

UNDER  
CONSTRUCTION

DELIVERING  
AUGUST 2024



101 N. Union St

**aixCOMMUNITY**  
OFFICE SUITES



FLEXIBLE TERM LICENSING  
AGREEMENTS STARTING AT  
**\$5,900/MO**



## ON-DEMAND INSTA-OFFICE ON THE WATERFRONT

12 flexible, furnished Suites with fully equipped shared kitchens & meetings rooms

### DRIVE PRODUCTIVITY & ENGAGEMENT

- Dedicated community engagement team
- Inspired community programming & networking events
- Technology to optimize hybrid teams
- Dog-friendly facilities
- Local discounts & perks

### MAXIMIZE THE EMPLOYEE EXPERIENCE

- Accommodates teams of 5-30+
- Dedicated Wi-Fi / VLAN access
- Variety of open & office layouts
- Open and bookable meeting spaces
- Curated amenities & collaboration areas
- Flexibility for furniture customization

### INSPIRED, FULLY FURNISHED & MOVE-IN READY

- Seamless technology integration
- Video conferencing / IT & AV support
- Enterprise level secure printing
- Phone booths and lounge spaces
- 24/7 secured access

### STREAMLINE THE LEASING PROCESS WITH A SIMPLE AGREEMENT

- No hassle negotiations
- No improvements needed
- No additional cleaning, maintenance, vendor contracts
- No need for office manager or local IT staff

### FLEXIBLE 1-3+ YEAR TERMS

#### Suite 201

- 3 Offices
- 8 Workstations
- Storage Room
- \$7,260/mo

#### Suite 202

- 3 Offices
- 6 Workstations
- Storage Room
- \$6,345/mo

#### Suite 203

- 3 Offices
- 8 Workstations
- 1 Huddle Room
- Storage Room
- \$11,250/mo

#### Suite 204

- 4 Offices
- 8 Workstations
- Storage Room

**Leased!**

#### Suite 205

- 3 Offices
- 6 Workstations
- Storage Room
- \$5,940/mo

#### Suite 206

- 3 Offices
- 8 Workstations
- Storage Room
- \$6,050/mo

#### Suite 207

- 3 Offices
- 8 Workstations
- Storage Room
- \$8,400/mo

**2 Meeting Rooms,  
Kitchen, &  
Collaboration Space**



## 2nd Floor

### FLEXIBLE 1-3+ YEAR TERMS

#### Suite 302

- 3 Offices
- 6 Workstations
- 1 Huddle Area
- Storage Room
- \$7,110/mo

#### Suite 303

- 2 Offices
- 6 Workstations
- 1 Huddle Area
- Storage Room
- \$6,900/mo

#### Suite 304

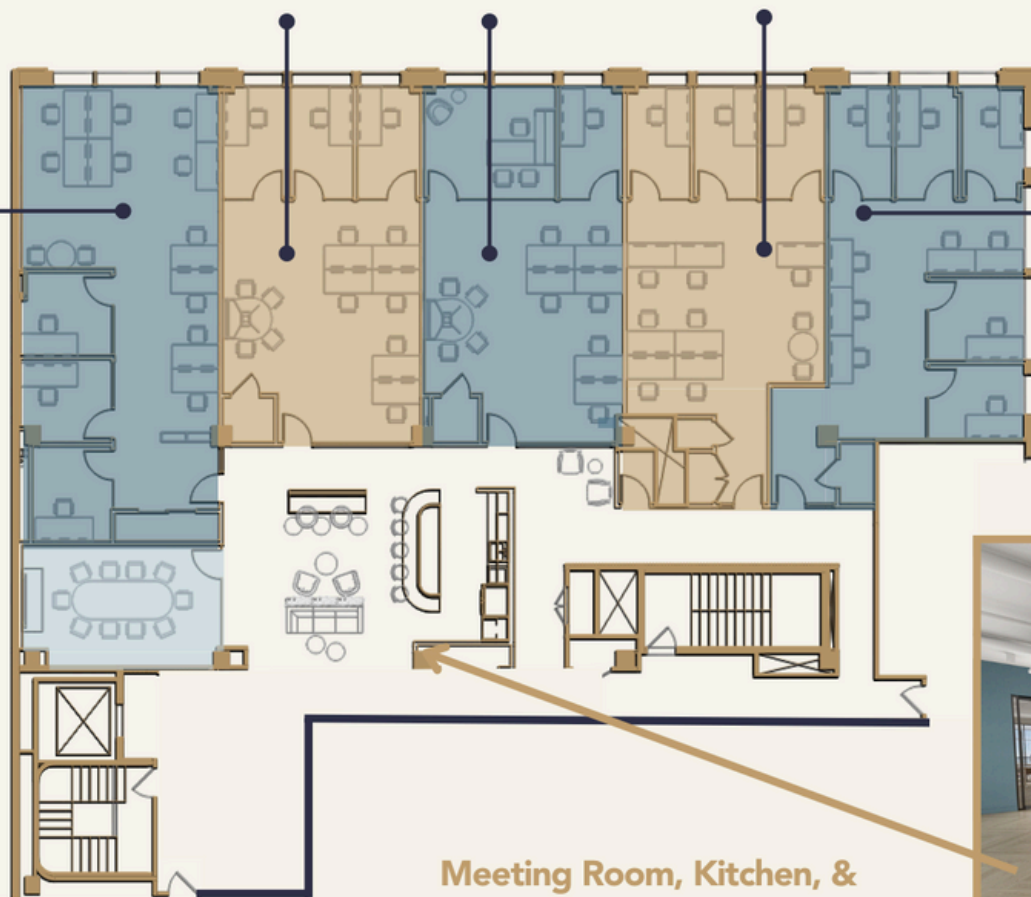
- 3 Offices
- 6 Workstations
- Storage Room
- \$7,488/mo

#### Suite 301

- 3 Offices
- 10 Workstations
- Storage Room
- \$10,890/mo

#### Suite 305

- 5 Offices
- 5 Workstations
- Storage Room
- \$11,700/mo



Meeting Room, Kitchen, &  
Collaboration Space

3rd Floor

# AMENITIES



Fast Internet



Secured Access



Event Spaces



Professional Staff



Dog Friendly



Mail Services



Meeting Spaces



Conference Center



Collaboration Space



Phone Booths



State of the art AV



Business Printers



Networking/  
TALX Events



Opportunities to  
Give Back



Community Focus



Local Discounts



Spectacular Views



Local  
Partnerships



Snacks



Refreshments



Waterfront Views



Desks



Ergonomic Chairs



Close to Dining



Notary Service



Storage Spaces



Garage Parking



Bike Storage



Easy Hybrid Scheduling