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**KDC ANNOUNCES NEXT PHASE OF CITYLINE - DEVELOPMENT OF THREE OFFICE TOWERS TOTALING 1.4 MILLION SQUARE FEET**



**RICHARDSON, Texas** – (Sept. 21, 2021) – [KDC](#), a leading developer and acquirer of award-winning mixed-use developments and corporate build-to-suit projects for major companies, will develop three additional office towers at CityLine in Richardson, Texas.

The new buildings will add nearly 1.4 million square feet of space to the 204-acre transit-oriented development, which is home to State Farm’s regional hub and Raytheon’s state-of-the-art office complex. Five CityLine is an 18-story tower with 513,000 square feet, while Six CityLine is a 13-story tower with 356,000 square feet. The third tower, Seven CityLine, offers 15 stories at 507,000 square feet.

CityLine now contains 2.6 million square feet of office space and more than 200,000 square feet of restaurant, retail, and entertainment space including specialty grocer Whole Foods and CVS. More than 3,000 urban residential units and their more than 4,000 residents are within walking distance, as well as 148 hotel rooms and over 20 acres of dedicated for public green space.

Located at the intersection of the President George Bush Turnpike and Central Expressway and adjacent to the CityLine/Bush DART light rail stop, Five CityLine, Six CityLine, and Seven CityLine, are being marketed to prospective tenants.

“CityLine is one of the Metroplex’s most successful urban, transit-oriented developments,” said Walt Mountford, executive vice president of development for KDC. “These three new towers build upon the project’s success and will provide an exceptional opportunity for tenants seeking office space in an already established and thriving walkable community.”

Designed by Dallas-based architecture firm Corgan and Associates, Five, Six, and Seven CityLine can be linked via an interconnecting sky bridge. KDC can build-to-suit the project and customize it to specific tenant size and use requirements, so each building can be designed to stand alone or be phased over time with the others. Five, Six and Seven CityLine are also available to be pre-leased for large users.

“We continue to see a flight to quality in the market, where employers are looking to provide employees high-quality buildings with easy access to great amenities,” said Aarica Mims, senior vice president and director of leasing for KDC. “As an award-winning mixed-use development, CityLine checks all of these boxes and is ideal for employee retention and recruitment.”

All three buildings will be clad in glass façades. A variety of glazing patterns and metal mullion placement will convey a sophisticated, contemporary character, while modern glass coatings and fritted glazing elements will ensure energy efficiency. The interior design incorporates technology to enhance occupant health and wellbeing, including state-of-the-art fresh air filtration systems and modern touchless fixtures.

The buildings boast ground-level lobbies connected by an oval-shaped canopy, with each facing CityLine’s signature streetscape and boasting strong interior/exterior connections for a vibrant street life. Wide walkways, street trees and sidewalk amenities will enhance a safe and active pedestrian experience.

Podium parking flanks each building allowing for customized parking ratios, as well as providing easy access to lobbies and elevator cores for secure tenant circulation. The office floors rest upon the parking podium, elevating them above surrounding buildings, so tenants will enjoy unimpeded panoramic views, including those of downtown Dallas.

“Downtown views, outstanding project location and visibility, unparalleled access to light rail, generous open space, and 4,000 walkable residents, all within CityLine’s vibrant live/work/play community translates into an exciting corporate opportunity,” highlights Eric Hage, executive vice president of development for KDC. “Add in a customizable development framework and this project is a natural fit for so many of today’s competitive companies.”

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### **About CityLine**

CityLine is a 204-acre transit-oriented development in Richardson, Texas, featuring a dense mix of office buildings, apartments, restaurants, and open space, with easy access to two major highways and the DART light rail system. CityLine’s current development includes more than 50 dining and retail options with Whole Foods Market as anchor, an Aloft hotel, seven office buildings home to State Farm and Raytheon, two parks with access to regional hike and bike trails, and a wellness office building anchored by Texas Health Resources and Children’s

Medical Center.

At full build-out, CityLine will contain 5 million square feet of office space, 3,925 multifamily residential units, more than 35 dining and service retail options, and two hotels. Approximately 30,000 people are expected to live and work at CityLine.

### **About KDC**

KDC is a leading corporate build-to-suit development and investment firm for companies across the country. Within the last 30 years, KDC has produced approximately 33 million square feet valued at over \$9 billion. KDC addresses the future of Corporate America by developing walkable, mixed-use urban environments anchored by notable clients. Beyond corporate office, the firm specializes in data center and broadcast studio build-to-suits. KDC's portfolio includes developments for FedEx, J.P Morgan Chase, Liberty Mutual, Raytheon, State Farm (Dallas and Atlanta offices), and Toyota North America. KDC is headquartered in Dallas and is supported by a national team with offices in Atlanta and Charlotte, North Carolina. For more information, please visit [kdc.com](http://kdc.com).