



# VENTURE X™

THE FUTURE OF WORKSPACE



**50**

**LOCATIONS  
OPEN**

**100+**

**LOCATIONS  
IN DEVELOPMENT**

**1,000,000**

**Square Footage  
Occupied**

**30**

**COUNTRIES**

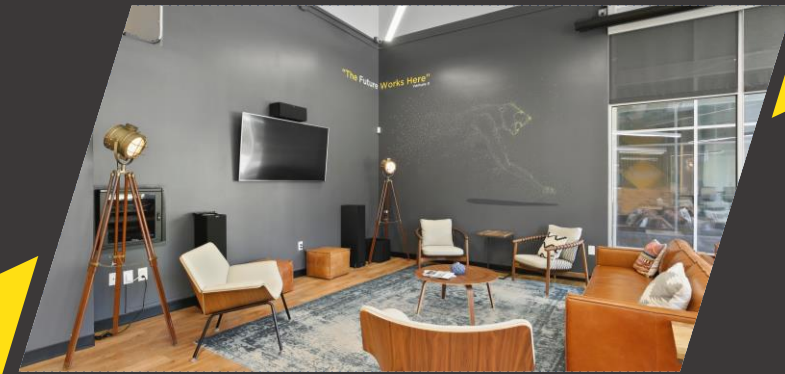


**VENTURE X**<sup>®</sup>  
THE FUTURE OF WORKSPACE

**Countries: USA, UK, Australia, Spain, Costa Rica,  
Honduras, India, Canada & (22) MENA, Mexico**

# WHAT MAKES **VENTURE X** A FIVE-STAR COWORKING SPACE?

- ❖ Large Space Footprint
- ❖ Attractive and Inviting Community Areas
- ❖ Bright, Glass-Front Offices with Privacy
- ❖ Locally Owned & Operated
- ❖ Concierge-Minded Staff
- ❖ Sound Insulated Offices

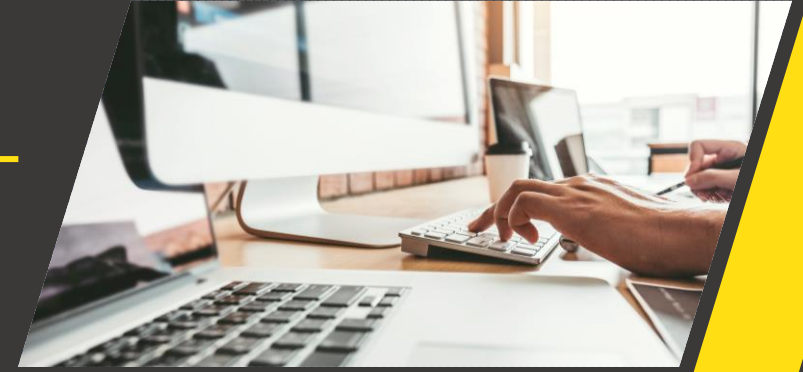


# VENTURE X

## WORKSPACE OPTIONS

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- ❖ Private Offices
- ❖ Dedicated Desks
- ❖ Shared Desks
- ❖ Community Memberships
- ❖ Virtual Offices
- ❖ Conference Rooms
- ❖ Event Space
- ❖ Advanced IT Services



# Concierge Services Premium Amenities



Ultra-fast  
Internet



Unlimited  
Gourmet Coffee  
& Snacks



Premium  
Furniture



Work from  
all Venture X  
locations



Hi-tech Meeting  
Rooms



Café  
& Lounge



Wellness  
Room



Phone  
Booths



Event  
Space



Community  
Events



24/7 keycard  
access



Free  
Parking



Office  
Assistant



Mail  
Service



Copy/Print  
Services



Cleaning  
Service



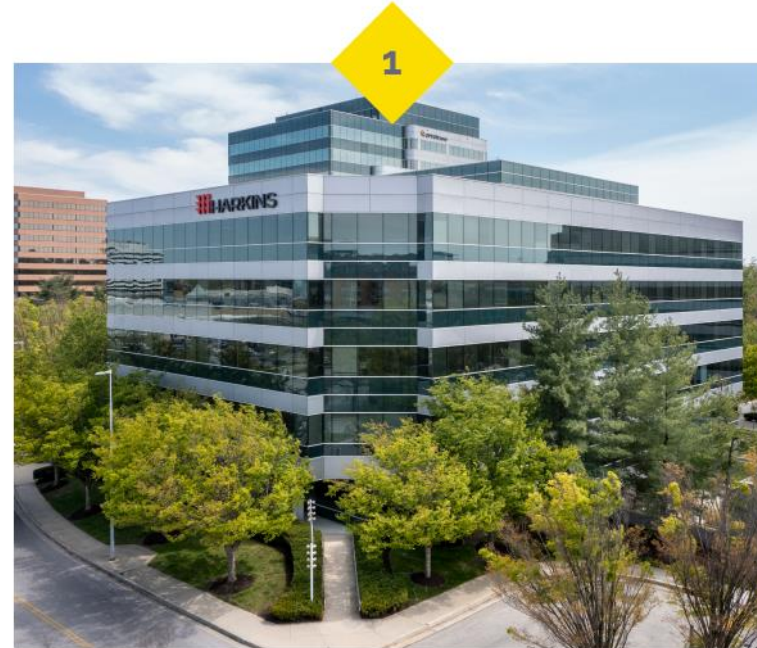
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# Venture X Columbia

- Class A Office Space
- Modern furnishings and technology
- Large selection of walkable and on-site amenities
- Bright offices with tall window lines and glass fronts
- Free parking
- Focus on hospitality and concierge-level services

## Two Convenient Locations in Columbia

Our two locations in Columbia are conveniently situated between Baltimore and Washington D.C., with fast and easy access to major roadways like I-95 and I-70.



## Town Center

10490 Little Patuxent Pkwy, Suite 600  
Columbia, MD 21044

Leasing now for September 1 move-in

## Columbia East

8865 Stanford Blvd, Suite 202  
Columbia, MD 21045

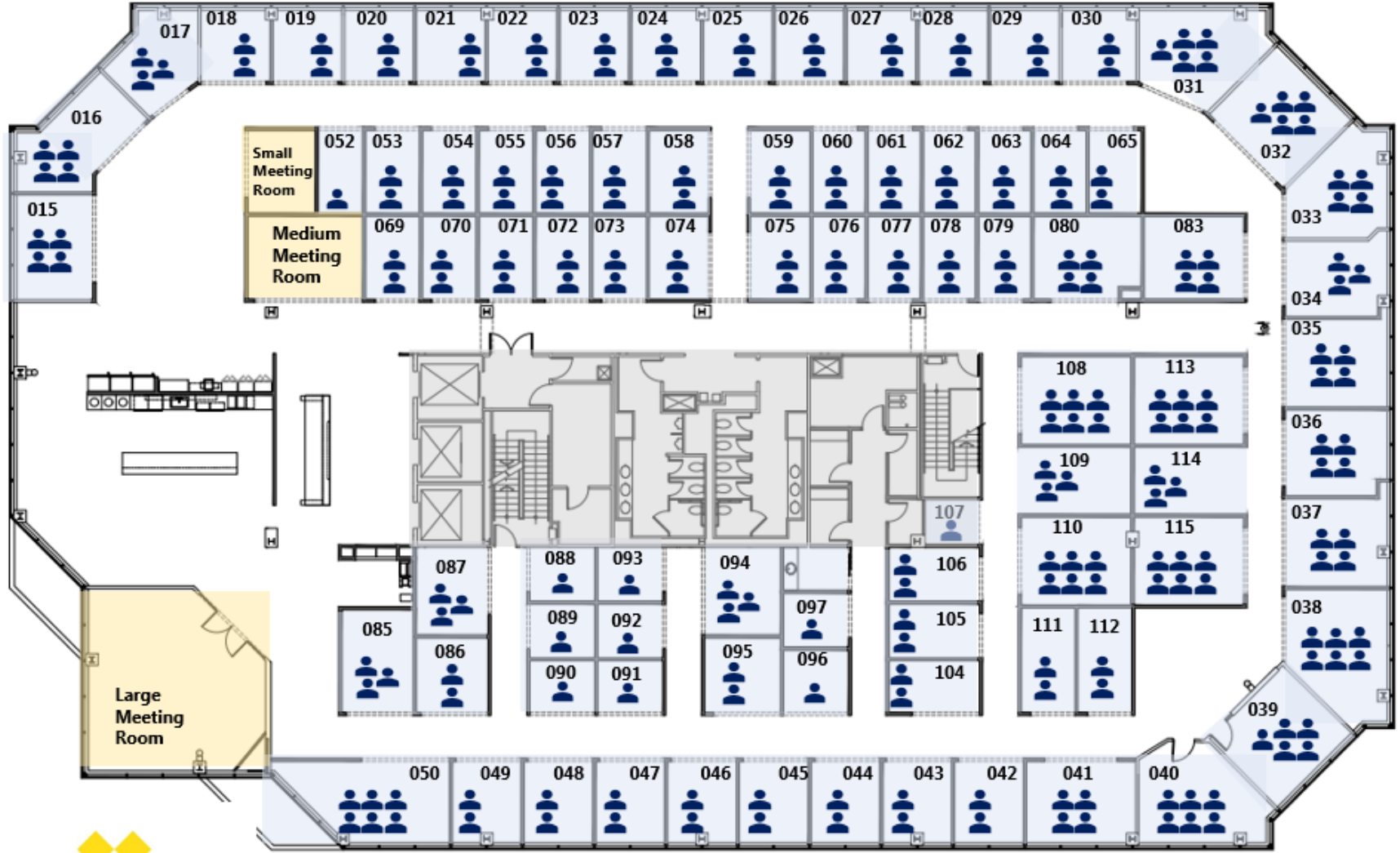
Available for immediate occupancy.



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# Venture X Columbia Town Center

10490 Little Patuxent Pkwy, 6<sup>th</sup> floor

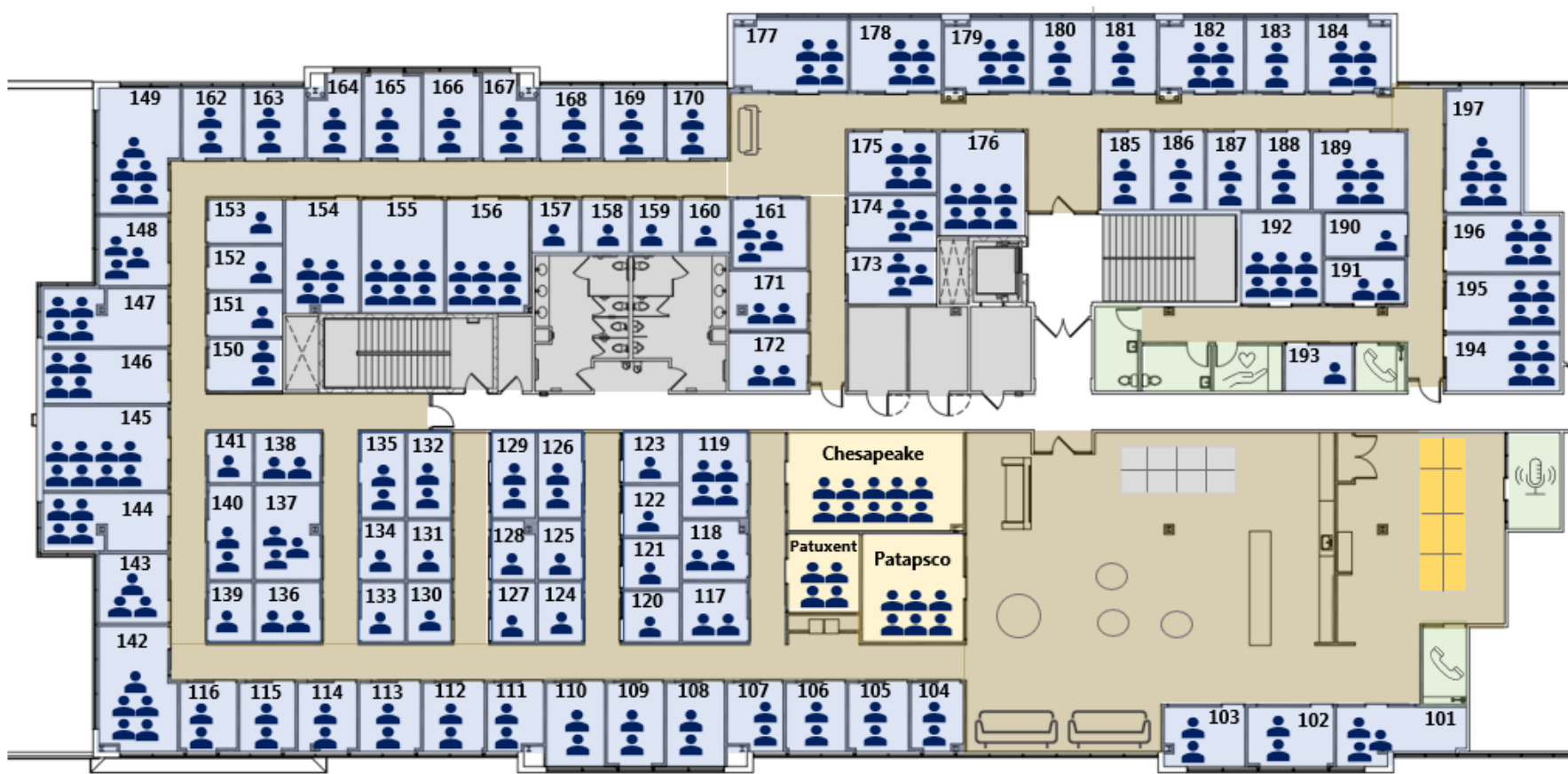


## DETAILS

- 21,000 SQ. FT
- 90 PRIVATE OFFICES
- 3 CONFERENCE ROOMS
- PRIVATE WELLNESS ROOM
- FULLY STOCKED CAFE



# Venture X Columbia East – 8865 Stanford Blvd, 2<sup>nd</sup> floor



Private office      Conference room      Dedicated Desk      Community Desk

## DETAILS

- 20,400 SQ. FT
- 97 PRIVATE OFFICES
- 3 CONFERENCE ROOMS
- EVENT SPACE FOR 60+
- PRIVATE WELLNESS ROOM
- FULLY STOCKED CAFÉ
- ON-SITE RESTAURANTS

5 On-site Restaurants



**Two Convenient Locations**  
Over 180 Private Offices  
6 Meeting Rooms  
Event Space



**Columbia Town Center**  
10490 Little Patuxent Parkway, Suite 600  
Columbia, MD 21044



**Columbia East**  
8865 Stanford Blvd, Suite 202  
Columbia, MD 21045

❖ **VIRTUAL OFFICE - \$59/month** ❖

Created for those that need a professional address for their business, yet may not need a full-time office space solutions. The professional address can be used for accepting, sending and forwarding mail without the undertones of a P.O. box.

❖ **COMMUNITY MEMBERSHIP - \$145/month** ❖

Perfect for individuals that prefer flexibility of use and like an open style of working environment that encourages collaborative meetings and builds relationships. It is an excellent choice for virtual office members who want to use of a community space on a regular basis. Grants you access during business hours Monday-Friday, 9am-5pm. WIFI, Coffee & Meeting Room Credits included! Enjoy our open-space seating Monday through Friday, 9am to 5pm. Wi-Fi included. Free Coffee.

❖ **DEDICATED DESK MEMBERSHIP- \$345/month** ❖

Ideal choice for those that desire their own personal space with the ability to make it their own. These desks have panels to provide privacy but facilitate communication and collaboration among occupants. Grants you 24/7 access and is designed for full time usage. WIFI, Coffee & Meeting Room Credits included!

❖ **PRIVATE OFFICES- STARTING AT \$500/month** ❖

Our offices are perfect for individuals or teams who require a more exclusive space. Office sizes vary, accommodating one to eight desks but all offer lots of natural light and a welcoming atmosphere. Grants you 24/7 access and is designed for full time usage. WIFI, Coffee & Meeting Room Credits included!

**DAY PASSES, EVENT SPACE, MEETING ROOMS  
& PODCAST STUDIO AVAILABLE**



**For More Information Contact Us**

**Columbia East      Town Center**  
443.367.9644      443.569.6141  
columbiaeast.md@venturex.com  
columbiamd.towncenter@venturex.com

## Private Office Budgetary Pricing

- We have over 180 offices in Columbia across our two locations
- Individual office prices vary due to size or placement in the facility
- We encourage on-site tours to select an office that is most suitable to your needs

### Starting Rental Rate Per Month With 12 Month Term

#### Interior Private Offices

Office sized for 1-person	\$500
Office sized for 2-persons	\$795
Office sized for 3-persons	\$975

#### Window Private Offices

Office sized for 2-persons	\$950
Office sized for 3-persons	\$1,250

Offices sized for 4 or more – specific office selection required.



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# You will love your new workspace!

## Vibrant community of over 200 people

- ✓ Abundant opportunities for networking and social interaction
- ✓ Social events hosted on-site

## Hospitality and customer service

- ✓ Our staff is here to help. You are our priority.

## Our mission is to help you grow your business

- ✓ Your success is our success.

## Local ownership

- ✓ 35-year resident of Howard County



## DETAILS

**21,000 SQ. FT**

**90 PRIVATE OFFICES**

**3 CONFERENCE ROOMS**

**PRIVATE WELLNESS ROOM**

**FULLY STOCKED CAFE**

We are the highest rated flex office space in Maryland!



100% 5-star reviews



**Claire Duarte**

5 reviews · 4 photos



★★★★★ a month ago

I have been working at Venture X since their opening in January, and I absolutely love it. The atmosphere is gorgeous, quiet, calm, peaceful, and professional. I primarily work in the community area with open tables, and that's enough for ... [More](#)



**Damon Bradley**

1 review



★★★★★ a day ago **NEW**

DeepSpace Technologies Inc has been at Venture X Columbia East since the end of February 2023. I have to say this is one of the most comfortable, classiest, and convenient places I've ever worked, and I'm proud to have my fledgling space technology company grow up here. The owner is a gracious host, and the staff are super friendly, professional, and helpful. The coffee and Ion fresh water machines are very nice amenities to have here.



**Ahana Kowdley**

3 reviews · 1 photo



★★★★★ 3 months ago

The community space at Venture X is very inviting and warm, and is a lovely place to work. The front desk staff is welcoming and helpful, and the offices have the ambiance of a professional work space without the distractions that accompany traditional office environments. For anyone that welcomes a change of pace and scenery from their home offices, Venture X is the perfect place to be able to get work done in an organized and fresh space. I look forward to being able to work in the community again!



<https://www.google.com/search?q=Venture+X+Columbia+East&stick=H4sIAAAAAAAAAA-NgU111qLCwTDJPNbRIM0hNNEpOMzW1MqhIlsky0NE40NU1OSbW0tDA1XsQgHpaaV1JaIKoQoeCcn1Oam5SZqOCaWFwCAFvc4ppDAAAA&hl=en&mat=CQ25y5UWNcPiElcBpsFACz5Clr5C442bTx08O1qINKYN3rgSL-niCJL1XNp9pVDbDuMxBqGB5ZiopAIQVWjvzt1Kg7Hup-WHcxtleU0Xm9X1uTwu9KvcgnQ8s7cku5XaJ98&authuser=0>



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# Venture X Columbia Advanced Facility Features



## **Heating/Cooling/Ventilation Systems**

Venture X Columbia East has 27 HVAC zones that maintain uniform temperature and air-quality throughout the space. That's 1 zone for every 3.6 offices. Sensors monitor CO2 levels and vent in outside air as needed to achieve ideal air quality levels. All air is purified using UV light filtration systems.

## **Networking**

Venture X is equipped with advanced networking systems provided by ISOFY (isofy.tech). In addition to load balancing and many security features enabled through our firewall and captive portal software, the system enables the configuration of company specific VLANs for added security and network isolation between companies operating in the space. Our network has a primary and back-up internet service provider with automatic failover. We also have rack facilities for tenants to set-up private servers.

## **Sound Attenuation for Private Offices**

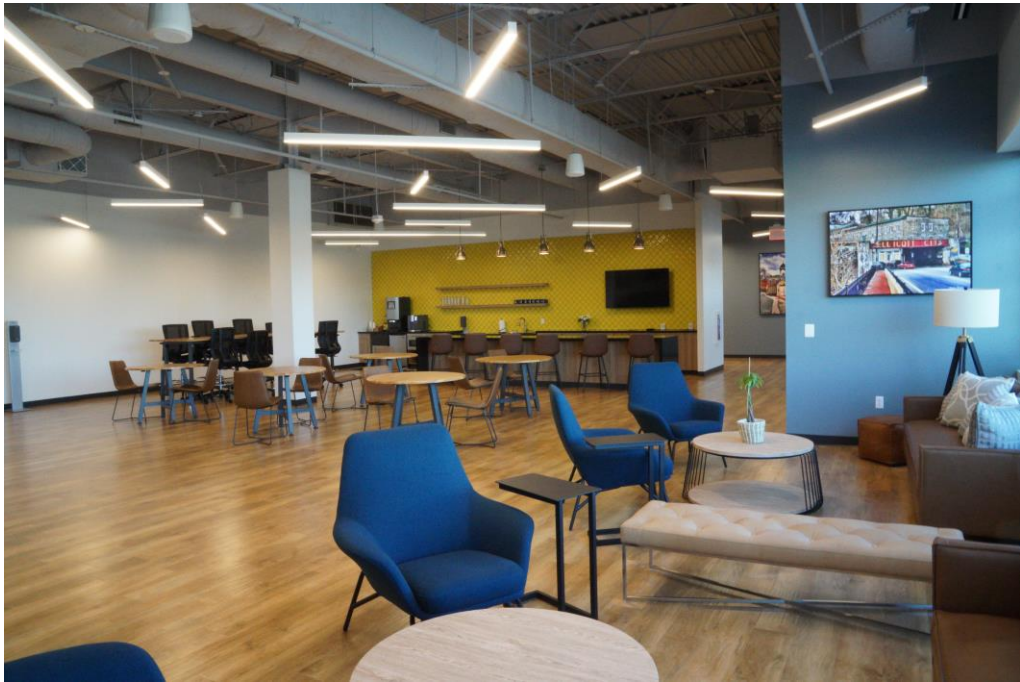
Venture X Columbia has deployed various methods to achieve as much sound isolation between offices as possible. All walls between all private offices are insulated. All private office ceilings have acoustic ceiling tiles and have an added layer of insulation on top of the ceiling tiles. The HVAC returns are also acoustically treated. The sliding glass doors for private offices have membrane seals to limit sound passthrough.

## **Large Community Space to Accommodate Corporate Events**

Our 2,500 sqft community space is enabled with technology for hosting corporate events and presentations for up to 40 people. Our large TV display in the community space is available to share presentations from your computer. Our sound system is enabled with microphones and speakers for projecting your voice evenly throughout the space.

## **Private Printing**

Even though our printer is shared with all tenants, your print job is private. Print jobs complete only after you enter your code on the printer display; avoiding others from picking up your print job.



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Community Space  
Event Space

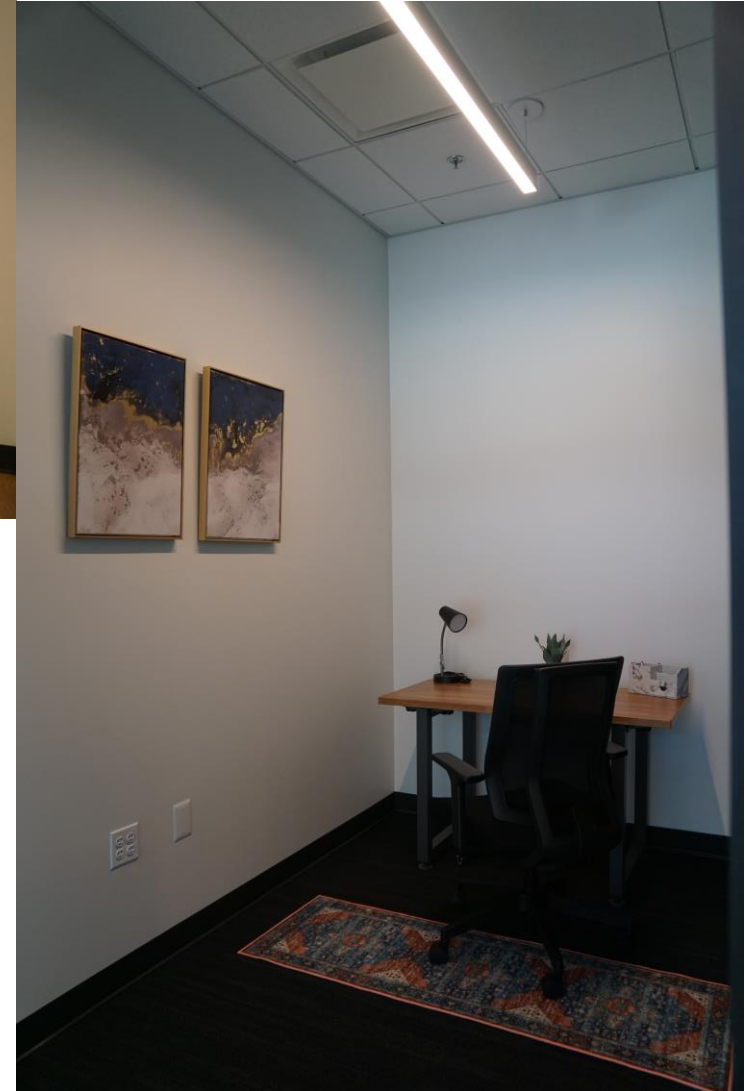
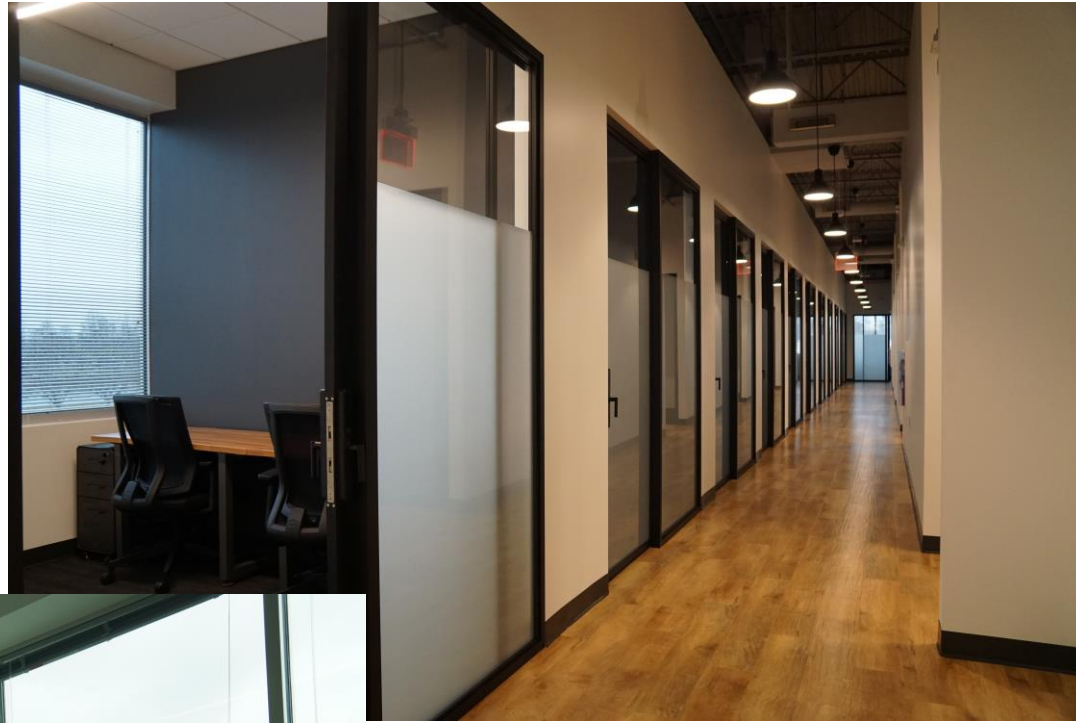


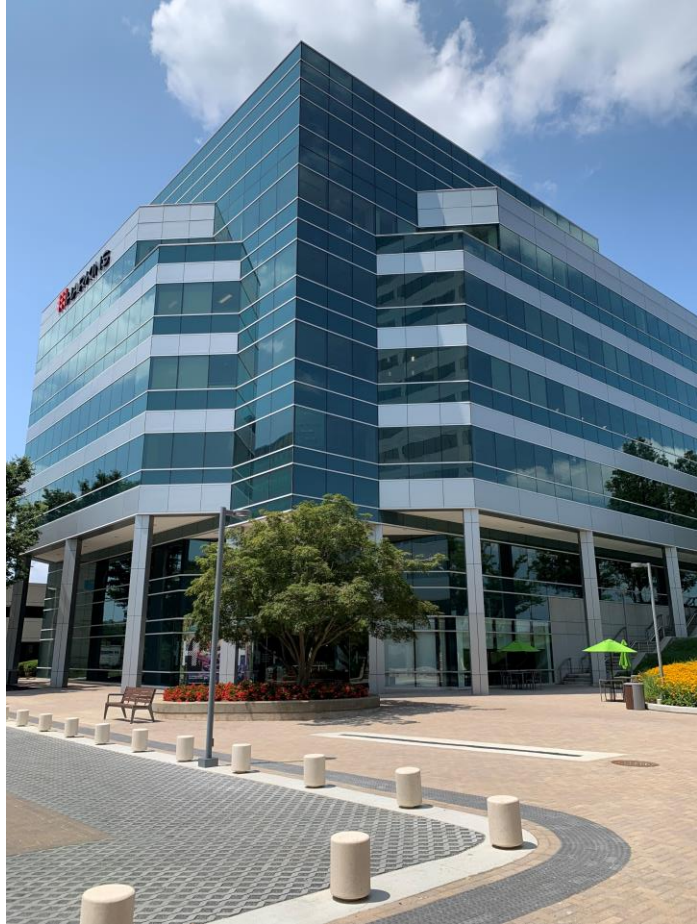
Meeting Rooms





## Private Office Space



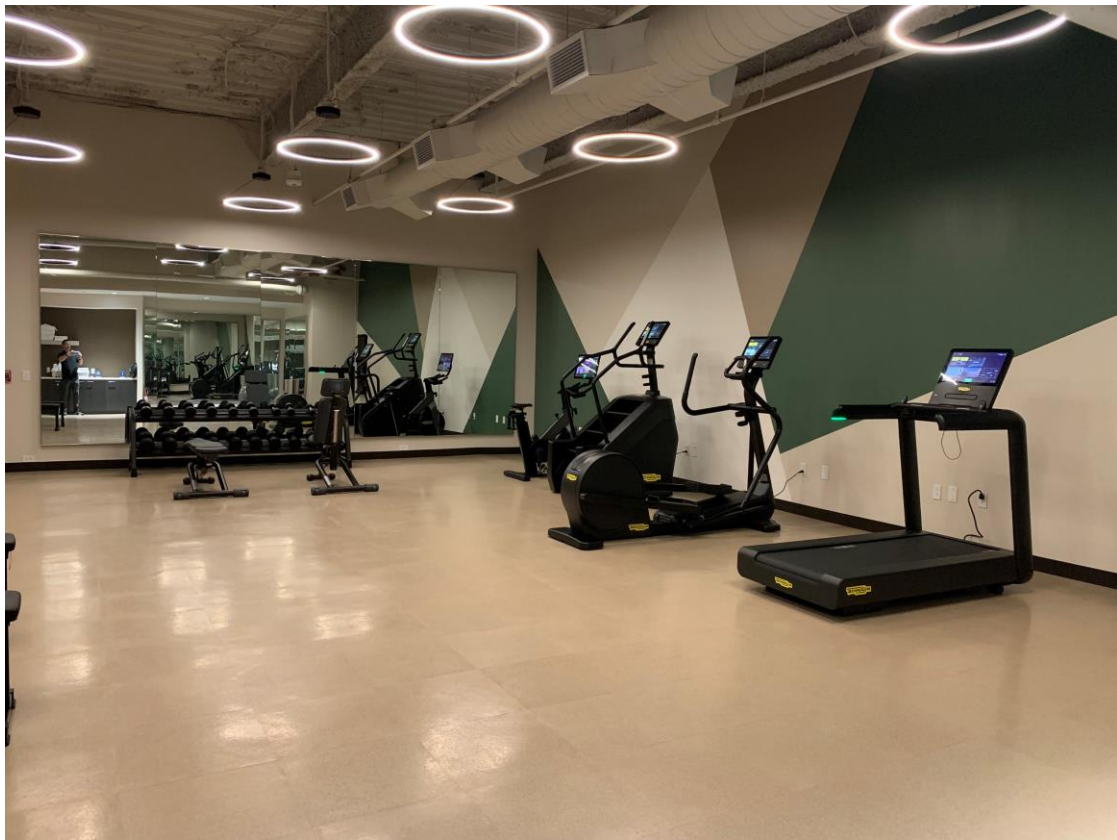


Outdoor patio with seating



Amenities for  
Columbia Town Center

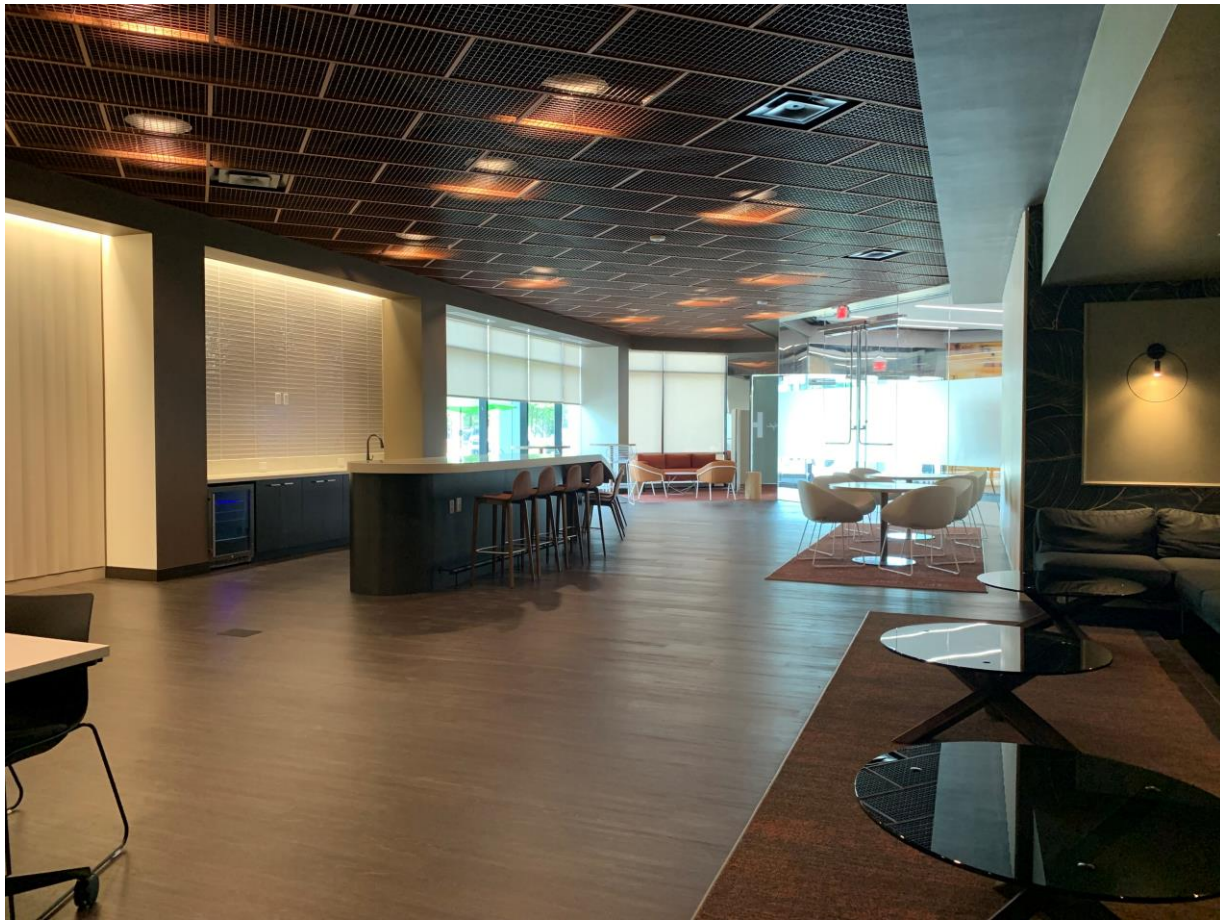




Building tenant gymnasium with showers

Amenities for  
Columbia Town Center





Amenities for  
Columbia Town Center

Building tenant lobby lounge and game room (golf simulator coming soon)





# VENTURE X<sup>®</sup>

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**410-202-3222**