



# THE SHIRE AT CITYLINE

For lease:  
SWC Jupiter Rd &  
PGBT  
Richardson, TX

VENTURE

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# Metrics

SWC Jupiter Rd & PGBT  
Richardson, TX

## Location

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## Available Spaces

3600 Shire, Ste 202  
5,814 SF

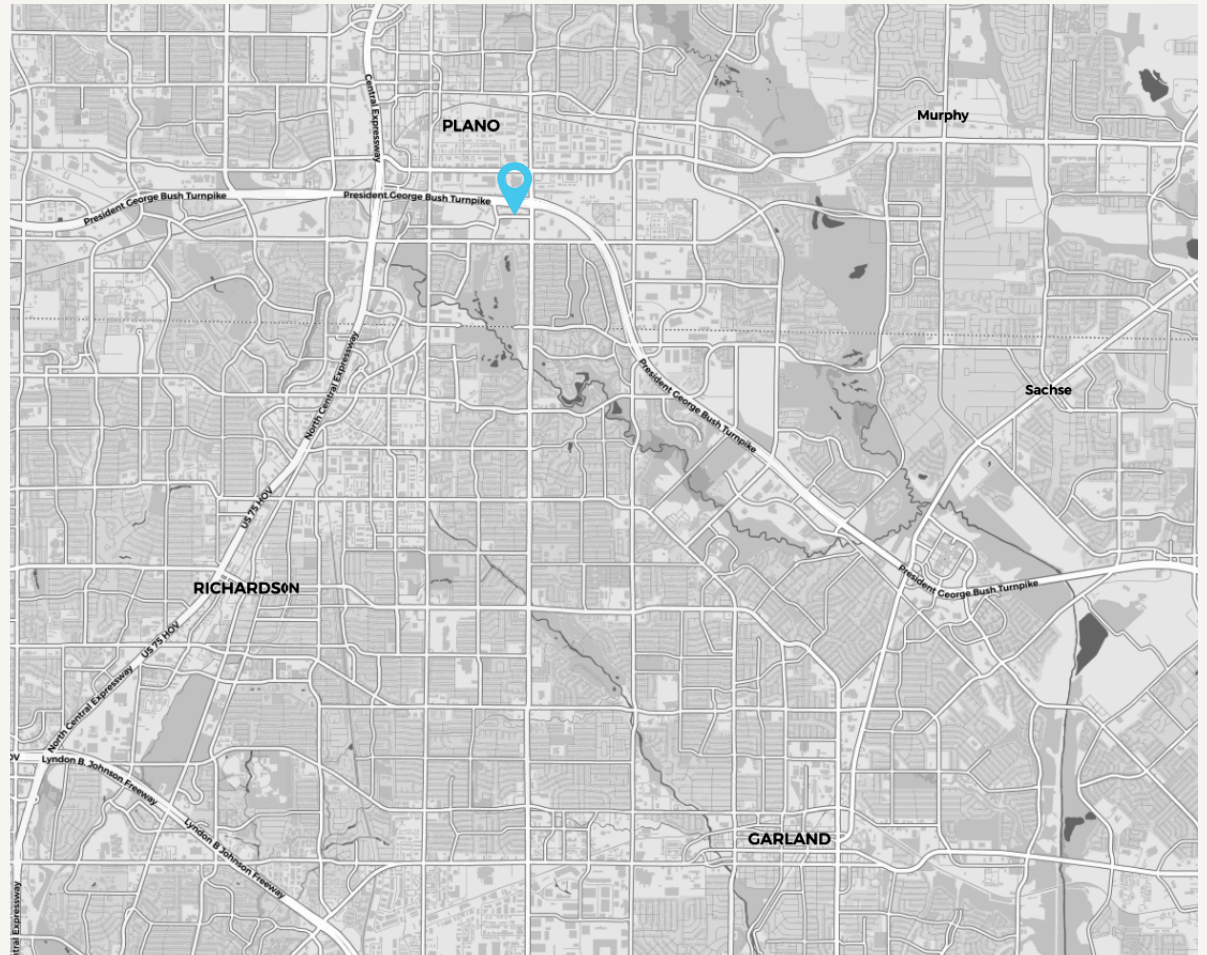
3600 Shire, Ste 102  
1,995 SF

3610 Shire, Ste 200  
4,739 SF

## Traffic Counts

PGBT  
159,209 VPD

Jupiter Rd  
20,047 VPD



## Area Attractions



# Property Highlights

SWC Jupiter Rd & PGBT  
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1. Excellent visibility and access to President George Bush Toll Road (SH 190)
2. Adjacent to \$1.5 Billion CityLine office district
3. Almost 800,000 residents live within 15-minute drive

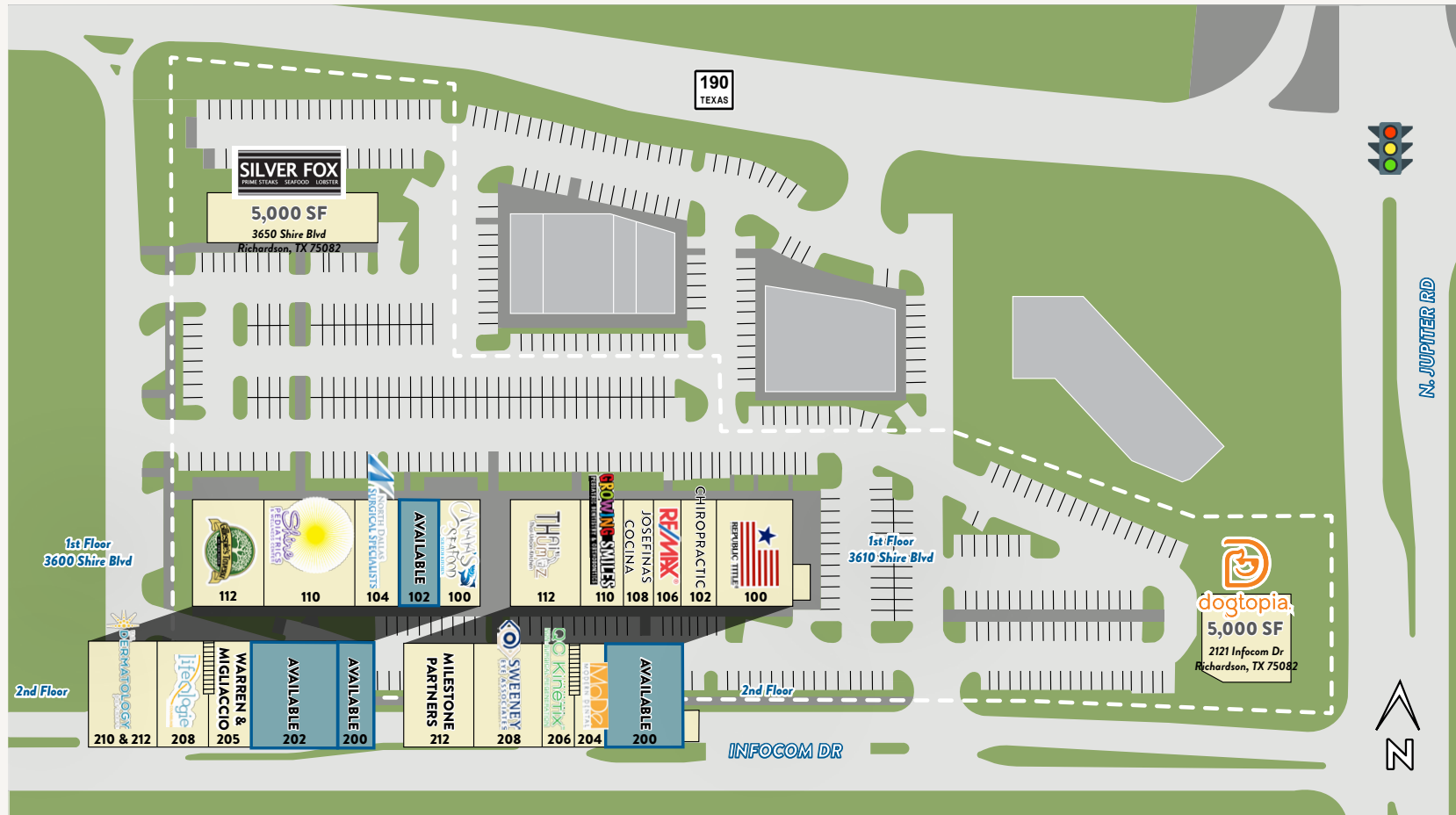


## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	8,489	110,903	303,021
EST. DAYTIME POPULATION	20,595	87,665	170,449
EST. AVG. HH INCOME	\$123,446	\$134,259	\$138,723

# Site Plan

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Suite	Tenant	SF
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**3600 Shire Blvd. - 1st Floor**

100	Anaya's Seafood	3,256
102	AVAILABLE	1,995
104	North Dallas Surgical Specialist	3,256
110	Shire Pediatrics	4,761
112	Gillespie's Tavern	4,088

**3600 Shire Blvd. - 2nd Floor**

200	AVAILABLE	3,600
202	AVAILABLE	5,814
205	Warren & Migliaccio	2,220
208	Lifelogie	2,765
210 & 212	U.S. Dermatology Partners	4,695

**3610 Shire Blvd. - 1st Floor**

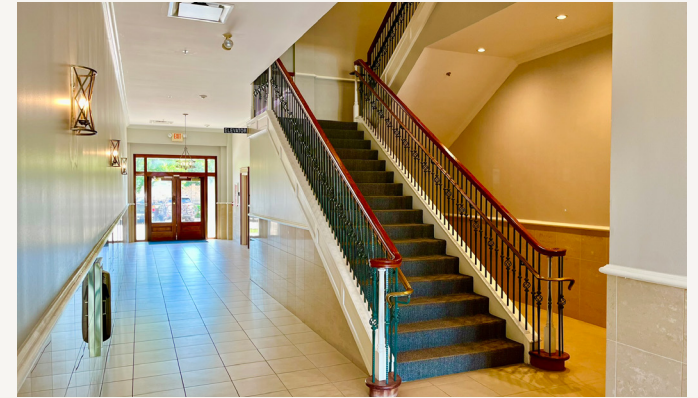
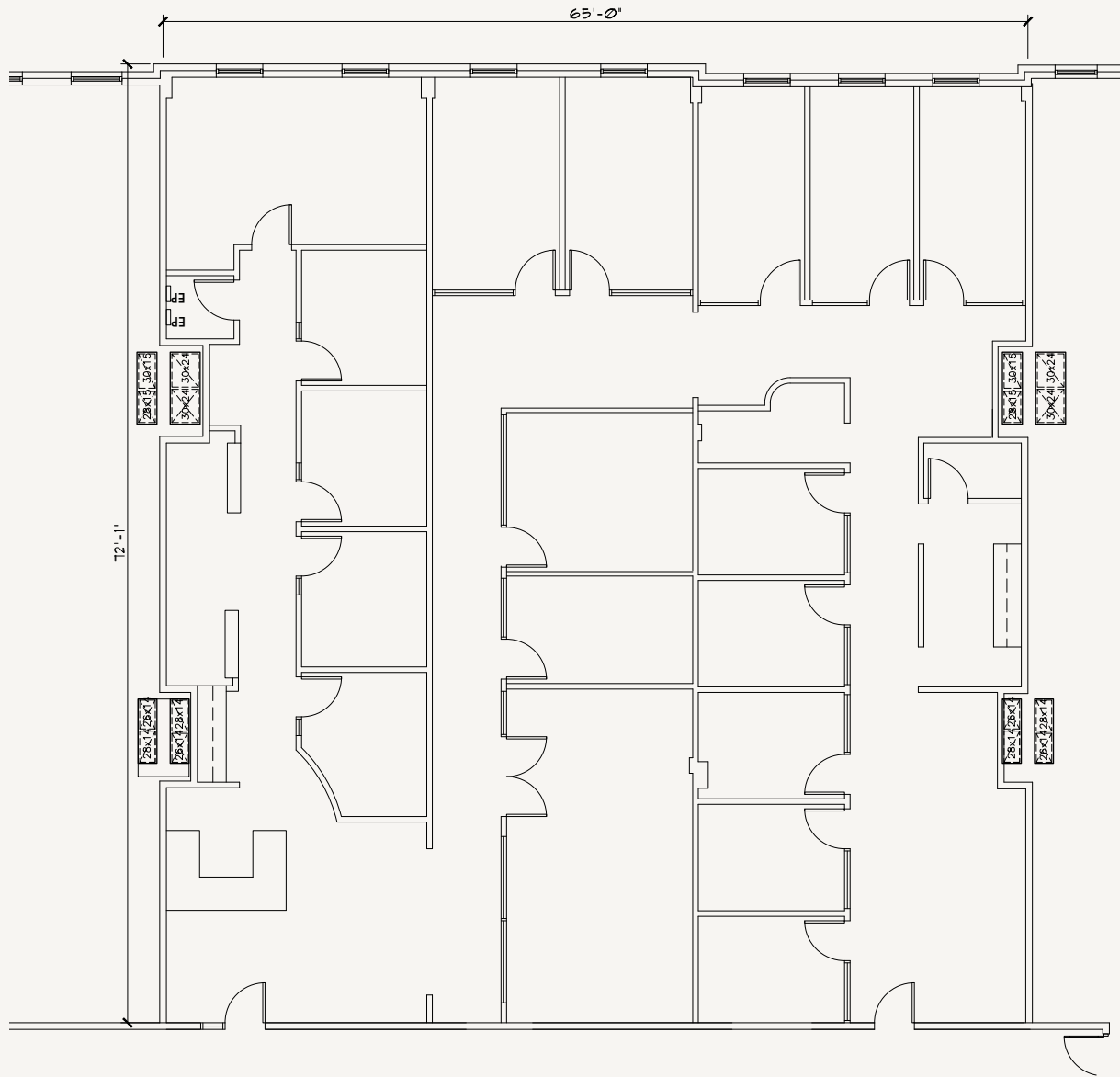
100	Republic Title	4,088
102	Chiropractic	2,765
106	REMAX	2,020
108	Josefinas Cocina	3,256
110	Growing Smiles	1,995
112	Thai's Thumbz	3,256

**3610 Shire Blvd. - 2nd Floor**

200	AVAILABLE	4,739
204	Modern Dental	2,765
206	QC Kinetix	1,895
208	Sweeney Eye	5,810
212	Milestone Partners	3,890

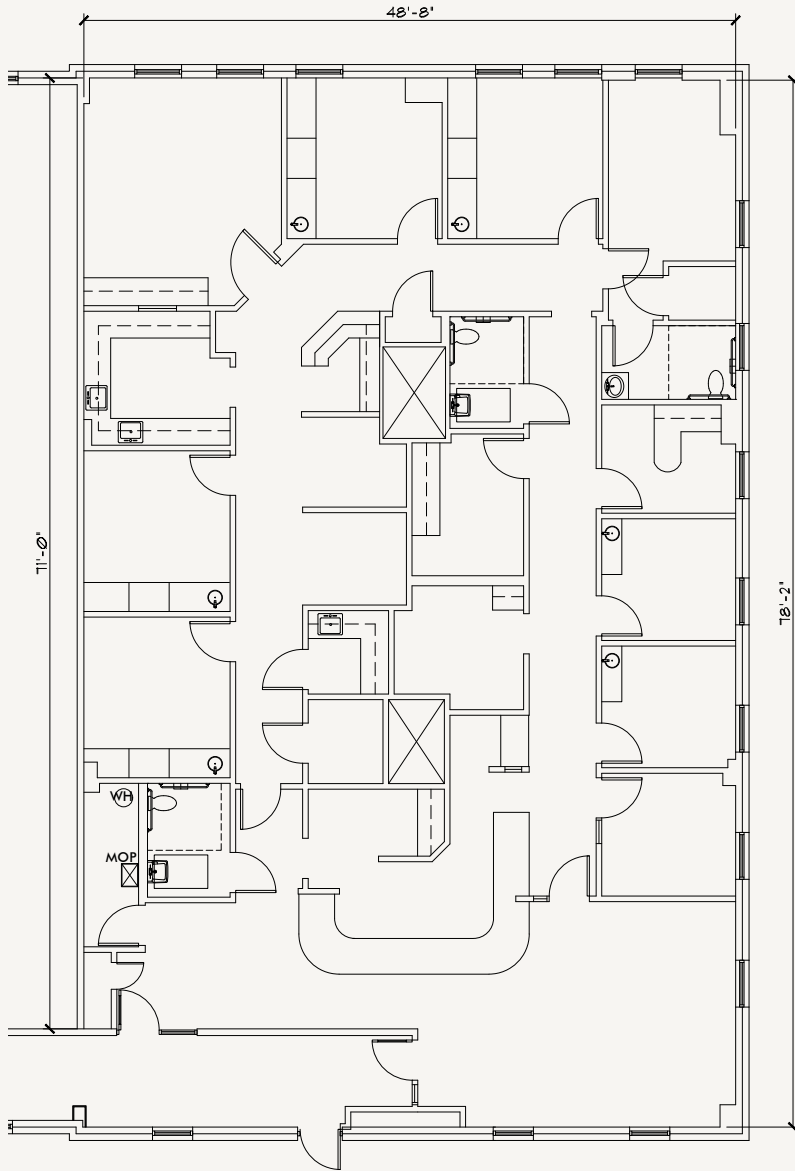
# 3600 Shire Floor Plan

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# 3610 Shire Floor Plan

SWC Jupiter Rd & PGBT  
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# Aerial

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