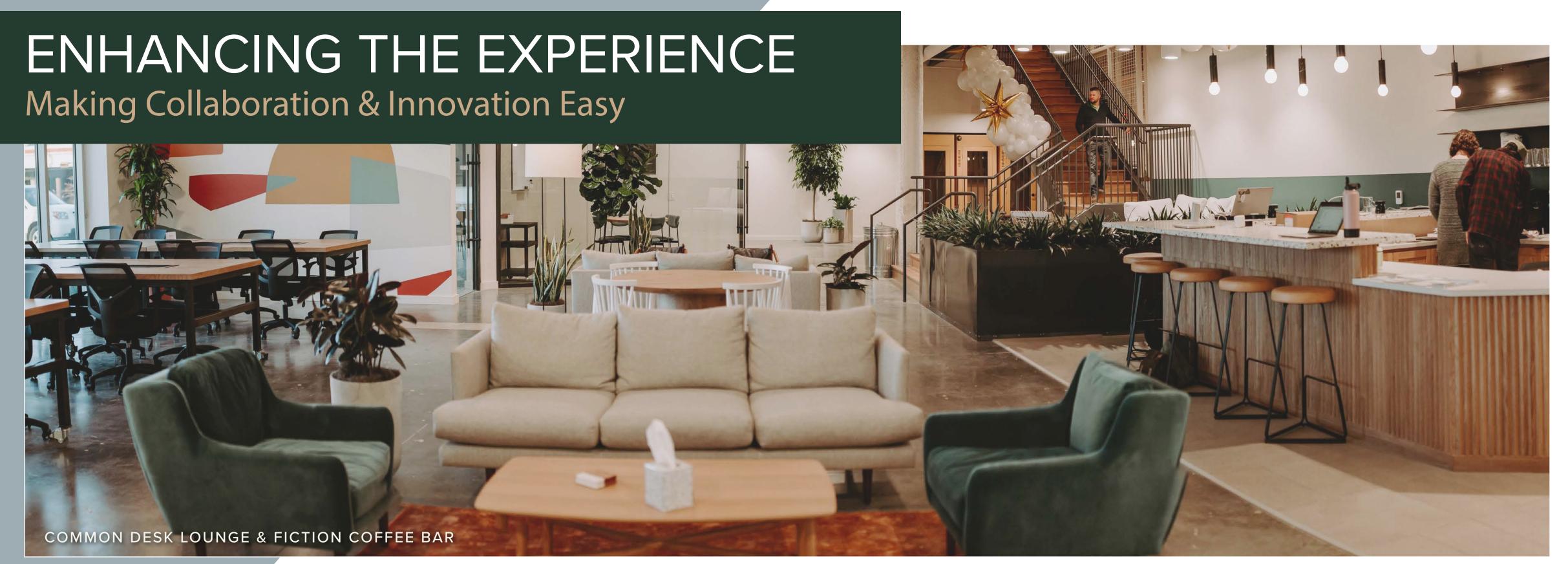
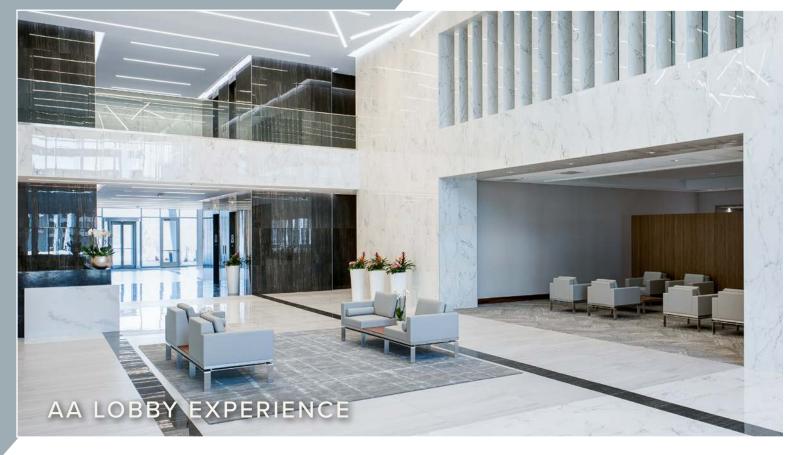


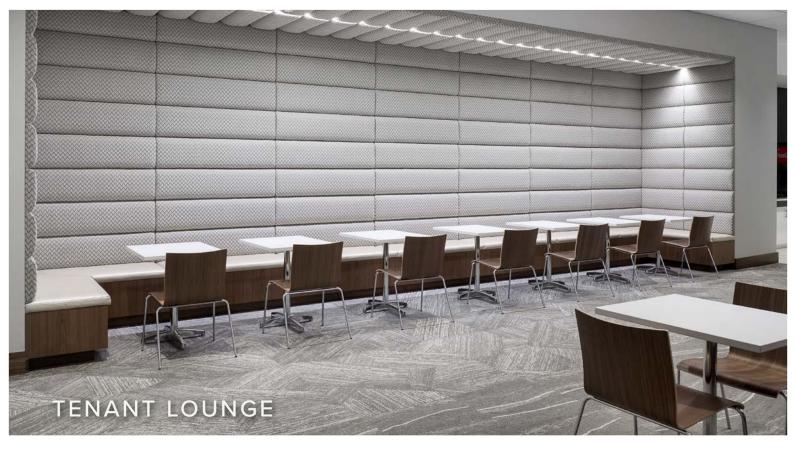


100,000 SF Contiguous Available on Top Two Floors

Building Signage Available



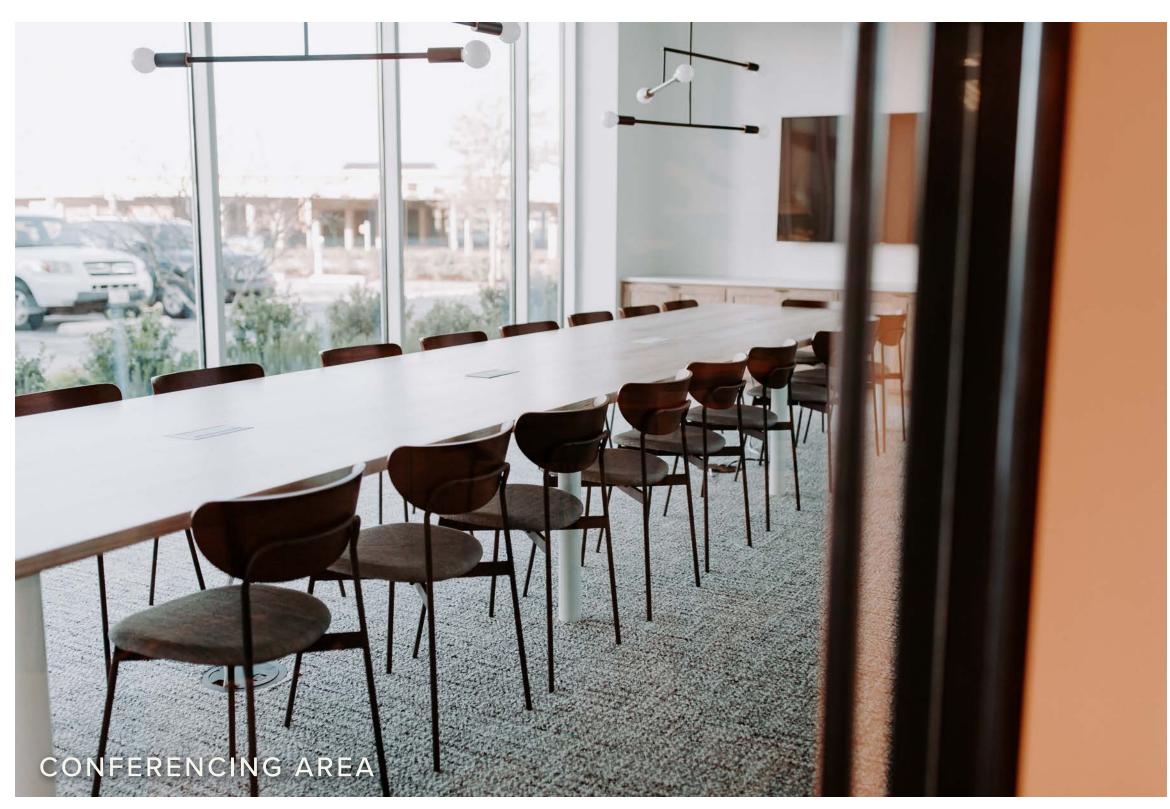




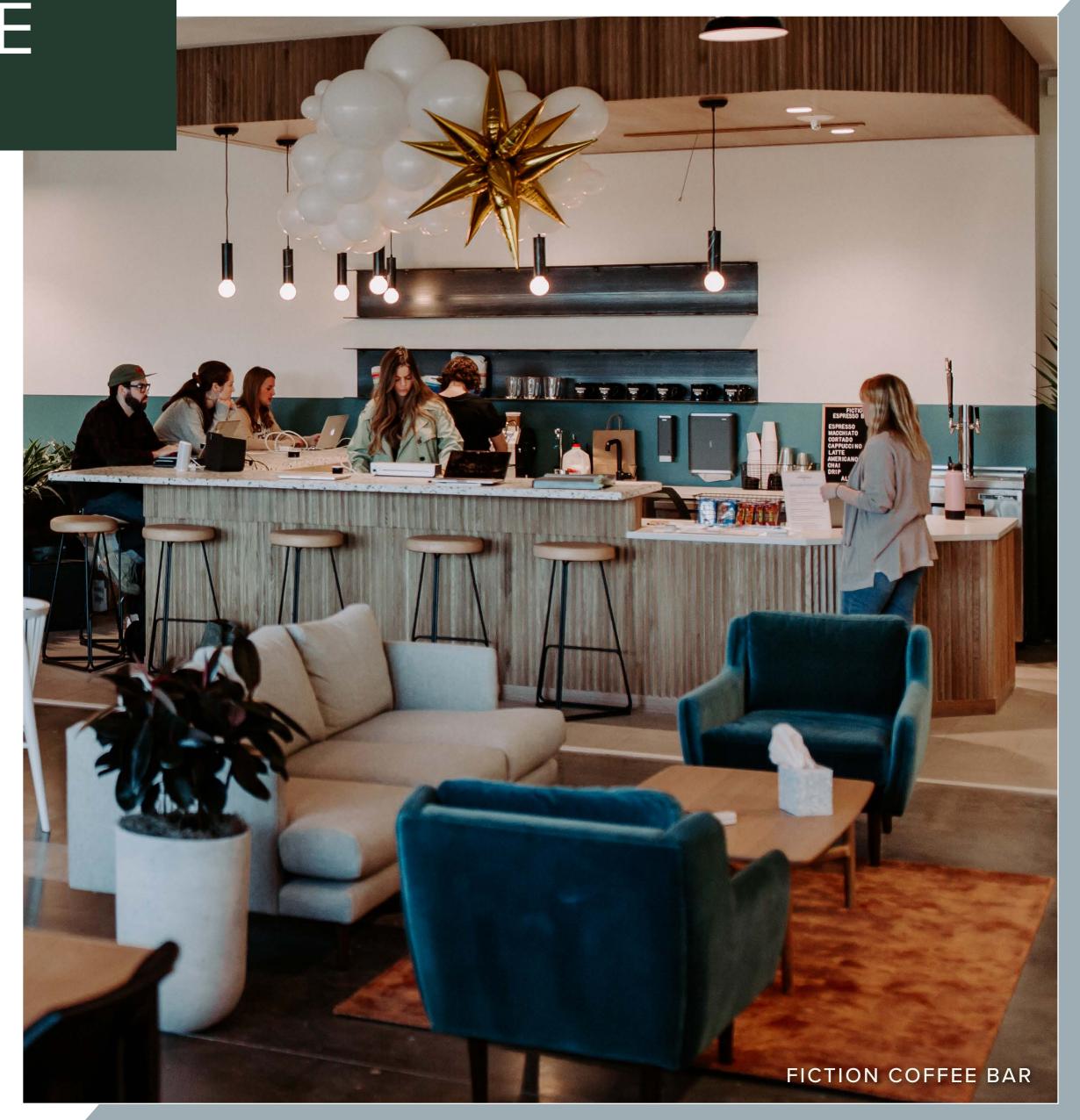


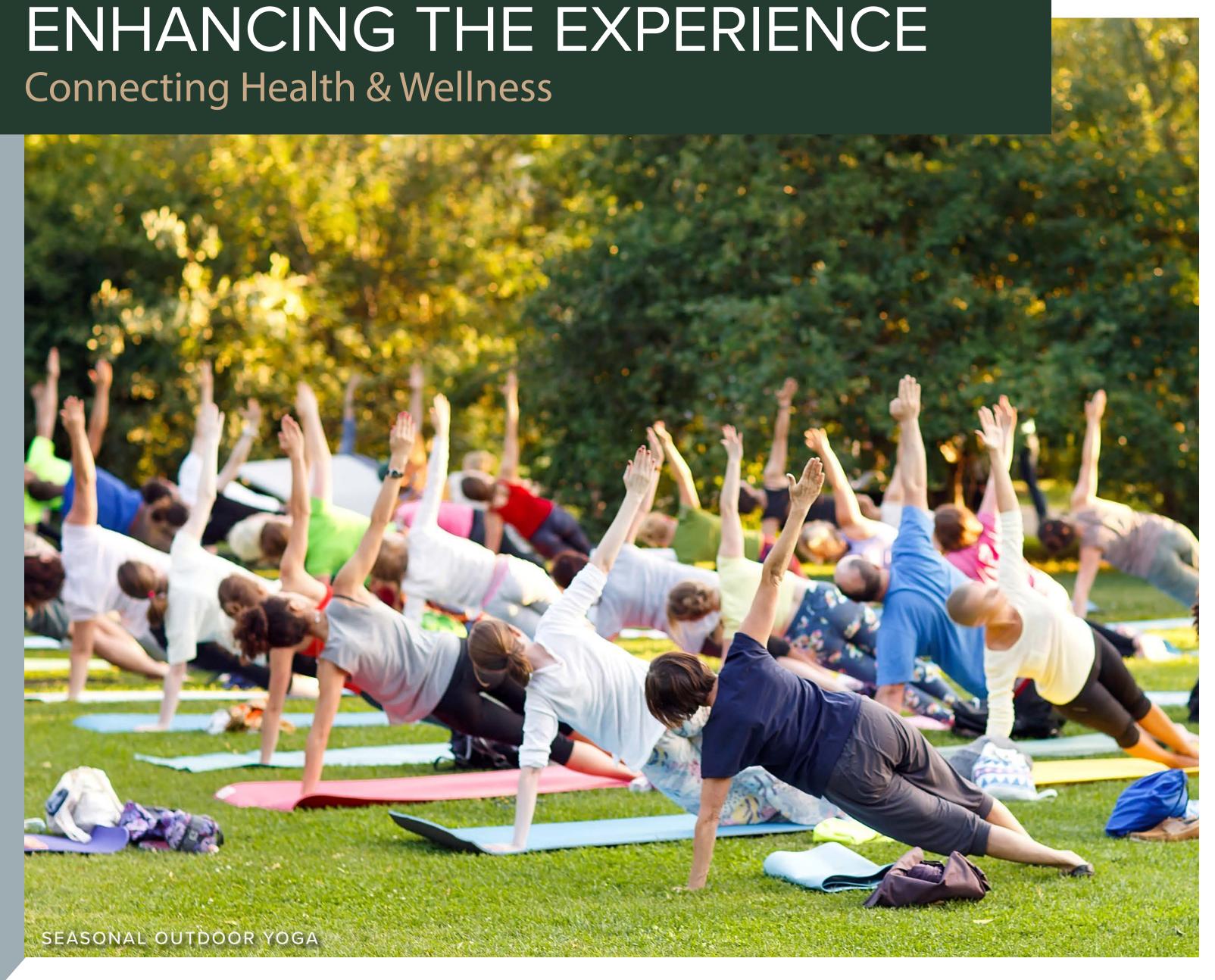
ENHANCING THE EXPERIENCE

Offering a Space to Connect or Unwind



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



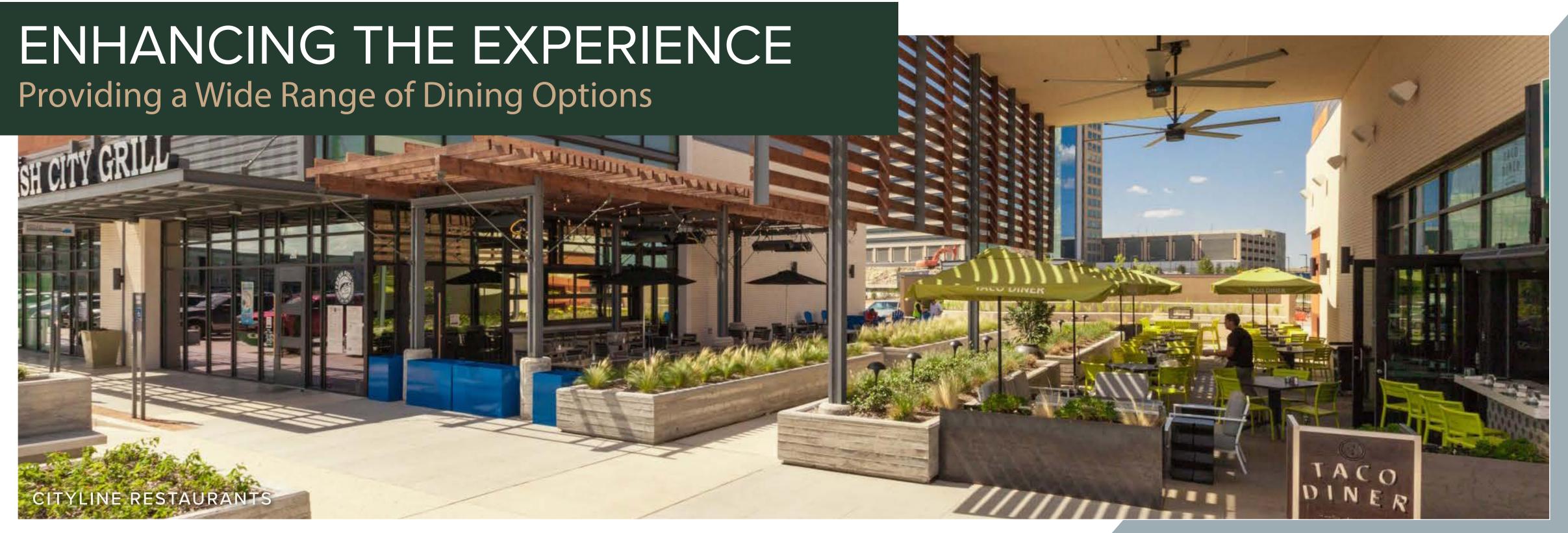








Reap the benefits of physical activity & fresh air at the 3400 fitness center or an outdoor wellness class.



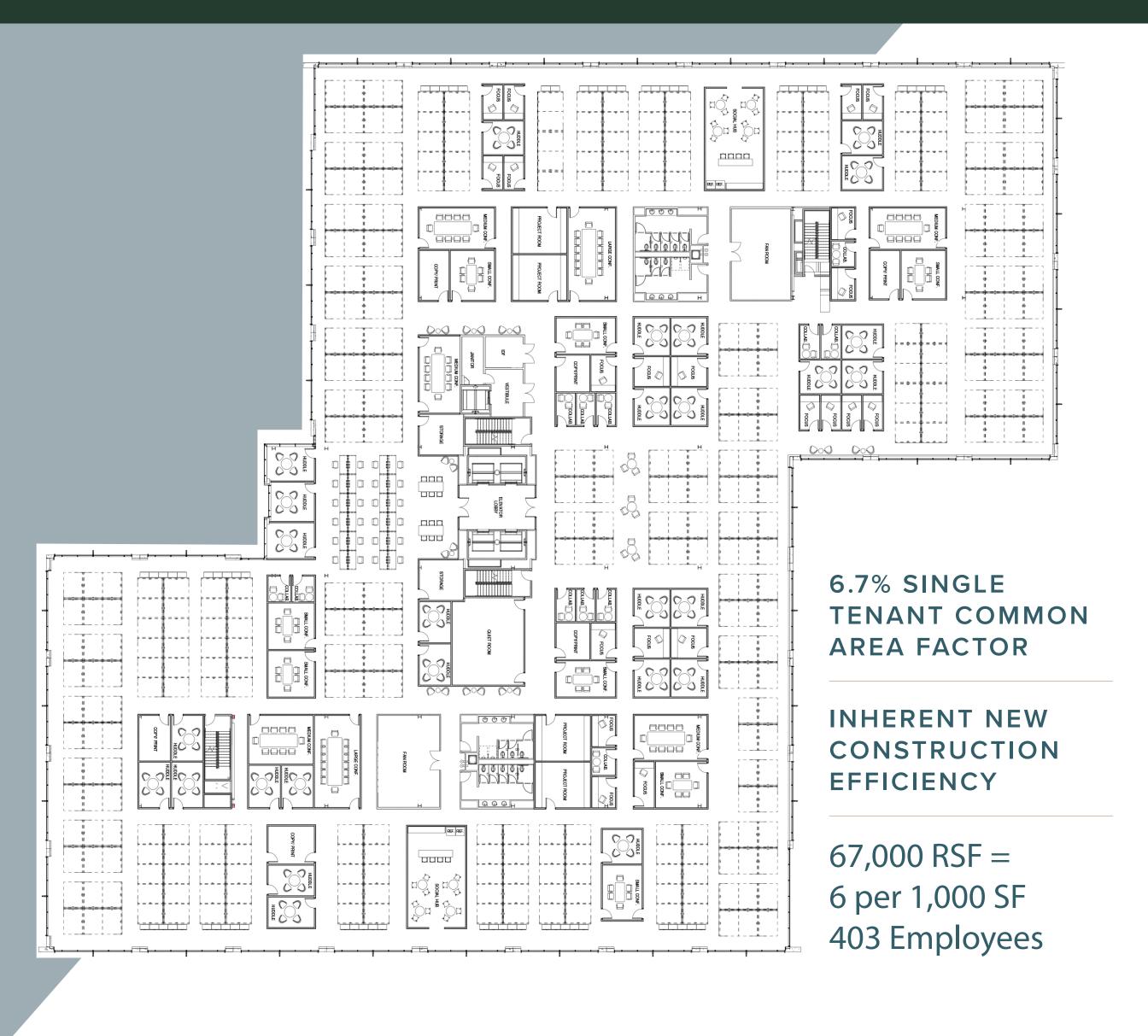
Enjoy lunch at the 3400 Cafe, try one of the weekly onsite food trucks, or take a 3-minute shuttle ride to CityLine's hip restaurants.

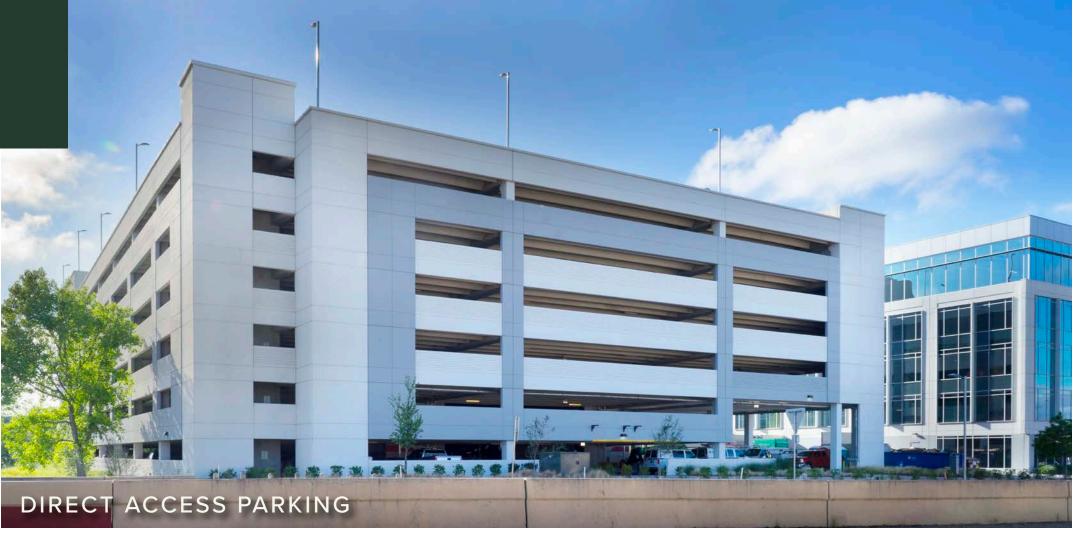




NEW CONSTRUCTION FOR TODAY'S USERS

Designed to Improve Efficiency by 15-25%





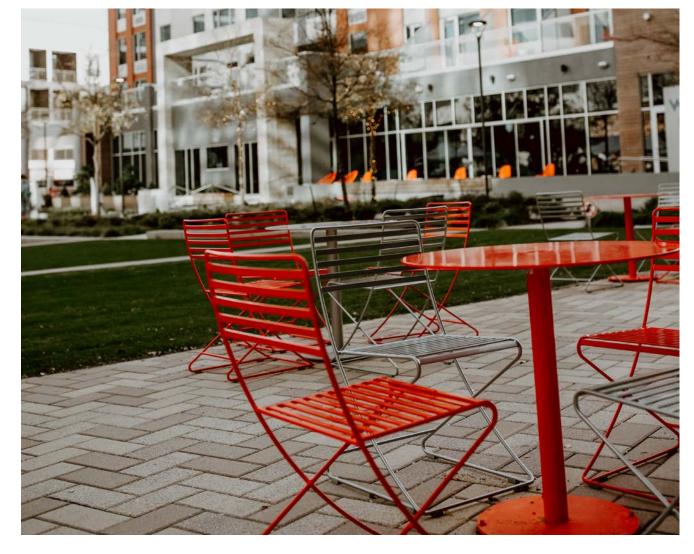
5 per 1,000 parking ratio, fully covered parking garage with covered breezeway to the building.

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

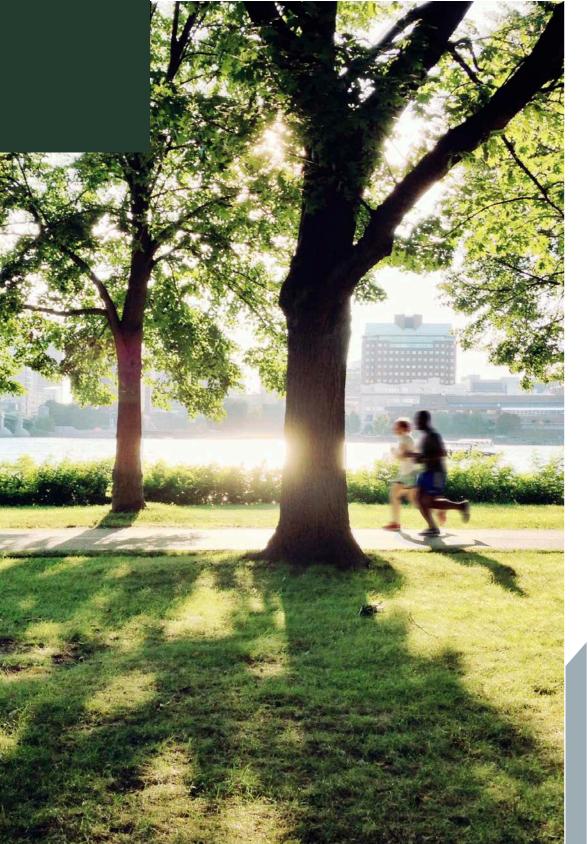


IN THE HEART OF CITYLINE

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

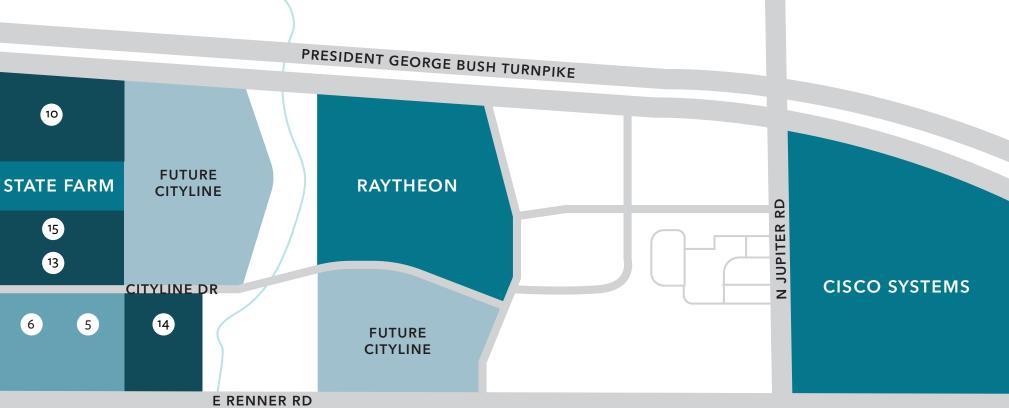
Nearby Amenities Map

URBANITY

Urban-like experience with suburban ease.

Proximity to retail, transportation & nature trails.





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 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

6 WHOLE FOODS

HOTELS

21 ALOFT AT CITYLINE

22 HOTEL

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

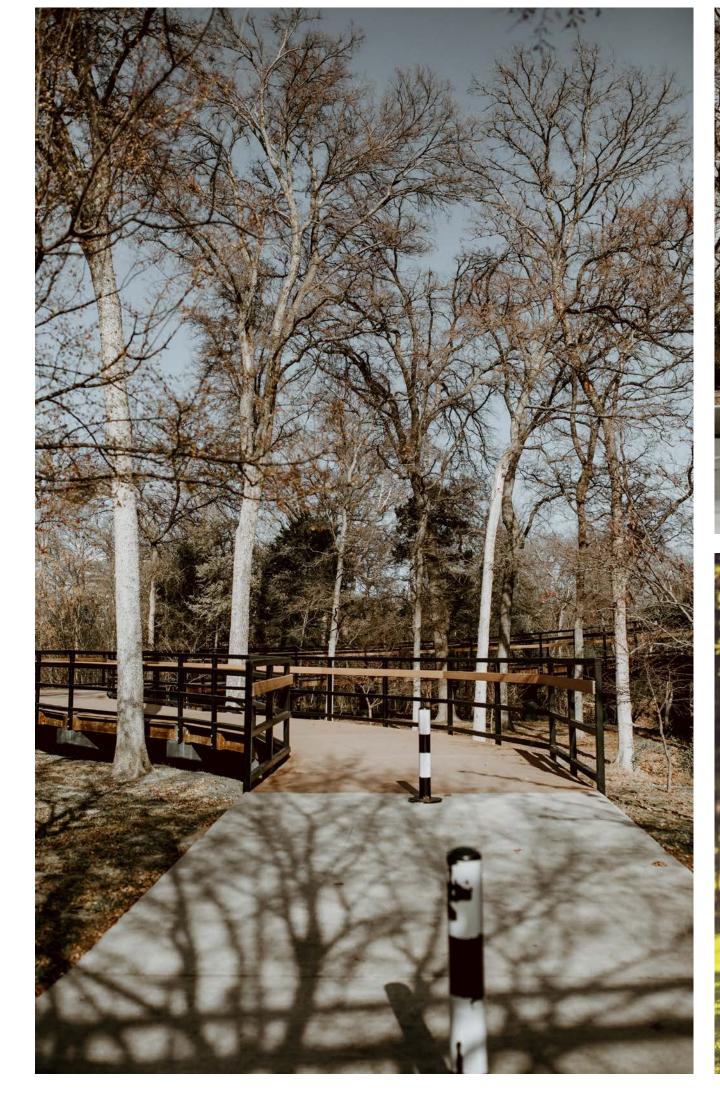
- 18 SPRING CREEK HIKE & BIKE TRAILS
- 9 SPRING CREEK NATURAL AREA
- 20 GALATYN WOODLAND PRESERVE

DART STATIONS

23 CITYLINE / BUSH STATION

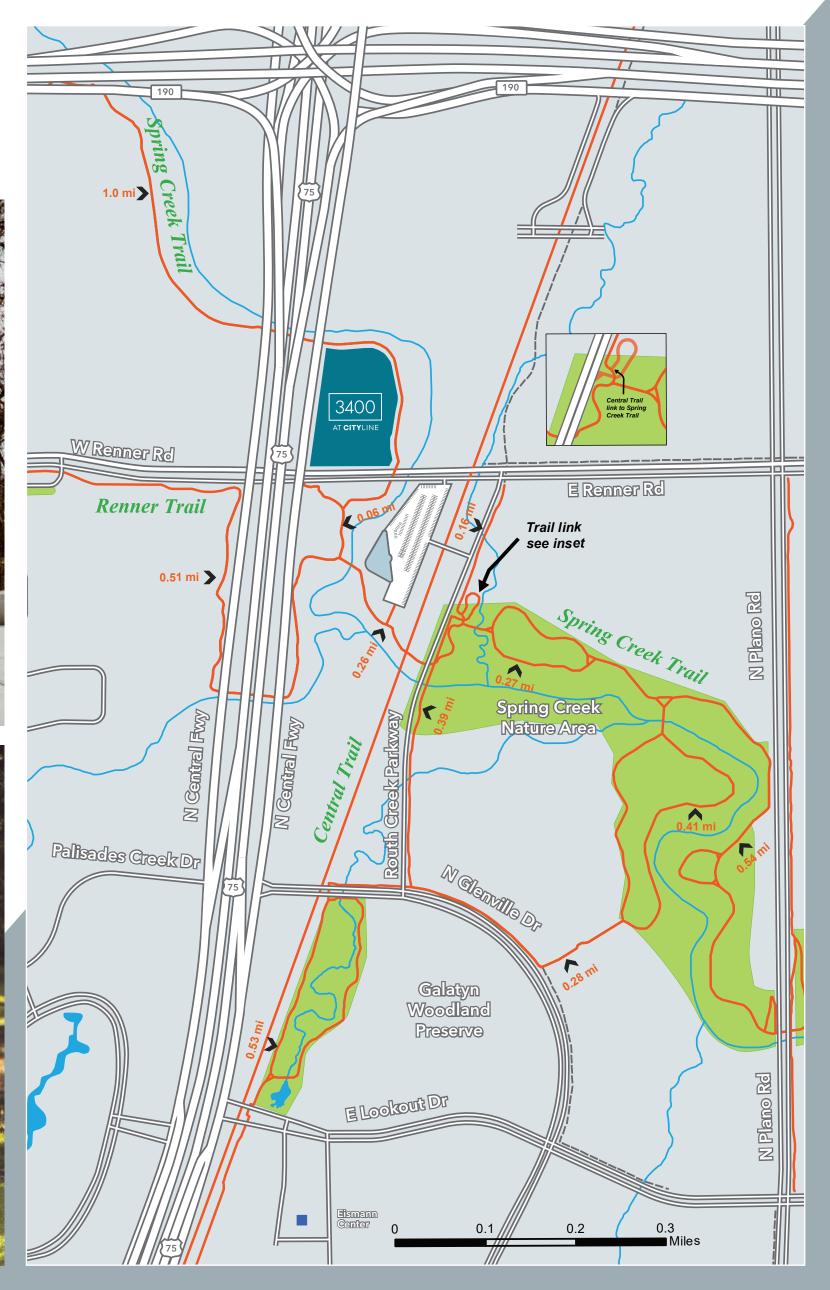
IMMEDIATE ACCESS TO

Spring Creek Nature Trail











LEASING INFORMATION:

PAUL WITTORF **214.446.4512**

☑ PAUL.WITTORF@TRANSWESTERN.COM

NATALIE SERIO **\$\cdot\$** 972.774.2513

☑ NATALIE.SERIO@TRANSWESTERN.COM

