

OFFICE SPACE AVAILABLE NOW



INNOVATION WORKSPACES

IT'S TIME TO INNOVATE



JOIN THE CAMPUS WHERE
COMMUNITY AND
ENTERPRISE CONNECT,
SPARKING THE INNOVATION
NEEDED TO FACE FUTURE
CHALLENGES AND MEET
GROWING ASPIRATIONS.

INNOVATION WORKSPACES

DAY PASSES	Drop in and start working today 8am-5pm
COWORKING PASSES	Save time with a monthly pass
DEDICATED DESKS	Your own desk with storage & 24/7 access
PRIVATE OFFICES	2-5 desk offices with 24/7 access
OFFICE SUITES	Large 7-13 desk suites for your entire team
MEETING ROOMS	A variety of spaces; rented by the hour
EVENT SPACES	Indoor presentation area and outdoor venue
AMENITIES	Break room, bike storage, showers, lockers & more
COMMUNITY EVENTS	Join our members for fun monthly events
INNOVATION ACADEMY	Gain access to inspired learning to help you improve your business and health

ADDRESS

Innovation WorkSpaces
1205 BMC Drive
Cedar Park, Texas 78613
512-675-0031
info@innovationworkspaces.com

FOR EXCLUSIVE ONLINE CONTENT VISIT
INNOVATIONWORKSPACES.COM



COME DISCOVER A STATE-OF-THE-ART, HEALTHY WORK HUB OF ENTREPRENEURSHIP

Cedar Park is a hub of business activity and growth, and we are proud to call it home! Innovation WorkSpaces' prime location at the intersection of 183A and the Brushy Creek Regional Trail encourages a healthy, inspired work lifestyle. Offer yourself and your employees the freedom and flexibility to work near where they live, and strike the work-life balance they deserve.

Started by a local entrepreneur who saw a need for an inspiring and professional work environment, Innovation WorkSpaces was designed with the creative startups, the established large corporations and the local remote worker in mind. Become a member and start taking advantage of our exciting coworking environment with approximately 10,000 square feet of coworking to help you reach your goals.

Our options will both save you money and increase your productivity from large move-in ready office suites to an array of stylish and well-equipped meeting and event spaces. Avoid hassles with setup costs and management fees. Improve the morale of your employees and boost motivation by offering flexible work options. No matter what your business needs, our professional work solutions will make your job that much easier!





INNOVATION WORKSPACES

GROW YOUR IDEAS

Need a place to innovate? Looking for ways to save money? We get serious and compare the costs of traditional office spaces vs. Innovation WorkSpaces.

PAY LESS, GET MORE WITH COWORKING

30% OVERALL SAVINGS

Traditional Class A Office Space	Difference	Innovation WorkSpaces Office Suite
\$11,200	\$3,400/month \$123,200/36 month term	\$7,800

Comparison is based on a total of 1500 sq. ft. for Class A traditional office space in Cedar Park (offices and common areas) vs. 13 desk private office suite at Innovation WorkSpaces.
Rent Rate: \$28.00/SF/YR | NNN: \$10.00/SF/YR | Buildout: \$30.00/SF | Term: 36 months

TRADITIONAL OFFICE SPACE



OFFICE SPACE TOTAL	\$3,500
Offices	550 SF
Reception Area	180 SF
Conference Room	150 SF
Print/Copy Room	50 SF
Break Room	150 SF
Restrooms	100 SF
Corridors & Storage	320 SF
UTILITIES	\$925
NNN	\$1,250
CONSUMABLES AND OTHERS	\$725
RECEPTIONIST/FACILITIES	\$2,400

TOTAL MONTHLY COSTS \$8,800

UPFRONT COST TOTAL	\$86,000
Break Room Appliances	\$3,000
IT Equipment	\$10,000
Furniture	\$28,000
Buildout	\$45,000

TOTAL \$/MONTH OVER TERM \$11,200
TOTAL \$/OVER TERM \$403,200

OFFICE SPACE TOTAL	\$7,800
Offices	550 SF
Reception Area	300 SF
Conference Rooms	850 SF
Print/Copy Room	60 SF
Break Room	820 SF
Restrooms	590 SF
Corridors & Storage	2600 SF
UTILITIES	Included
NNN	Included
CONSUMABLES AND OTHERS	Included
RECEPTIONIST/FACILITIES	Included

TOTAL MONTHLY COSTS \$7,800

UPFRONT COST TOTAL	Included
Break Room Appliances	Included
IT Equipment	Included
Furniture	Included
Buildout	Included

TOTAL \$/MONTH OVER TERM \$7,800
TOTAL \$/OVER TERM \$280,000

SAVE MONEY

avoid setup costs and overheads;
no need to worry about furniture,
interior design, office cleaning or
management fees

ACCOMMODATE GROWTH

provide a professional and
convenient drop-in option for
business travelers, temporary
employees or contract
employees

HAVE FLEXIBILITY

choose from short-term
memberships so that you are able
to scale your business as needed

RECRUIT TALENT

make an impression with pristine
facilities and extraordinary
amenities which promote a
healthy work-life balance



INCREASE PRODUCTIVITY

avoid long commutes, reduce
anxiety, and choose from a
variety of workspaces to meet
your needs

FOCUS TEAMS

provide a place for teams to focus
on critical objectives away from
typical office distractions

IMPROVE MORALE

offer the perk of more job control
and provide access to other
motivated individuals where
work will become more
meaningful

SHARE IDEAS

collaborate with other innovators
solving complex problems
allowing for a higher level of
creative thinking

HOW YOUR BUSINESS CAN BENEFIT

from a membership at Innovation WorkSpaces

THE VIEW FROM YOUR OFFICE

BRUSHY CREEK REGIONAL TRAIL

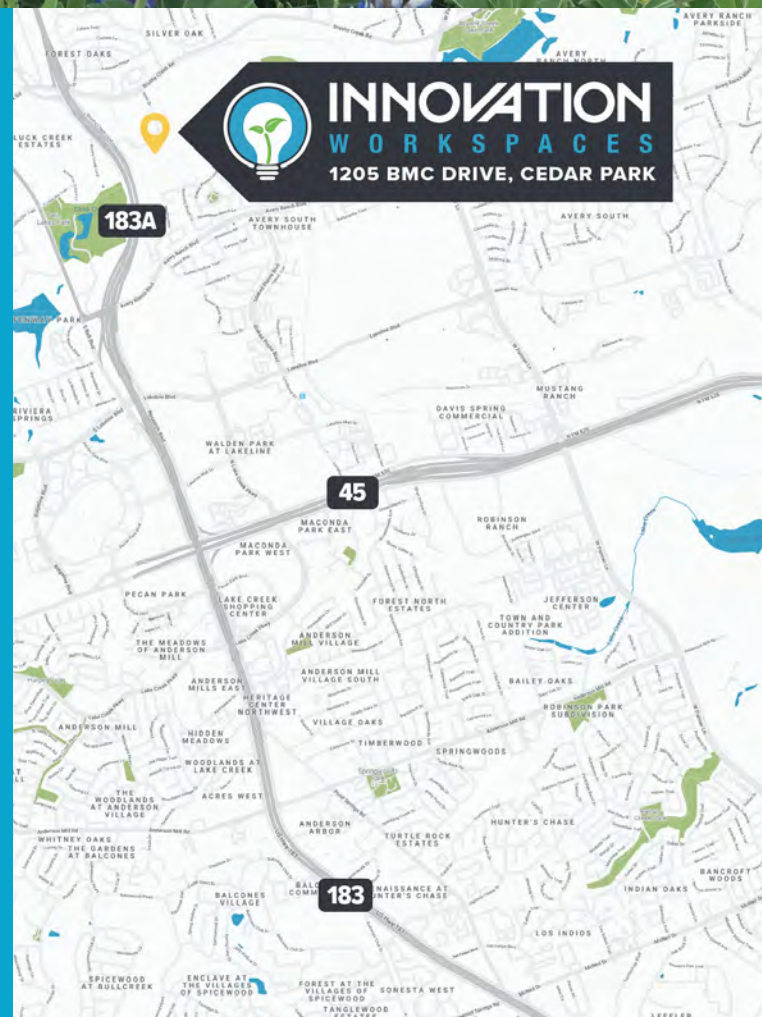
NATURE

WORK + THE PASSION OF LIFE

RELAX + RECHARGE

INNOVATION WORKSPACES: BEST KEPT SECRET

It's a fact: Not all coworking
spaces are created equal.



Innovation WorkSpaces boasts the most unforgettable location of any flex space facility in Central Texas. The serene creekside setting gives life to the true balance you have been striving for, whether you are working to achieve your professional goals or trying to maintain your healthy body and mind, you truly can have it all here.



**SIGN UP FOR YOUR
NEW WORKSPACE
TODAY**

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