



EXPANSIVE[®]
workspace

SALES PROPOSAL

expansive.com | (877) 301-6217



Expansive Workspace Katy Building

701 Commerce St., Dallas, TX

This historic Beaux-Arts style building from 1912 headquartered the Missouri-Kansas-Texas (MKT) railroad for over 50 years. Now updated with state-of-the-art technology and contemporary amenities, the 8-story Katy Building features an array of restored architectural details and historic features including a marble central stairwell and distinctive terrazzo flooring. The property also offers onsite surface parking, basement storage, and a ground floor restaurant, Chimalma.

Shared Amenities

3 Conference Rooms

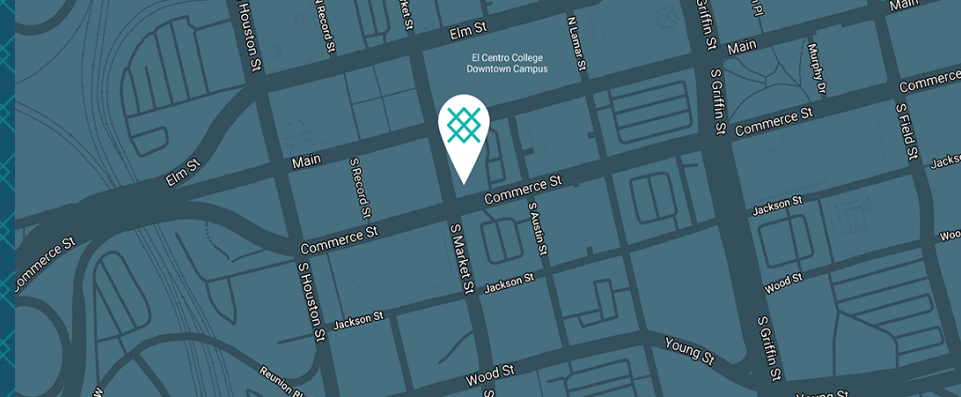
- [1] 5th Floor
- [1] 6th Floor
- [1] 7th Floor

2 Phone Booths

- [2] 5th Floor

1 Expansive Lounge

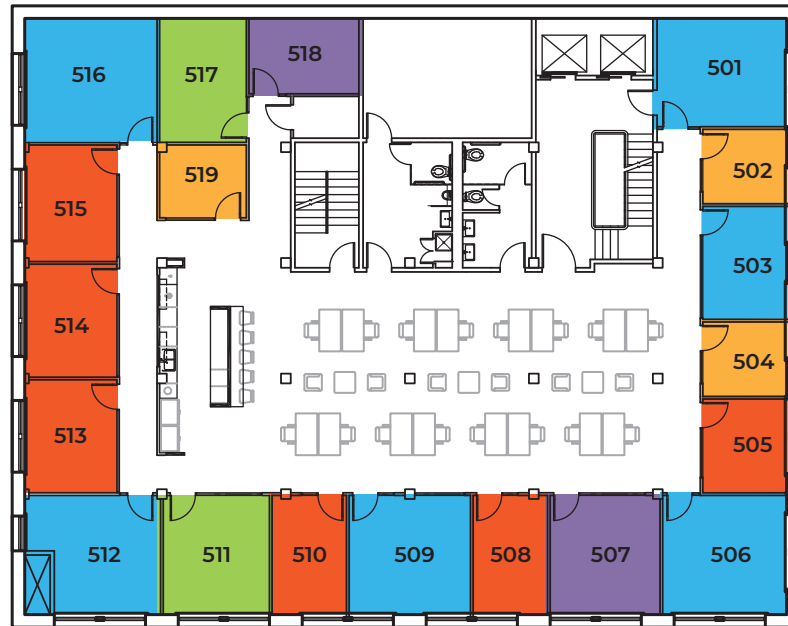
- Located on 5th Floor



Katy Building

701 Commerce St., Dallas, TX

5TH FLOOR



6TH FLOOR

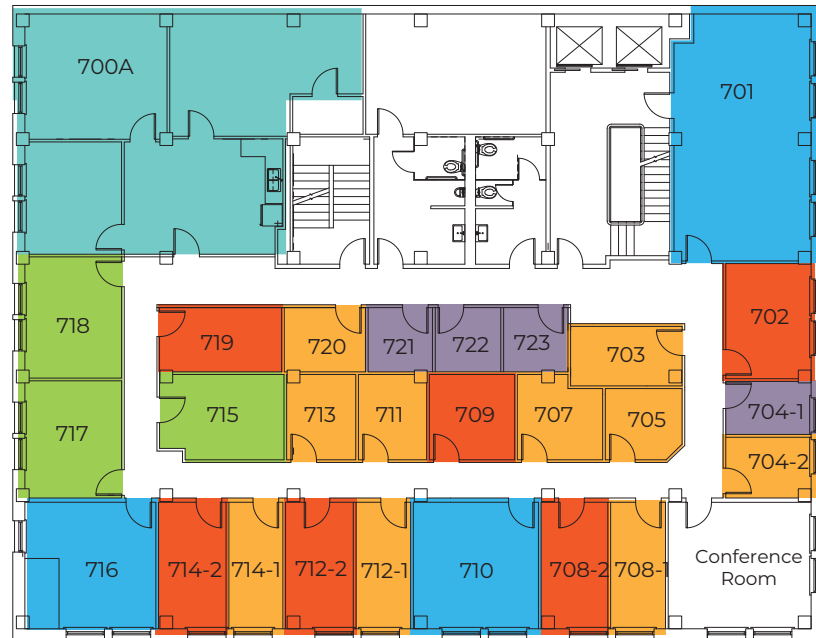


- 1 person office
 1-2 person office
 5-6 person office
- 3-4 person office
 7-9 person office

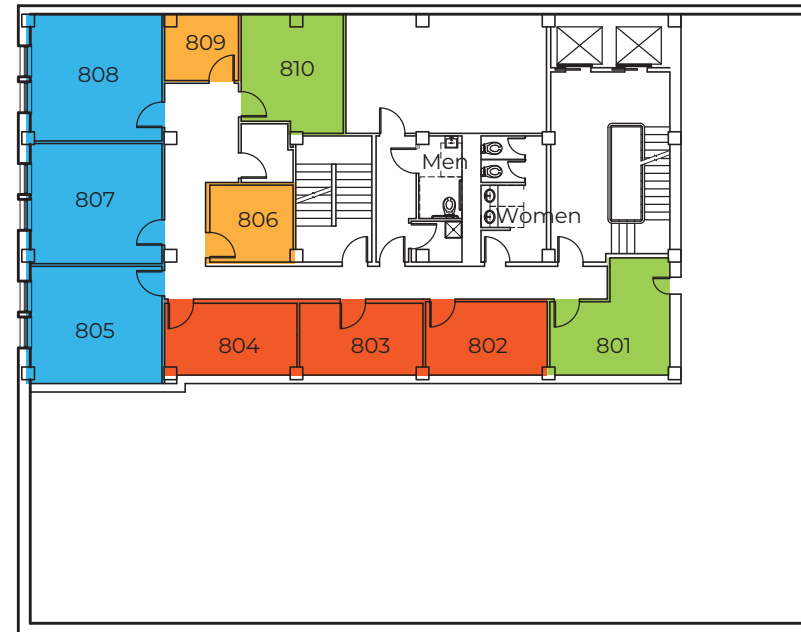
Katy Building

701 Commerce St., Dallas, TX

7TH FLOOR



8TH FLOOR



- 1 person office
- 1-2 person office
- 5-6 person office
- 3-4 person office
- 7-9 person office

Why Expansive?

At Expansive, we own the buildings we develop and operate. This allows us to share the incomparable advantages of a fully-integrated, nationwide property owner with our clients, including our four cornerstones of workspace success:

Maximum Productivity

To deliver on your potential

Unparalleled Flexibility

To realize your vision even as it evolves

Vibrant Community

To foster community and build relationships

Unwavering Stability

To establish confidence in an uncertain world

Enterprise Clients We Serve



Membership Includes:



FULLY FURNISHED



DIRECT FIBER INTERNET & WIFI



EXPANSIVE LOUNGE



ESPRESSO BAR



ENHANCED CLEANING



SOCIALLY DISTANCED WORKSTATIONS



TOUCHLESS FAUCETS & RESTROOMS



UTILITIES



24/7 ACCESS



ON-SITE MGMT



HIGH SPEED PRINTERS



MEMBER DIRECTORY



MOTHERS' ROOM



COMMUNITY APP



BIKE ROOM



NETWORK LOUNGE ACCESS

Workspace Options for Customized Solutions

Dedicated Space

SmartSuites®

The most comprehensive office suite on the market, purpose-built to delight, inspire, and enable teams of all sizes – ranging from full floors to Club Suites for smaller teams. A combination of private offices, open workspace, kitchenette and conference room. Fully furnished & move-in ready, or can be customized to meet specific needs.

Private Offices

Fully-furnished, move-inready private offices for 1-20 people.

Access Pass

Private offices reserved for the day on a regular basis (5-10 days per month) in any location nationwide, made in advance through the Expansive App. Includes lounge access for the day of the reservation and based on availability.

Shared Space

Dedicated Desk

A desk dedicated exclusively to your business within a shared office.

Coworking Membership

Guaranteed workspace within a shared coworking lounge with kitchen and various seating options. Just pick an open seat and you're ready to work.

On-Demand Space

Conference Rooms

Collaboration spaces of varying sizes for short term usage – great for interviews, team huddles, training, and more. Includes A/V equipment.

Day Office

Fully furnished private offices for day use, based on availability.

Lounge Access

Access to the Expansive coworking lounge and kitchen on a day-by-day basis. A great complement to meeting room rentals so attendees can finish out the day together.

Virtual Office

Virtual Office

Use of a prestigious office address to receive your business mail. Mail scanning & forwarding and physical meeting space available with some packages.

Expansive SmartSuites® Provide Room to Grow

The most comprehensive plug & play office suite on the market.

Multi-room SmartSuites® for 10 to 500 - person teams are delivered fully furnished and move-in ready, our in-house team can help customize to meet specific needs. They feature open floor plans with:

- Dedicated kitchen with bar top seating
- A combination of open space and private offices
- Private conference room with smart TV monitor and blue board
- Turnkey technology package with high-speed fiber internet and Alexa-enabled sound system
- Biometric private entry to your suite and keyless building entry for secure 24/7 access
- Representation in the building's digital directory, lobby logo wall, and on suite door(s)
- Nationwide access to other Expansive centers when your team travels
- Onsite Community Manager and access to the Expansive App



Your Membership Includes Access to All Locations

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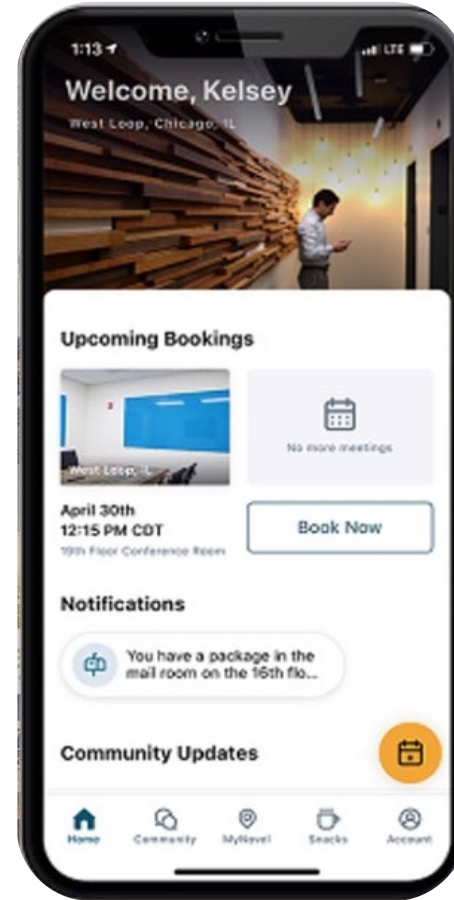
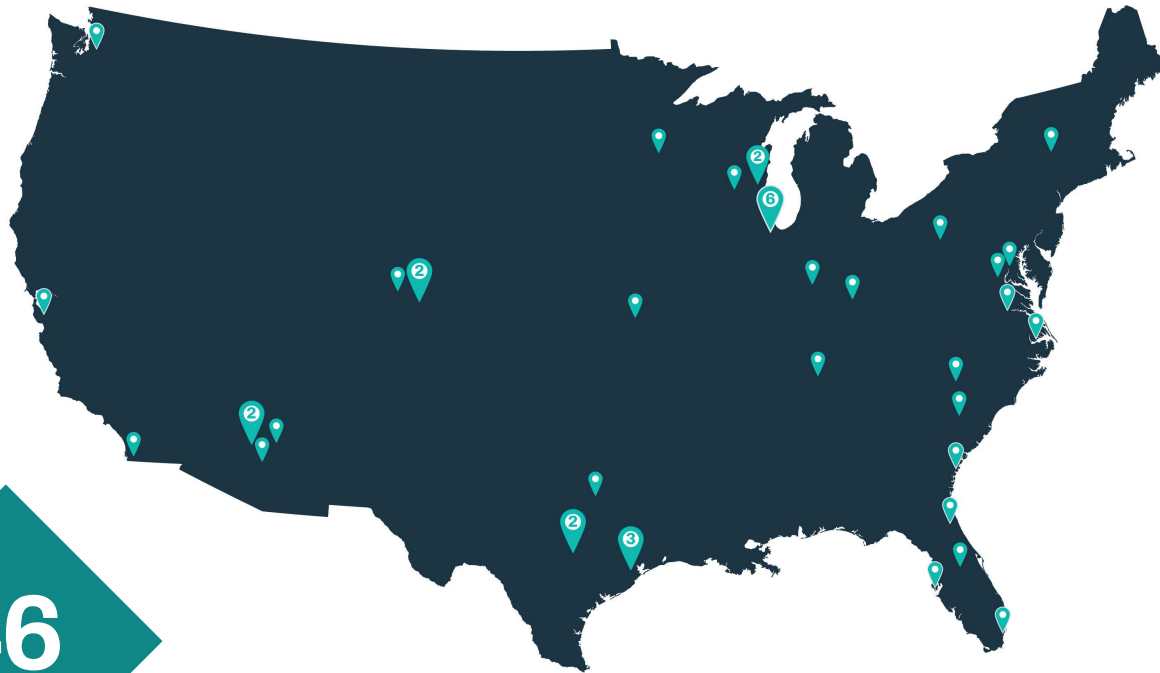
Cities

3.8M

SF

46

Locations



San Jose, CA



Austin, TX



Denver, CO



Phoenix, AZ

Go Beyond Workspace

Many centers also offer additional service options for an end-to-end experience

Event Venues

Let Expansive be the backdrop for your next private event, be it professional, social, creative, or even a wedding, with world-class hospitality and freedom to design a customized experience.

Storage

Multiple sizes of onsite storage with easy access to help manage inventory, equipment, supplies or other needs.

Parking

Pre-paid and reserved parking enables a seamless, end-to-end experience at many properties.

Commercial Space

Expansive properties also support traditional long-term leases for office, retail, and restaurant usage in select situations.



What Happens Next

We invite you to proceed in two simple steps.

1 Choose your solution
Act now to avoid disappointment. We operate on a first-come, first-served basis.

2 Easy online sign up
Once you have chosen your preference option, we will send you a one page agreement which is just one click to sign.

Further questions? Please contact us if we haven't given you the right solution here. Talk to us. Other options are available.

Email: info@expansive.com or call **877.301.6217**

