

WARESPACE

Dock. Stock. & Go.

About Warespace

Warespace is a real estate platform that provides the perfect co-warehousing workspace for small to medium size companies in need of space ranging from approximately 500-3,000 SF. Warespace makes the process quick and easy for small companies (often growing out of their basement, garage or self-storage units) to get up and running in a seamless fashion. We service a wide variety of industries including E-commerce sellers, small businesses, creative entrepreneurs and service companies that are in every market.

Some examples of these companies include: florists, signage companies, plumbers, electricians, event production, real estate staging companies, contractors, fashion and apparel sellers, beauty and cosmetic sellers, IT companies, and interior designers. The common theme among Warespace tenants is that they need a space to both work at a desk and store their inventory in a safe and clean environment.

Warespace suites have an upgraded and clean look over traditional warehouse space, offering a fresh and inviting experience for new companies that require space in this size range. The entire facility and the individual units are private and secure, while the amenities and infrastructure are shared – including the loading dock area, bathrooms, meeting rooms, photography studio and kitchen.

The Warespace user agreement outlines each users intended use of the space (as allowed under local zoning) and will include an extensive number of rules/regulations to ensure that users operate in a safe and respectful manner. The facility includes cameras for security review, and Warespace reserves the right to terminate any agreement with users that break the rules/regulations or pose a risk to others. Warespace has a hands-on management structure, with on-site managers at every location, ensuring that the facility is operating in a safe, clean and responsible manner.

Warespace as a Solution- Community & Small Business Enhancement

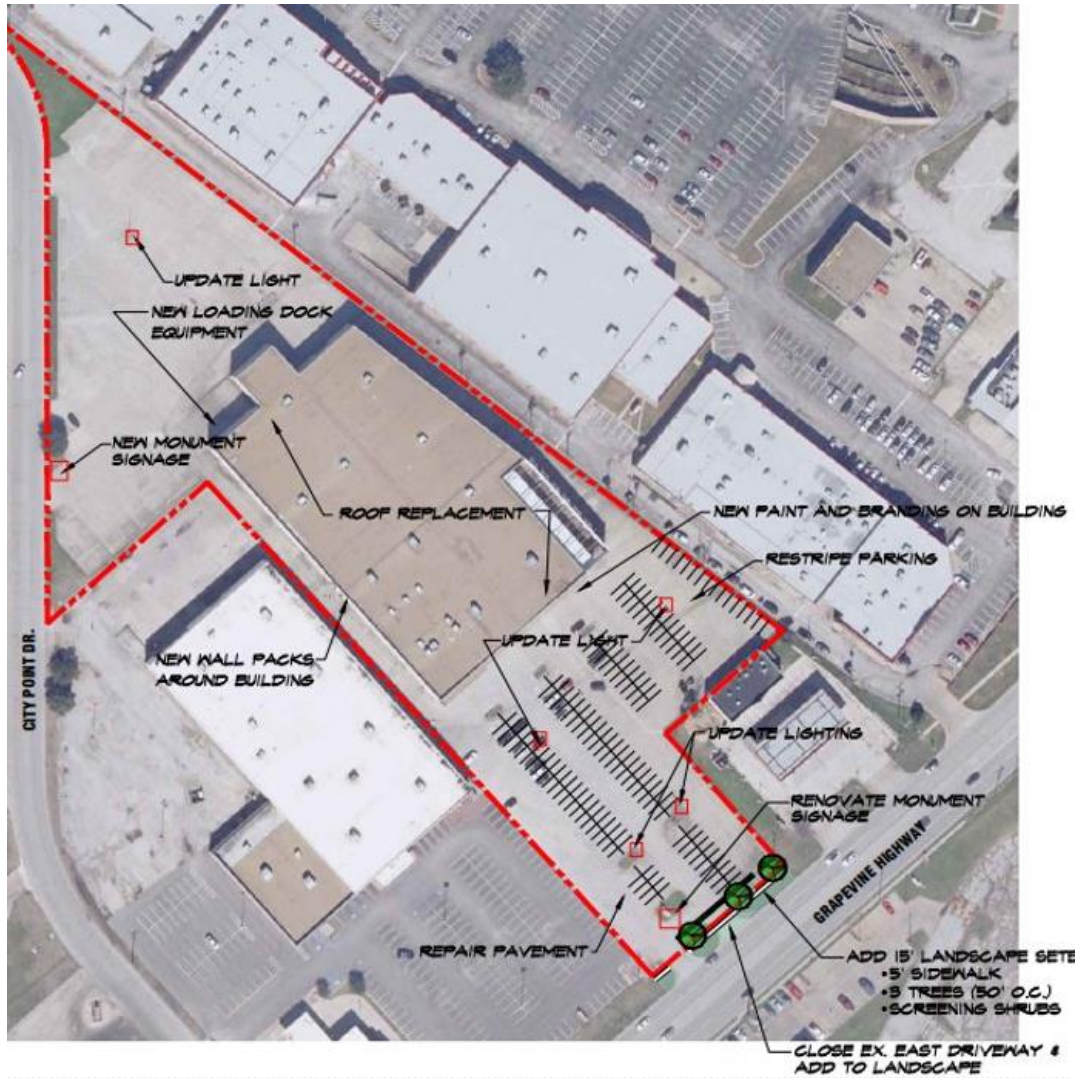
Currently, there is not a quality offering for businesses who require a small warehouse workspace. Until now, companies with a limited budget were limited to makeshift options that did not truly serve their business – including home basements & garages, self-storage facilities and subleasing small pieces of a larger warehouse space. Warespace provides the perfect long-term solution for this growing class of tenants– providing the perfect solution for them, and their communities, to succeed.

Warespace's pioneering real estate approach has led to its facilities being a catalyst for economic growth in every location. Local businesses have been able to grow, hire and buy locally.

Warespace in Action



Proposed Site Improvements- Focusing on Blvd 26 Frontage



PROPOSED SCOPE FOR IMPROVEMENTS

- Update existing (5) light poles with new light fixtures and paint
- New wall packs around the property
- Update loading dock area (new doors, new equipment)
- Re-clad & refresh existing monument signage
- Add a new monument signage on city point drive
- Paint exterior of the building (adding our branding)
- Upgrade/ enhance curb appeal (paint, grass)
- Roof Replacement
- Repair concrete pavement where needed
- New striping in its entirety
- New Sidewalk on Grapevine Highway only
- Add new & repair bollards where needed (7)
- Removal of existing noncompliant parking lot landscape islands

**Estimated
\$2.5M
expected
capital spend
to improve the
property**