

PLUG AND PLAY SUBLEASE

3400 CITYLINE

3400 N. Central Expy. | Richardson, TX 75080



SUBLEASE FEATURES:

- **Entire 3rd Floor:**
30,000 - 67,279 RSF
- **Rental Rate:**
\$22.50/RSF NNN Plus \$10.34/RSF OPEX
- **Available:**
Immediately
- **Sublease Term:**
Term Through 12/31/2030
- **Above Standard Finishes:**
 - Floor to Ceiling Glass
 - LED Lighting
 - Mecho Shades
- **Space Breakdown:**
 - 518 New Haworth 6' x 6' Desk Workstations Available
 - 4 Presentation Rooms
 - 20 Large/Medium Conference Rooms
 - 17 Small Conference Rooms
 - 22 Huddle Rooms/Offices
 - 22 Phone/Focus Rooms
 - 1 Break Room
 - 1 Lounge
 - 9 Storage Rooms
 - Elevator Exposure
- **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

[Virtual Tour](#)

CBRE



Up to 67,279 RSF

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
- + Close Proximity to CityLine Amenities



PLEASE CONTACT:

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