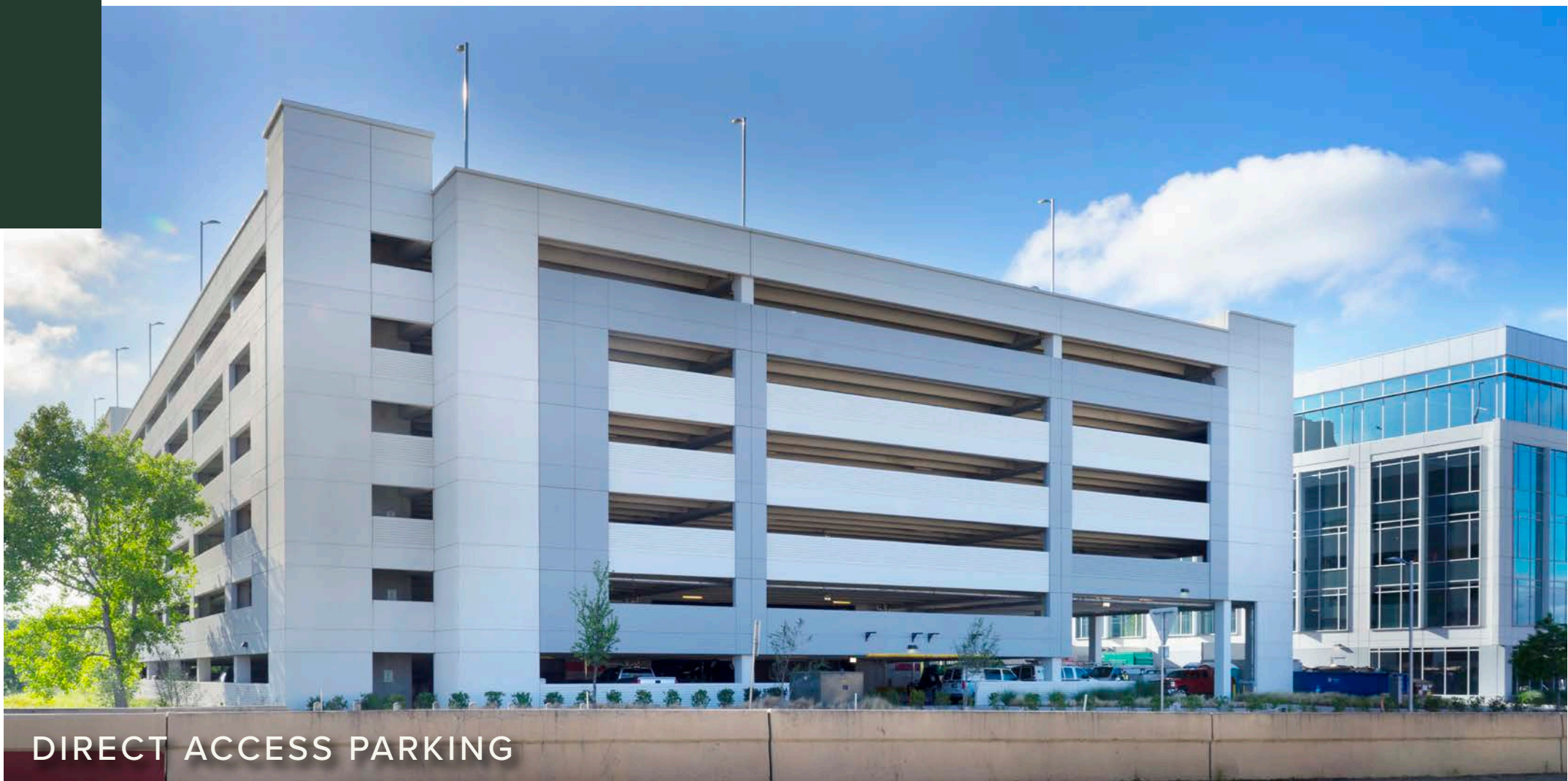
Designed to Improve Efficiency by 15-25%



6.7% SINGLE
TENANT COMMON
AREA FACTOR

INHERENT NEW
CONSTRUCTION
EFFICIENCY

67,000 RSF =
6 per 1,000 SF
403 Employees



DIRECT ACCESS PARKING

5 per 1,000 parking ratio, fully covered parking garage with covered breezeway to the building.

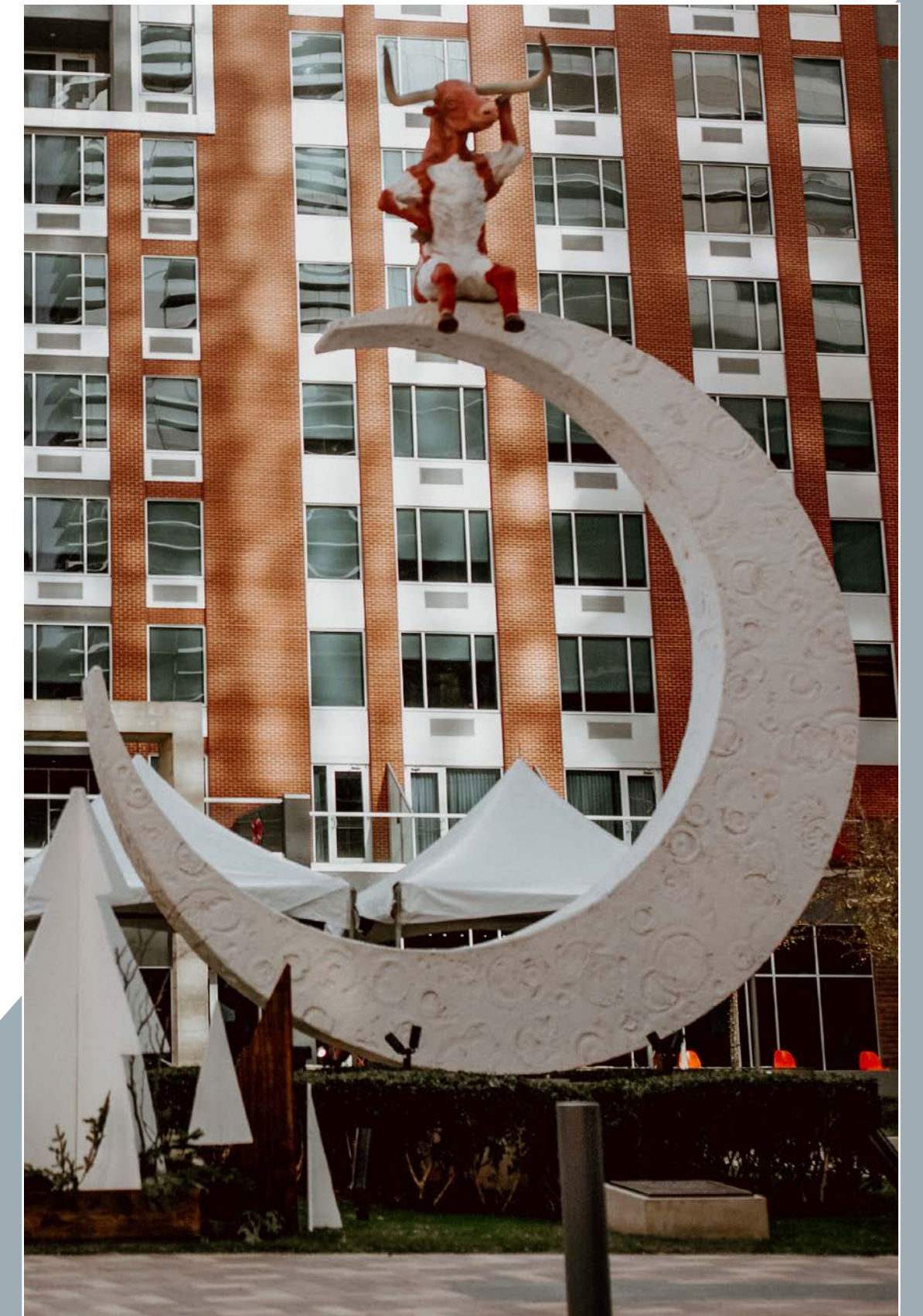
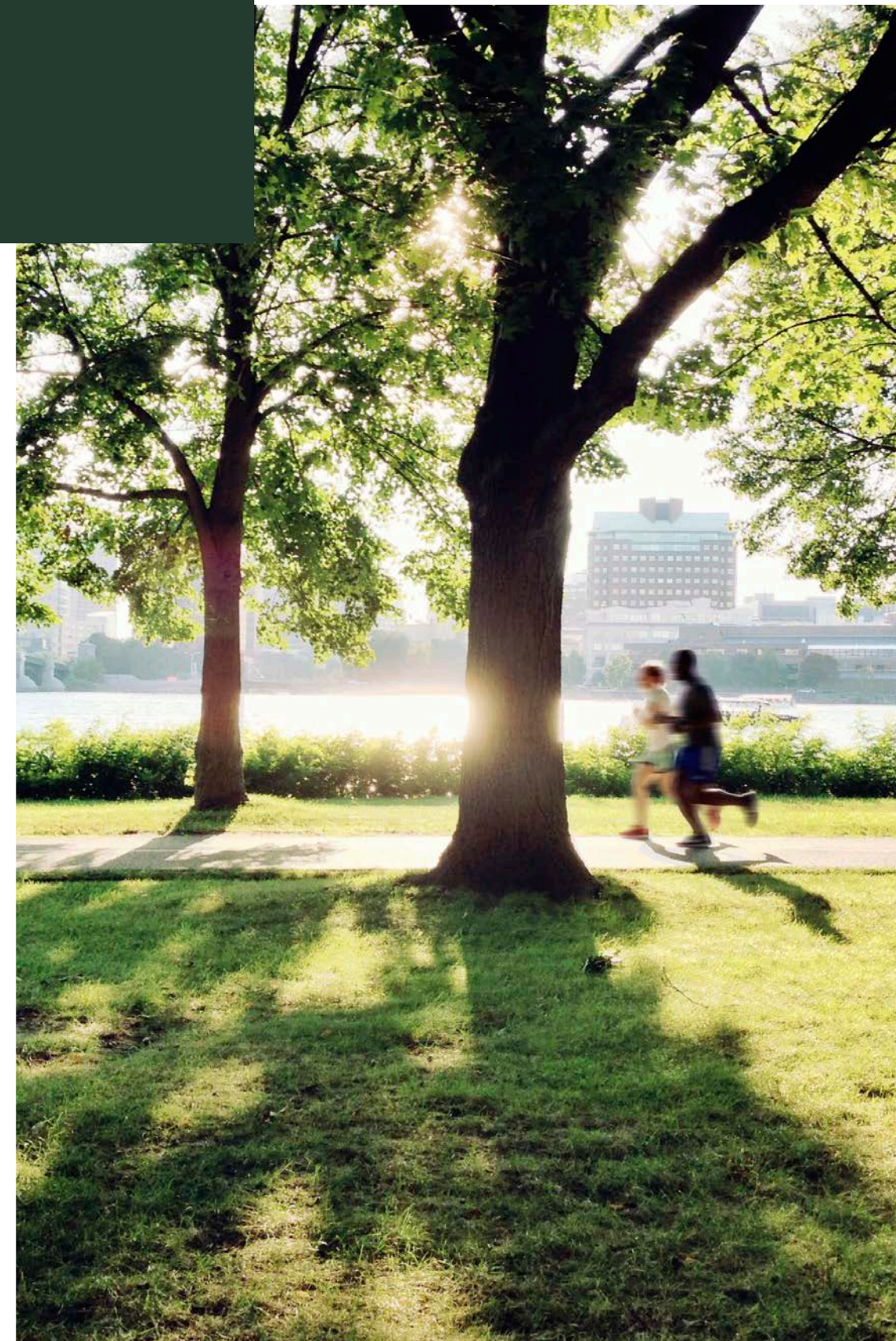
3400 AT CITYLINE

Walking distance
to DART &
3400 CityLine
Bike Trails with
exclusive access
to the 3400
CityLine Bike
Share Program.



IN THE HEART OF CITYLINE

Located in one of the most desirable mixed-use settings, CityLine features over 28 dining options, hotel, multifamily, unique social events & a lively outdoor atmosphere.



3400 AT CITYLINE

Nearby Amenities Map

URBANITY

Urban-like experience with suburban ease.

Proximity to retail, transportation & nature trails.



IMMEDIATE ACCESS TO

Spring Creek Nature Trail



3400

AT CITYLINE



LEASING INFORMATION:

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