



XSPACE

COMMERCIAL LIFESTYLE CONDO

XSPACE

Innovative, Secure Space Solutions for
Businesses and Personal Users





REIMAGINE YOUR SPACE

Whether you are looking for a place to build your business, follow your passion, or invest in real estate, XSpace offers flexibility with multi-use units for office, warehouse, and lifestyle needs.

All within a beautifully designed, secure space and a community of great people.

EXTERIOR



ENJOY MORE FREEDOM



Grow your investment



Scale your business



Spend time with friends



Store your valuables



Follow your passion



WHAT IS YOUR X?



WORK SPACE



CREATIVE SPACE



CAR SPACE



STORAGE SPACE



PLAY SPACE









We put the X in our logo for a reason:
expressive and boldly multi-dimensional,
the X in our name stands for all you can imagine.
It is as multi-faceted as the diversity of our owner base.

Reimagine space.
Take the X and make it your space.









ASSET OVERVIEW









Professional

-  Owner operators
-  Contractors/trades people
-  E-commerce
-  Inventory fulfillment
-  Equipment related
-  Small business storage
-  Warehousing and distribution
-  Satellite office

Personal











-  Automotive enthusiasts
-  Jet Skis and toys
-  Hobbyists
-  Collectors
-  Man cave
-  Personal studio
-  Gaming center
-  Wine storage

Investment

-  High demand asset class
-  Diverse tenant profile
-  Ease of management
-  Affordable entry point
-  Cubic feet 200%+ of area self-storage
-  Year 1 cap rates estimated from 6-8%

FACILITY AMENITIES



Lounge and conference room for remote office and meeting use 	Concrete and steel energy efficient construction 			
24-hour video surveillance / exterior security lighting 	Landscaping and grounds maintenance 			
Secure 24/7 access and janitorial service included 	Multiple enclosed trash dumpsters provided 			
Kitchenette + restrooms and shower amenities 	Common entry lobby with passenger elevator 	Additional visitor parking onsite 	HOA fees \$0.57 per sq ft	

UNIT AMENITIES



Unit sizes range from 300 ft² to +3,000 ft²



Fully air conditioned space with unit ventilation



Single- and three-phase power available (request)



Can accommodate a mezzanine level



Remote controlled, motorized, pressure sensitive doors



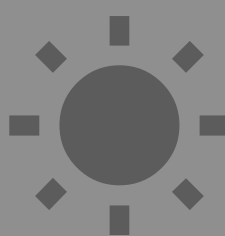
Fire sprinkler system, heat/smoke sensors, strobe/horn alarms



Height clearance of up to 17.5 ft (more than double the ft³)



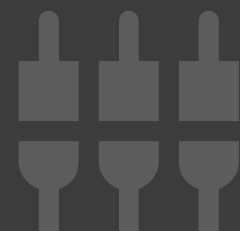
Window line, natural light in most units



Wide 25 ft+ driveways for full drive up access of all units



High-speed data, telephone, and lights to all units



THE LOUNGE



Amenities



3,000 sq ft 4th floor lounge for unit occupiers



Ideal work, event and meeting space



Fully furnished including high-end electronics and conference room



Commercial grade kitchen



Male and Female restrooms and showers

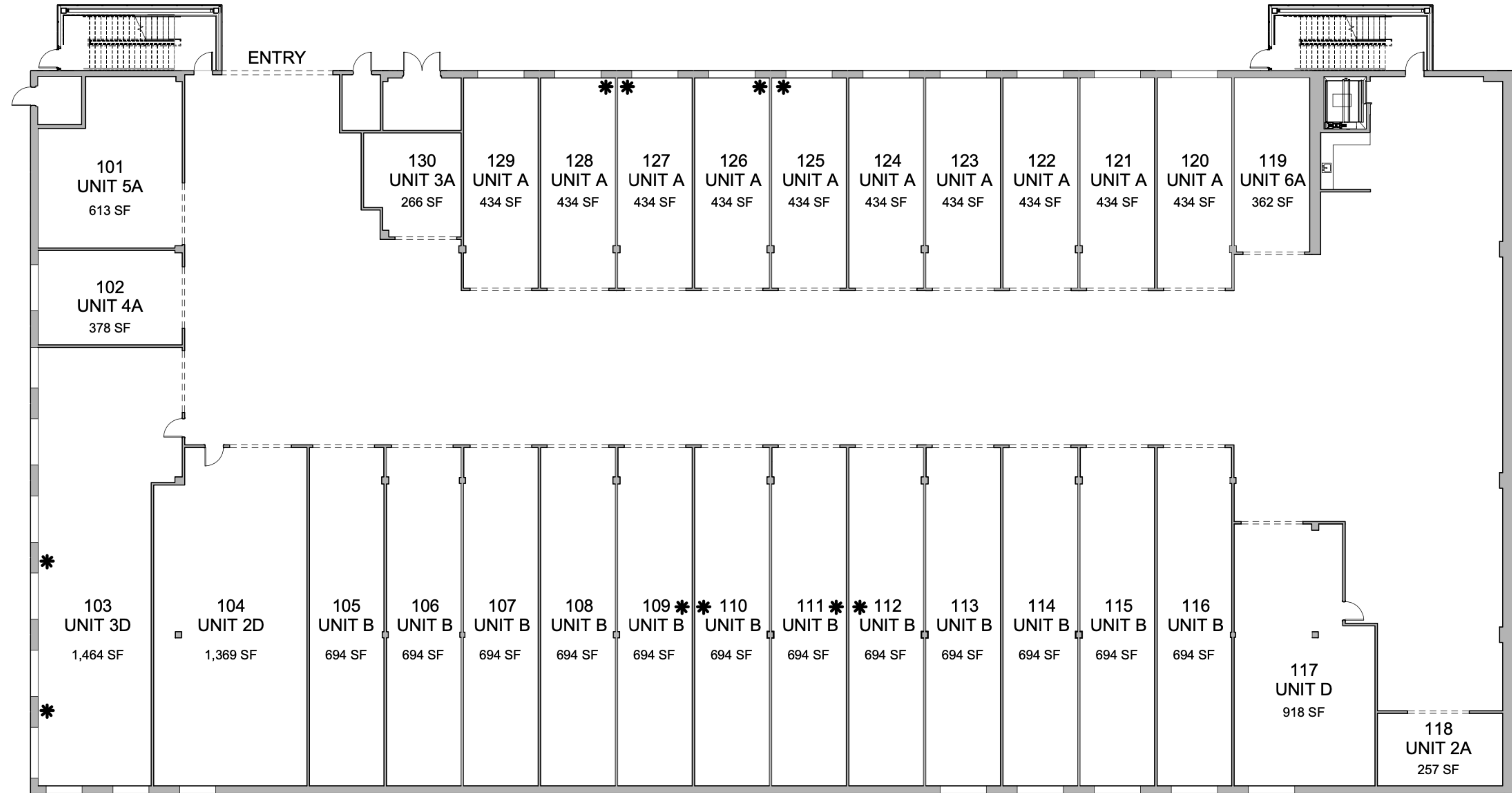


Panoramic view of Lake Travis and the Texas Hill Country

LEVEL ONE UNITS



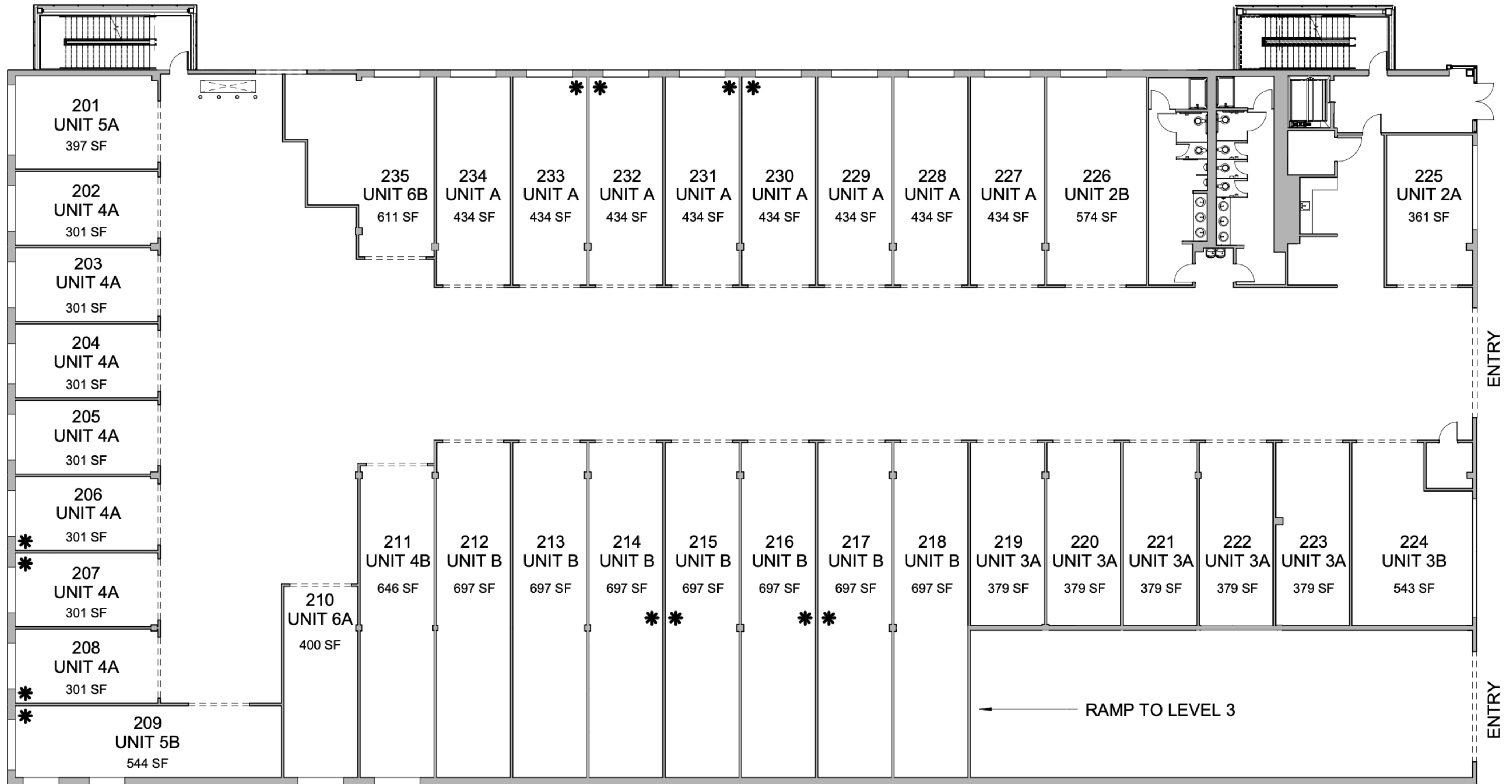
*Imagery is for illustrative purposes only



* UTILITIES AVAILABLE FOR FUTURE SINK (BY UNIT OWNER)

LEVEL TWO UNITS

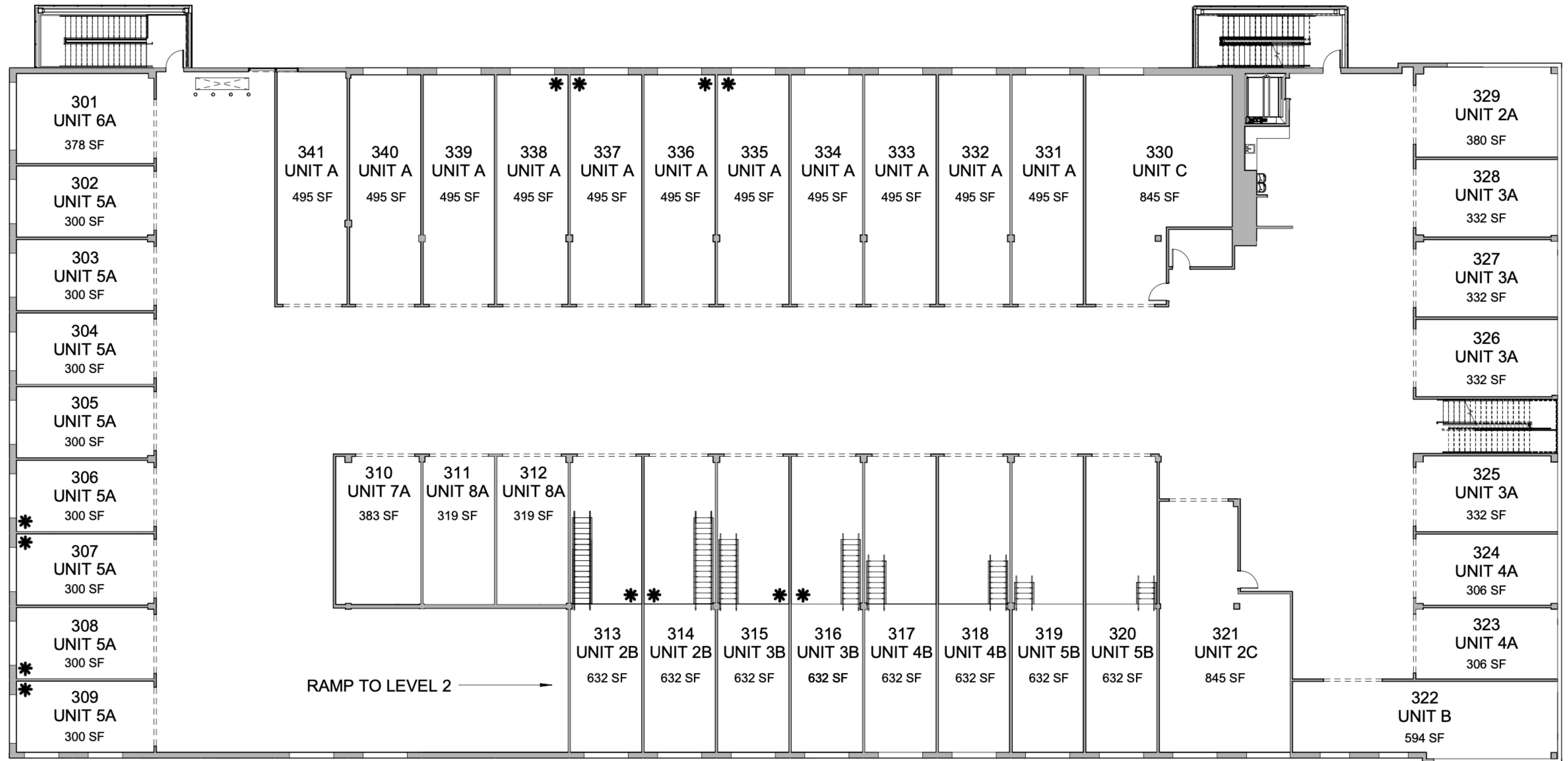




* UTILITIES AVAILABLE FOR FUTURE SINK (BY UNIT OWNER)

LEVEL THREE UNITS



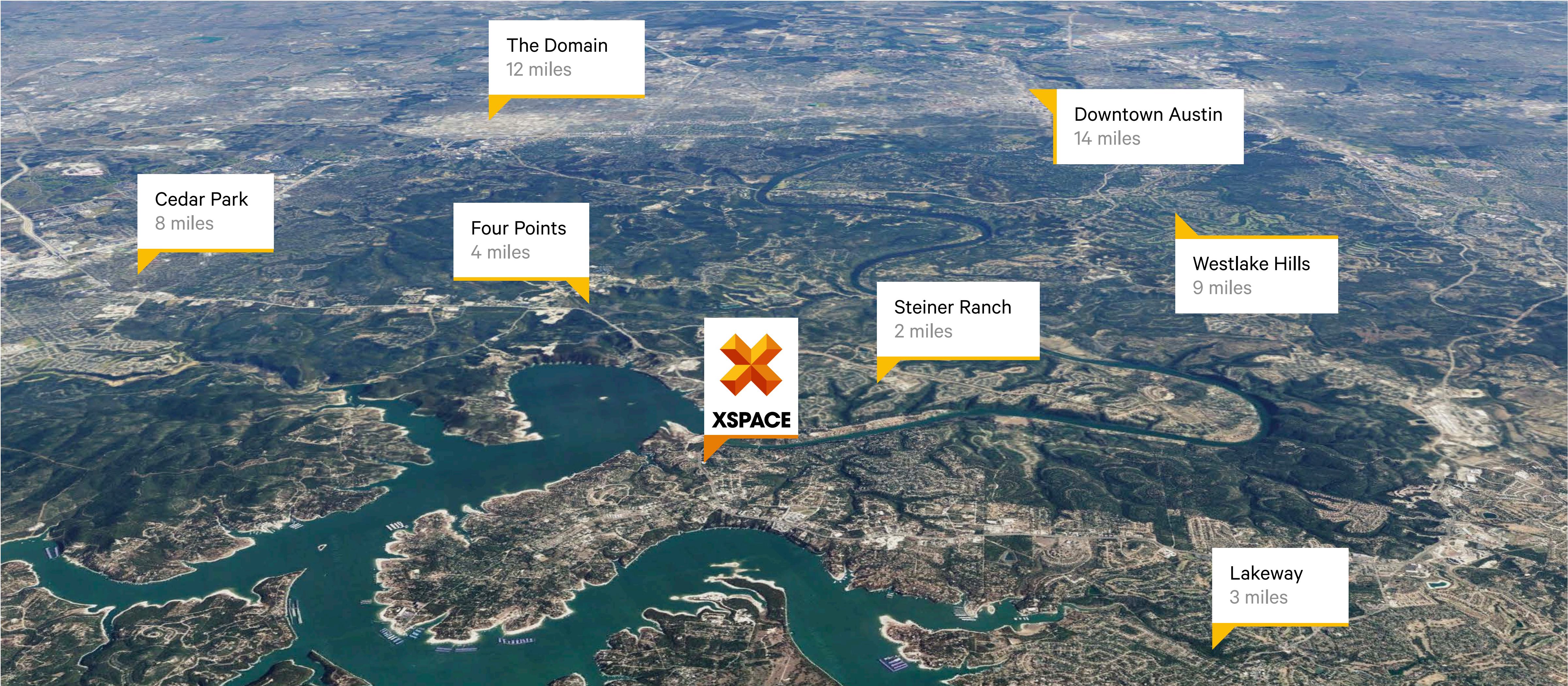


AREA

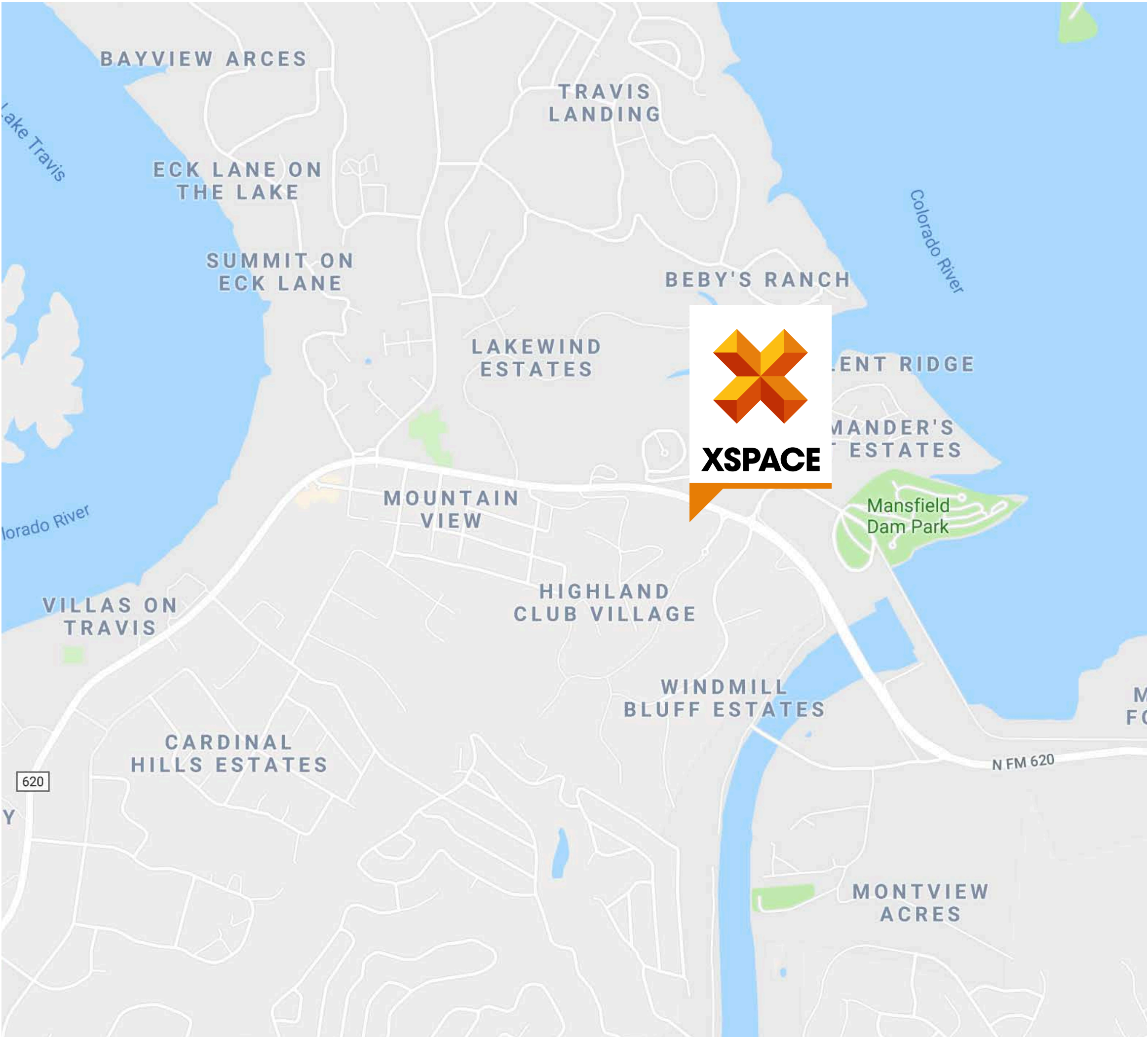


Located in the Lake Travis region of West Austin, the area is a vibrant corporate and residential community. Just 30 minutes from Austin's Downtown, this market has seen an influx of a younger, affluent demographic, attracted by the beauty of the area, the world class school systems and the area's thoughtful development.

RELATIONSHIP MAP



LOCATION MAP



REIMAGINE YOUR SPACE TODAY

BOOK A TOUR

sales@xspacegroup.com

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