

PLUG AND PLAY  
SUBLEASE

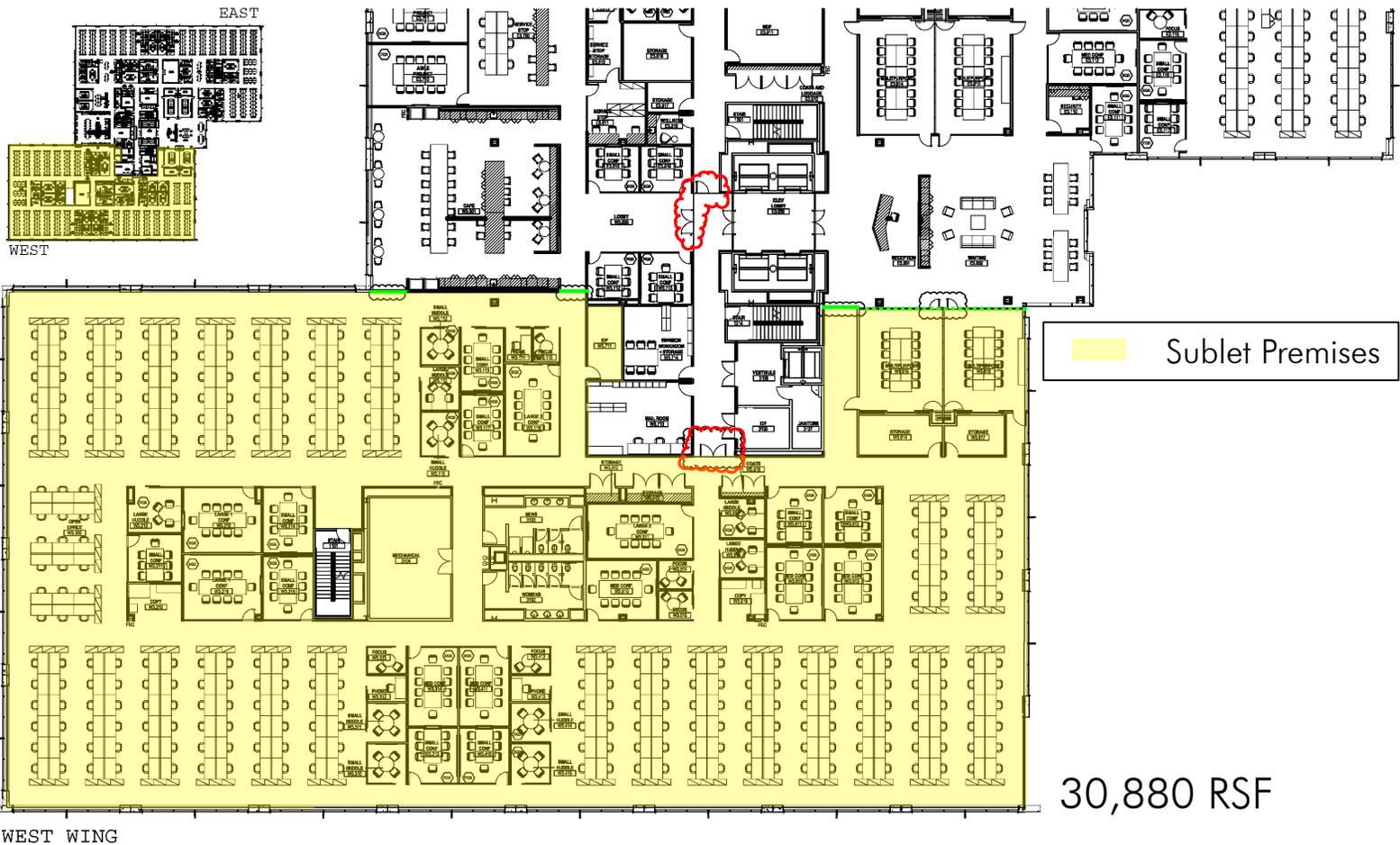
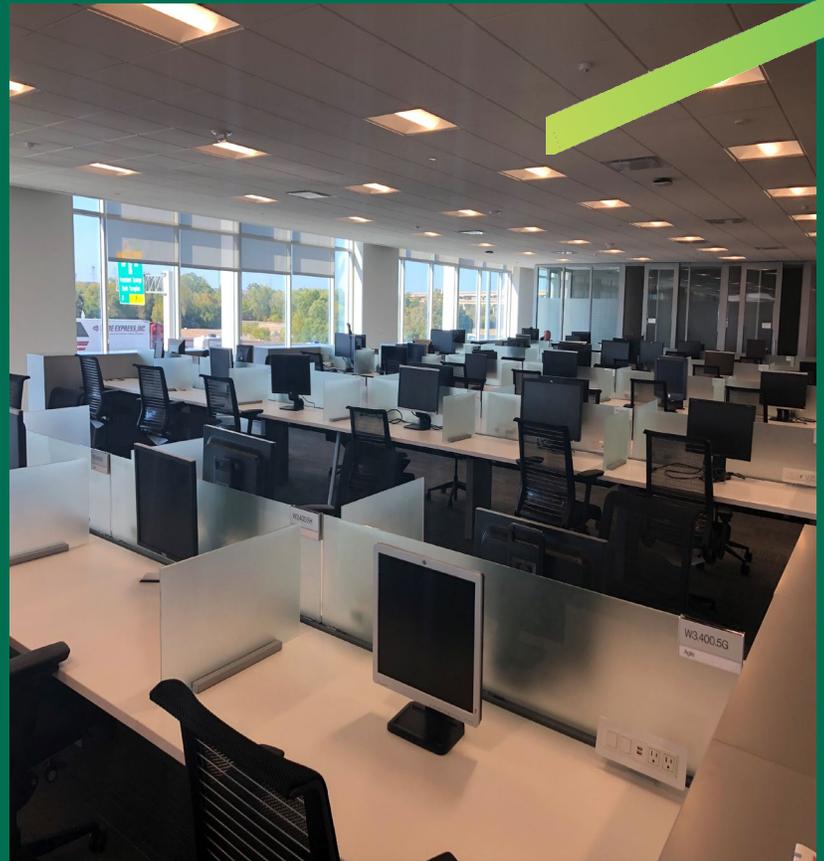
# 3400 CITYLINE

3400 N. Central Expy. | Richardson, TX 75080



## SUBLEASE FEATURES:

- **Partial 3<sup>rd</sup> Floor:**  
30,880 RSF
- **Rental Rate:**  
Negotiable
- **Available:**  
Immediately
- **Flexible Sublease Term:**  
Term Through 12/31/2030
- **Above Standard Finishes:**
  - Floor to Ceiling Glass
  - LED Lighting
  - Mecho Shades
- **Space Breakdown:**
  - 290 New Haworth 6' x 6' Desk Workstations Available
  - 10 Large/Medium Conference Rooms
  - 7 Small Conference Rooms
  - 10 Huddle Rooms/Offices
  - 8 Phone/Focus Rooms
  - 2 Storage Rooms
- **Great Access to Talent:**  
Excellent Location with Access to Central Expy. & President George Bush Hwy.
- **Parking Ratio:**  
6/1,000 RSF Free Unreserved Structured Garage Parking
- **Close Proximity to CityLine Amenities**



## BUILDING AMENITIES:

- + Fitness Center
  - Peloton Cycling Room
  - Locker Rooms & Showers
- + Outdoor Event Lawn
  - Seasonal Outdoor Yoga
  - Bocce Ball Court
  - Picnic Tables
- + On-Site Deli
- + Tenant Lounge
- + Gathering Space
- + Direct Access to Spring Creek Nature Preserve & Trail
- + Bike Sharing for Tenants
- + Shuttle Service to DART Station, CityLine's Central District, and Whole Foods – Running from 6:00 AM to 6:00 PM Monday Through Friday



## PLEASE CONTACT:

### JOHN L. ROPER

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