

3400

AT CITYLINE





A SUPERIOR ENVIRONMENT

313,000 SF
FIVE STORY
BUILDING

62,000 FT
AVERAGE
FLOOR PLATE

10 FT
CEILINGS &
FLOOR TO
CEILING
GLASS

5/1000
STRUCTURED
PARKING

**HIGHLY VISIBLE
SIGNAGE OPPORTUNITY**
280,000 CARS PER DAY

LEVERAGING THE CONNECTION BETWEEN WELLNESS & PRODUCTIVITY

NATURAL LIGHT IMPACTS THE BOTTOM LINE



**MOST REQUESTED
ELEMENT IN
WORKPLACE
DESIGN**



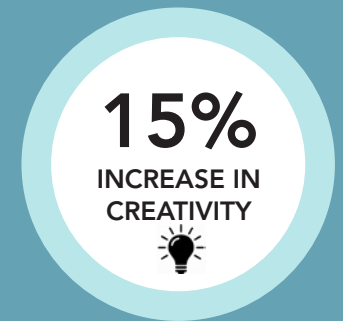
**WORKERS HAD
MORE SLEEP TIME
THAN THOSE
WHO DIDN'T**



**VIEW QUALITY
AND DAYLIGHT
CONTRIBUTE TO
EMPLOYEE
WELLNESS**



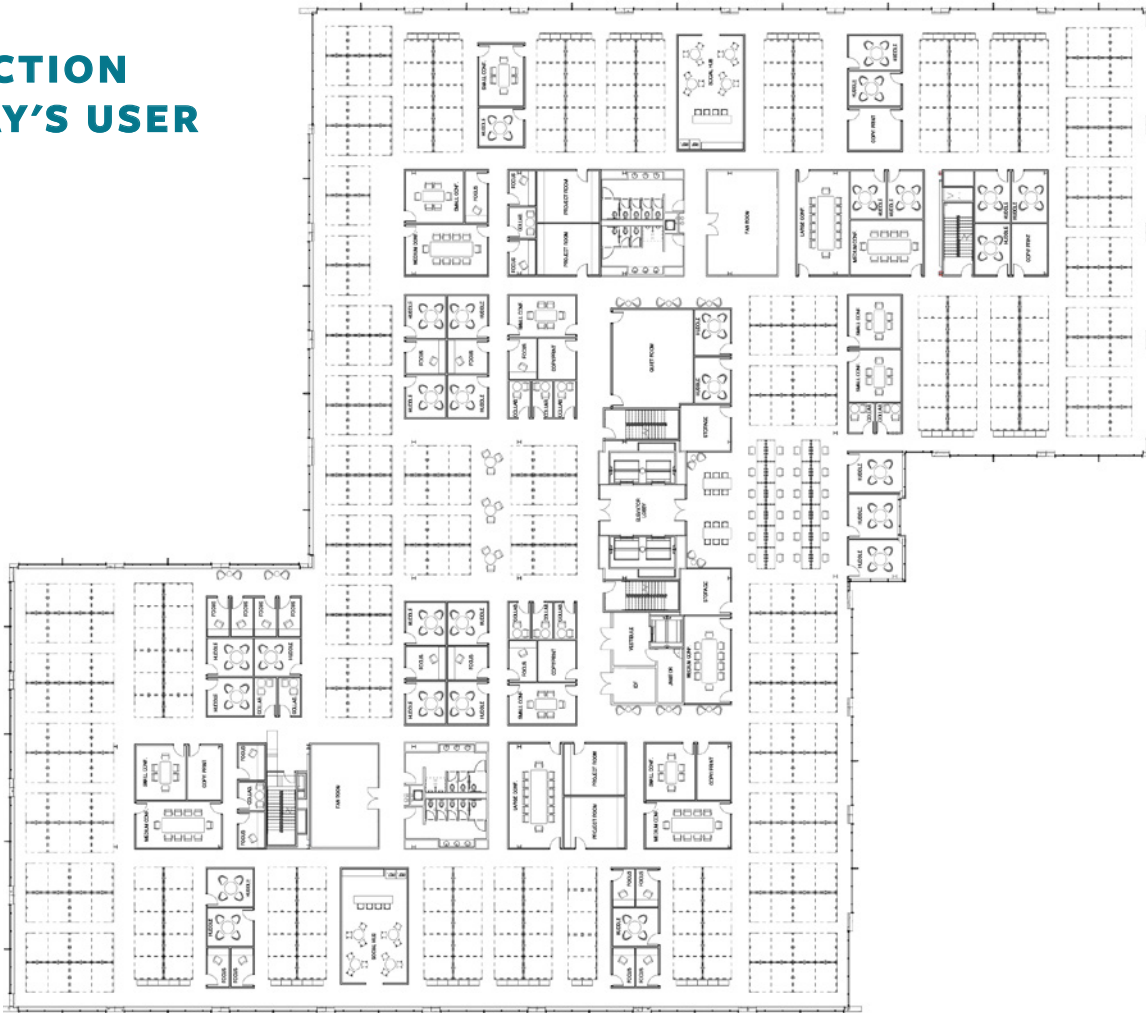
**WORKERS WITH
GOOD DAYLIGHT
WERE MORE
PRODUCTIVE**



**GREENERY AND
DAYLIGHT
CONTRIBUTE TO
WORKER
INNOVATION**

DESIGNED TO IMPROVE EFFICIENCY BY 15-25%

**NEW
CONSTRUCTION
FOR TODAY'S USER**



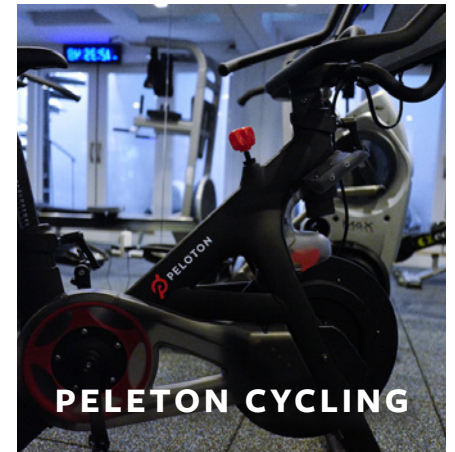
**6.7% SINGLE TENANT
COMMON AREA FACTOR**

**INHERENT NEW
CONSTRUCTION
EFFICIENCY**

**67,000 RSF =
6/1000 SF
403 EMPLOYEES**

ENHANCING THE EXPERIENCE

CONNECTING
HEALTH & WELLNESS



ENHANCING THE EXPERIENCE



TENANT LOUNGE



AA LOBBY EXPERIENCE



GATHERING SPACE



ONSITE DINING

MAKING
COLLABORATION
& INNOVATION
EASY

URBANITY

URBAN-LIKE
EXPERIENCE WITH
SUBURBAN EASE

PROXIMITY
TO RETAIL,
TRANSPORTATION
& NATURE TRAILS



IN THE NEIGHBORHOOD

CITY LINE

1 CITY LINE ONE

Good Union Urban BBQ

2 CITY LINE TWO

City Line Kitchen Burgers
Eight
Fixin Grill
Nestlé® Toll House® Café by Chip®
Red Mango
Starbucks
Subway
The Kitchen Table
The Green House

3 CITY LINE THREE

Coal Vines
Jasper's
P.O.D. Market
TOM+CHEE
Top Pot Hand-Forged Doughnuts
Tricky Fish

4 CINEMA

5 CITY LINE MARKET

18|8 Fine Men's Salon
City Line Dental
City Line Nail & Spa
CVS Pharmacy

FedEx Office Print & Ship Center
Fish City Grill
Hollywood Feed
Jimmy John's
Luna Grill
Luxx Lash Salon and Boutique
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

MULTI-FAMILY

7 FUTURE MULTIFAMILY/RETAIL

8 ALEXAN CITY LINE

9 STANDARD AT CITY LINE

10 LOT A AT CITY LINE

11 FUTURE MULTI-FAMILY

NATURE

12 SPRING CREEK HIKE & BIKE TRAILS

13 SPRING CREEK NATURAL AREA

14 GALATYN WOODLAND PRESERVE

HOTELS

15 ALOFT AT CITY LINE

16 HOTEL

DART STATIONS

17 BUSH TURNPIKE STATION

18 GALATYN PARK STATION

URBANITY

URBAN-LIKE LIFESTYLE WITH SUBURBAN EASE

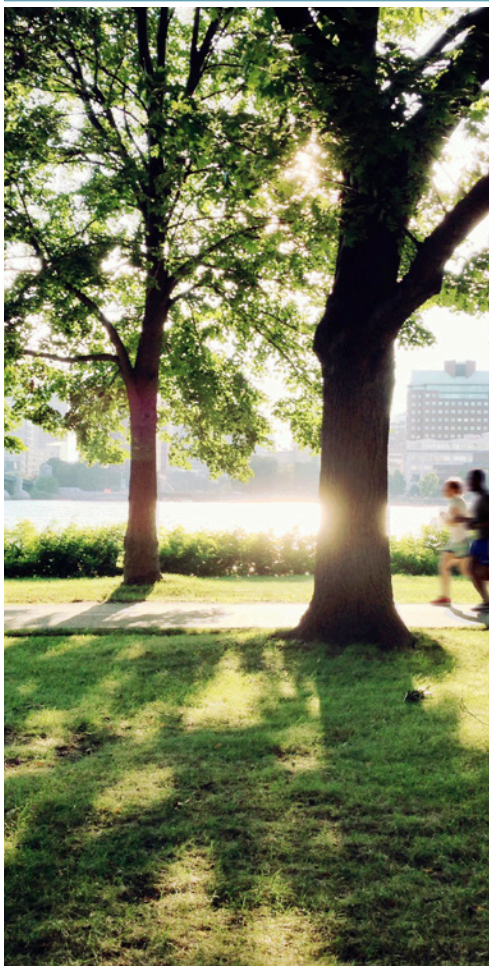


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