



Dear Future CRE Broker Partner,

The demand for flexible office spaces is growing, and we're looking to cut checks to brokers who want to stay ahead of the trend with Venture X Chicago – Deerfield.

Our new space is seeking an anchor tenant for the space while inventory lasts, we're inviting top brokers like you to help match your clients with our innovative workspace solutions—and quickly earn significant compensation in the process.

How You Benefit:

We value our broker partnerships and are committed to making this collaboration mutually rewarding:

- **10% of the total contract value in Year 1 and 2% of the total contract value annually thereafter**
- **Special Incentive:** For a limited time, we're offering an additional **\$5,000 bonus** on top of our standard referral program for securing an anchor tenant.

Why Venture X?

Venture X offers fully serviced, premium office spaces designed to meet the evolving needs of modern businesses. With all-inclusive private offices, state-of-the-art conference rooms, and community-focused environments, we're a natural fit for larger companies adapting to hybrid work models or seeking short-term flexibility.

Why Now?

Demand for flexible office spaces is surging, with larger organizations recognizing the operational and financial benefits over traditional leases. Brokers are instrumental in connecting companies to coworking solutions tailored to their unique needs, especially as businesses rethink their real estate strategies to prioritize flexibility and employee satisfaction.

I'd love to set up a quick meeting to discuss how we can build a strong partnership and share more details about our offerings. You can see my schedule and reserve a time to do so here: <https://meetings.hubspot.com/nick-soto/deerfield>

Looking forward to collaborating!

Best,

Nick Soto

Sales Manager

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