

Individual Warehouses and Coworking Workspaces at FlexEtc Plano



• 1600 West Plano Pkwy, Plano, TX 75075

SECURE YOUR IDEAL WORKSPACE TODAY

- Immediate occupancy
- Newly renovated, climate controlled warehouse building
- Flexible workspaces tailored to your needs
 - Individual warehouses ranging from 400-3,000+ square feet
 - Dedicated offices
 - Coworking spaces.
- All-inclusive rent
- Comprehensive array of amenities designed to elevate your business

JOIN A THRIVING COMMUNITY

- Flexible solutions benefiting both our member companies and their employees.
- Ideal for e-commerce businesses, storage, industrial workspace, showrooms, and
- Fostering business growth while offering seamlessly scalable solutions in a community-centered hub.





Everything You Need





24/7 Security Monitoring



Daily Courrier Pickups



Coworking Spaces





EV Charging Station (3)











Daily Member Access



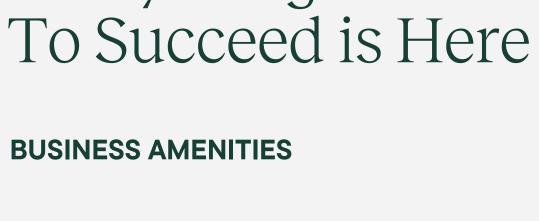






Photo & Podcast Studio





Free, Onsite Parking





Warehouses

WAREHOUSE SPACES

79 spaces between 400-3,000+sf

- Small (300 500)
- Medium (500 1000)
- Large (1000 2000)
- Extra Large (2000+)

LOADING DOCKS

- Drive-up Loading Ramp
- Truck-Height Loading Docks
- DAILY SHIPMENT STORAGE
- OASIS

WAREHOUSE EQUIPMENT

Push Carts

- Electric Pallet Jacks
- Pallet Jacks
- Forklift

SAMPLE PRICING

Space	12+ Month Lease	6 Month Lease	Month to Month (3 Month Min)
Small	From \$771/month	From \$823/month	From \$876/month
Medium	From \$1,056/month	From \$1,128/month	From \$1,200/month
Large	From \$1,825/month	From \$1,950/month	From \$2,074/month
Extra Large	From \$3,195/month	From \$3,413/month	From \$3,631/month

Additional rent specials available for extended lease terms. Reach out to learn more!



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Disclaimer: Individual unit sizes are calculated based on **Rentable Area**, which includes both your exclusive use area (such as your office or warehouse) and your proportionate share of the building's common areas. These common areas ensure you have access to shared amenities, including the interior loading areas, lounge and kitchen spaces, main lobby, and overall circulation areas. The building operates with a **load** factor of 42%, meaning the Rentable Area is larger than the exclusive use area to fairly allocate the cost of these shared amenities.

What Does Your Warehouse Actually Cost?

OUR PRICING MODEL SAVES TENANTS THOUSANDS OF DOLLARS

Our all-inclusive pricing structure is designed to simplify your operations by bundling everything you need into a single, predictable monthly rate. This means no surprise expenses—utilities, insurance, maintenance, security, and access to premium amenities are all included.

With our approach, you'll enjoy hassle-free leasing and the flexibility to focus on growing your business without worrying about fluctuating costs or additional fees. It's the ultimate convenience for modern businesses seeking streamlined and transparent workspace solutions.



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Sample FlexEtc Warehouse Unit Pricing Breakdown					
Unit Size (Rentable SF)	1,000	Including Shared Common Area			
Monthly Base Rent	\$1,299	\$1.30			
CAM, Taxes, & Insurance	\$210	\$0.21			
Utilities & Security	\$120	\$0.12			
Onsite Staff, Services & Amenities	\$167	\$0.17			
Monthly Operating Expenses	\$497	\$0.50			
FlexEtc All-Inclusive Total Rent	\$1,796	\$1.80			

Sample Traditional Small Bay Warehouse Pricing Breakdown					
Unit Size (Rentable SF)	1,000				
Monthly Base Rent	\$1,300	\$1.30			
CAM, Taxes, & Insurance	\$210	\$0.21			
Monthly Operating Expenses	\$210	\$0.21			
Monthly Total Rent	\$1,510	\$1.51			
Electricity	\$200	\$0.20			
Water	\$75	\$0.08			
Refuse Removal	\$125	\$0.13			
Internet/WiFi	\$120	\$0.12			
Security System	\$65	\$0.07			
Janitorial/Cleaning (2x Per Month)	\$300	\$0.30			
Warehouse & Office Equipment	\$150	\$0.15			
Printing	\$50	\$0.05			
Daily Courier Pickups	\$200	\$0.20			
Stocked Kitchen	\$100	\$0.10			
Photo Studio, Receptionist, & More	TBD	TBD			
Monthly Occupancy Cost	\$2,895	\$2.90			

\$1,099

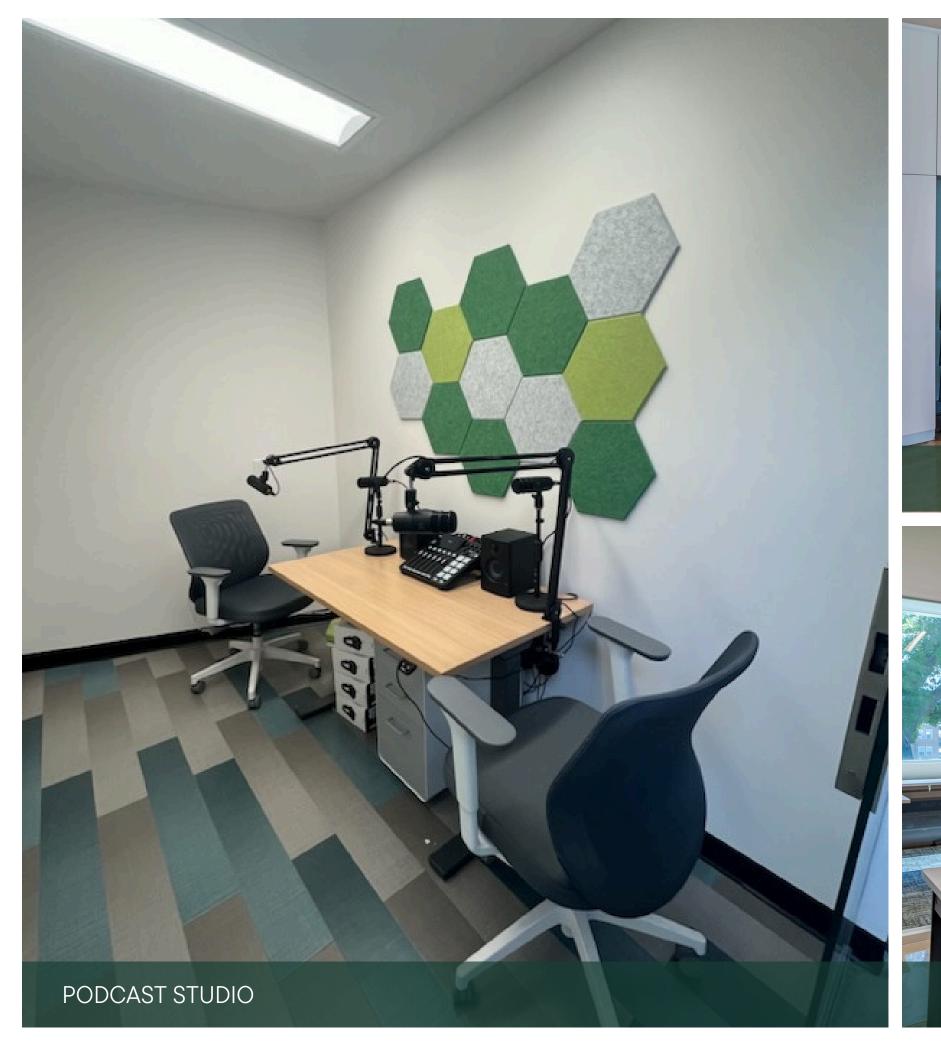
\$1.10

These estimates are provided solely for comparison purposes.

Total Cost Savings Renting with FlexEtc



















Find the perfect space that suits you best.

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