



WELCOME TO 25N COWORKING

*Flex office solutions
for innovative
companies.*

Our flexible workplaces were created for collaborative companies that are used to working ahead of the curve.

“By 2030, coworking spaces will make up 30% of the office market.”

COLLIERS INTERNATIONAL, 2019

What is a Coworking Space?

Coworking is the new normal for cost-effective, flexible, amenity-rich officing in a collaborative, results-driven professional environment. The concept has evolved over the last 5 years to offer expert hospitality services and a host of elevated amenities to solve modern challenges in finding space for organizations that suits fluctuating needs.

How can my Team work from a Coworking Space?

It's easy! Private offices in a coworking space are just like regular office buildings; however, your team will be greeted every day by professionally-designed, comfortable spaces that are meant to optimize their productivity and make each workday the best it can be. 25N Coworking private office suites also cover all basic office needs like janitorial services, WiFi, and fresh coffee.

As an added bonus, every location boasts a competent on-site Community Manager that's responsible for all concerns and feedback including facilities maintenance, meeting and/or events coordination, reception/greeting duties, and day-to-day concierge services.

Do we need a lease?

NO! Yes, you heard that right. 25N uses a Service & Use Agreement that is customized for every company. Terms can start at as little as 6 months, with price breaking for longer agreement terms.

Shared common areas and utilities put office pricing on a sliding scale based on number of employees, not square footage. Plus, different types of 25N workspaces can be packaged together. For example, a 10-person team room can be packaged with 2 dedicated desks in 25N flex workspace, and this agreement can also include reserved conference room time.

What's included with an Agreement?

Simply put: nearly everything. Utilities, CAM, janitorial services, furnishings, and even fitness studio access are standard. Other services like printing/scanning, conference rooms, and mail service are simple to add a la carte or packaged into the S&U Agreement.

What if you don't have enough space for my team?

25N will build or modify to suit with little to no additional buildout costs!

SAVE UP TO 50% VS. A TRADITIONAL LEASE

Your employees will
love it, and you'll be a
budget hero.

“Share Economy” principles.

Companies such as Airbnb, Uber, Kickstarter, and UpWork have been taking advantage of the concept of the “share economy” for years now, and coworking is one of the best examples of this shift.

But coworking doesn't just spread overhead costs among companies in dozens of different fields—it's also a collaborative experience that puts people in environments that inspire innovation and economic development.

Say goodbye to operational expenses and CAM fees.

25N Coworking's inclusive pricing covers all NNN utilities and taxes, high performance office furniture, high-speed Internet, receptionist, 24/7 secure access, janitorial services, community kitchen, open common areas/lounges, and ready-made coffee.

In fact, this model eliminates traditional CAM fees entirely — without sacrificing flexible common areas and top-notch building maintenance.

GAAP compliance benefits.

Office Suite and Private Office agreements with a duration of three years or less at 25N Coworking are ASU-2016-02 compliant and do not require disclosure on company balance sheets under GAAP.

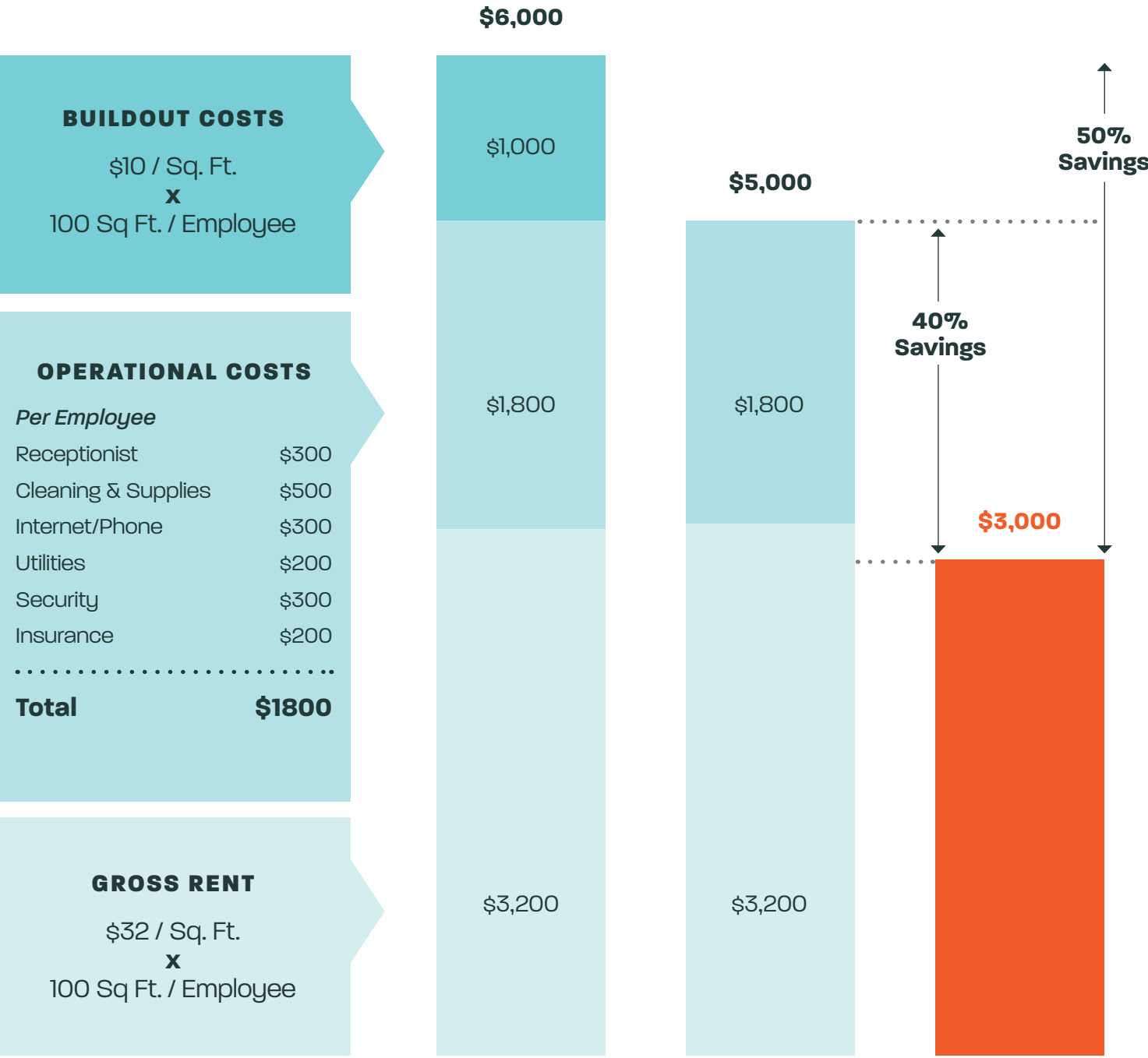
Flexibility your business can count on.

With flexible terms and a variety of office sizes and setups, enterprise clients at 25N Coworking can scale as their business grows or changes. If best-fit options aren't immediately available, 25N will build or modify to suit with no additional buildout costs.



THE BOTTOM LINE

25N Coworking can save your company up to 50% versus a traditional lease.



*Illustrative price of \$250 per employee per month. Specific pricing varies by office and location.

PRODUCT DESCRIPTIONS / MEMBERSHIP PRICING

Our products and pricing
have been fine-tuned
to allow companies to
mix and match creative
solutions for customized
officing — at the right
price point.

On-Demand Coworking

Shared flex desk seats open from 8am – 5pm, Monday – Friday.

Day Pass: \$25–\$35

99 Flex: \$99 / month (5 days / month)

Unlimited Coworking

24/7 access to shared flex desks in open workspace.

\$199 / month (typical)

Permanent Desk

24/7 access to a semi-private permanent desk in open workspace.

\$250–\$365 / month (typical)

Premium desk with extra storage: \$300–\$415 / month (typical)

Private Offices & Team Suites

24/7 access to an enclosed, lockable private office suite(s).

Starting at \$600 / month (typical)

Conference/Meeting Rooms

Multiple options for team meetings and collaboration sessions for 2-20+ people.

Equipped with HD presentation monitor and conferencing equipment.

Starting at \$20 / hour or \$75 / day for members

Discounted packages available

Virtual Office

Mailing address with suite number and mail/package handling.

\$70 / month or \$25 / month (typical member pricing)

Plus 5 hours of meeting room credits: \$180 / month (typical)

Initial setup fees: \$60 / person; \$75 / 3–10 person team; \$300 / 10+ person team.

25N AMENITIES & HOSPITALITY

No one *actually* likes coffee from a Keurig.

Your employees may be able to make their own coffee, take out their own trash, troubleshoot their own A/V hookup, or hold a meeting at their own messy desk — but once you've tried it our way, you'll never go back.

All-Inclusive Amenities

- 24/7 Secure Access with Kisi
- Speedy WiFi & Hard-Wired Ethernet
- All Utilities/CAM
- Premium Office Furniture
- Freshly-brewed, Local Coffee & Teas
- Refreshing Fruit Water
- Regular Janitorial Services
- HIT-equipped Fitness Studio and Showers/Locker Room*
- Day Lockers & Storage
- Private Phone Booths
- Private Wellness/Mothers' Room
- Casual Lounges & Meeting Spaces
- Kitchenette & Break Rooms
- Visitor Reception Area
- Day Passes to Coworking Spaces in the LEXC Network

**Frisco and Alexandria locations only*

Hospitality Services

- 8am - 5pm Community Manager
- Lunch Ordering & Delivery
- Guest Reception
- Meeting Planning & Logistics
- Meeting Setup & Breakdown
- Custom All-Inclusive Packages

Professional A La Carte (Paid) Amenities / Services

- Reservable Conference Rooms with Presentation / AV Equipment
- Virtual Mail & Package Receipt
- Virtual Office (Mail + Meeting Rooms)
- After-hours Event Spaces
- Printing / Scanning / Faxing / VoIP
- Catering & Concierge Services
- Secure VoIP
- Virtual Assistants
- HR / Employee Benefits with Trinet



STORYBOARD: PRIVATE OFFICES

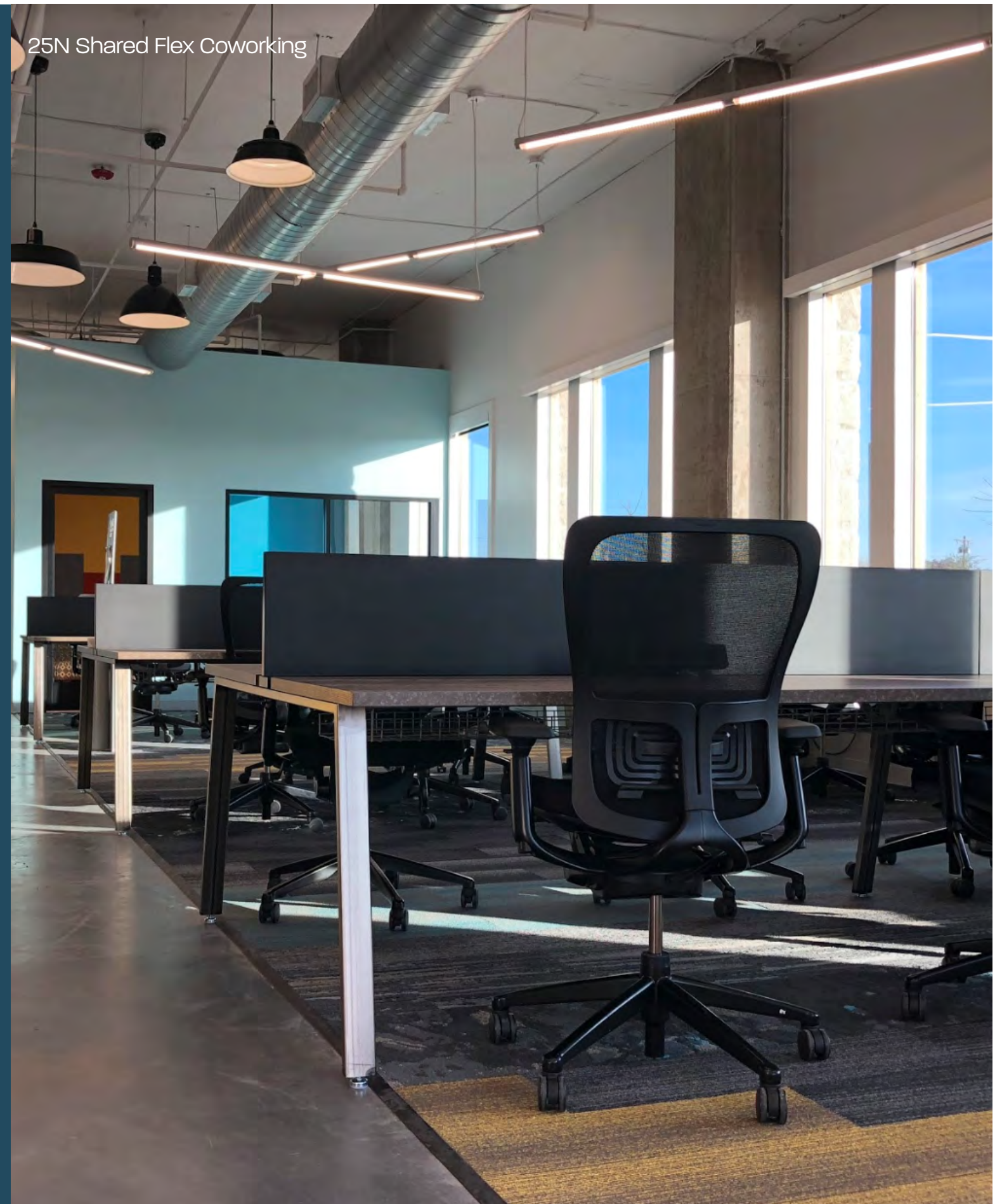
Private office suites are 25N's classic solution for corporate coworking, but we can't differentiate ourselves as a coworking space without the right touches — these are no ordinary offices.



STORYBOARD: SHARED FLEX COWORKING

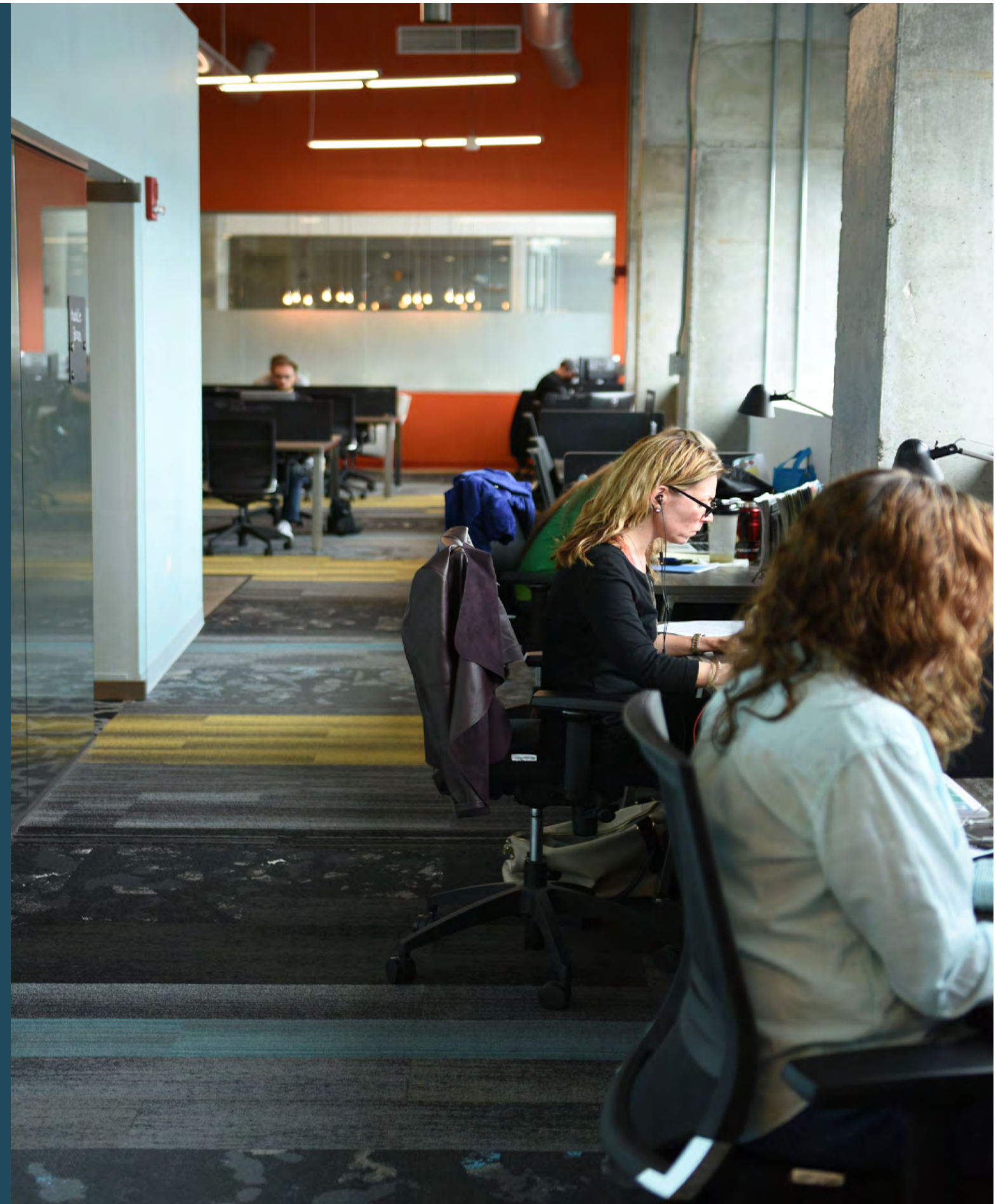
Flex workspace is a hallmark of coworking and is a value-option for temporary, part-time, or remote employees — but that doesn't mean these spaces are “cheap.”

25N Shared Flex Coworking



STORYBOARD: DEDICATED DESKS

Dedicated desks blur the lines between open and private spaces, and are a great option for remote employees with focused work or those who can't work from home.



STORYBOARD: MEETING ROOMS

Our meeting rooms are diverse, bookable online, and stunning in person. Our members use them to not only meet with purpose in a functional setting, but to impress their guests.





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