



VENTURE X[®]

THE FUTURE OF WORKSPACE

On behalf of Venture X in One Loudoun, I am pleased to offer this proposal for office space:

Location: Venture X is located in the brand-new section of One Loudoun in a three-story building that was completed in mid-2021. Venture X comprises 24,200 square feet overall between the entire 3rd floor and the majority of the 2nd floor.

Premises: Suites 216, 218, 221, and 222 (2nd Floor) – 1,732.11 square feet

Size: 12 Seats

Commencement Date: June 1, 2023

Initial Term Length: 12 Months with renewal options.

All-inclusive Rental Rate: \$69.27 per square foot (\$9,999 Monthly) which includes full access to all of the Venture X amenities and offerings including:

- Up-scale Vari office furniture
- Private, secure internet which is SEC, HIPPA and CMMC Level 1 complaint.
- 24/7 key fob access to the building and each office.
- Up to 300 free black and white prints/copies per month.
- Exclusive use of the conference room(s) on the 2nd floor
- Access to the 3rd Floor Conference Rooms, Podcast Room, and Event Space.
- Access to the 3rd Floor Café, reception area, co-working area and marketplace.
- Free coffee, tea, hot chocolate, and filtered water for all members and their guests.
- Free Parking for all members and their guests.
- Mail handling and delivery.
- Nightly cleaning service.
- Discounts at most One Loudoun restaurants and entertainment venues.
- Concierge service by Venture X staff.
- Access to all member events, including happy hours, socials, luncheons, and networking events.

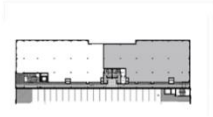
Additional terms and conditions to be discussed as part of process of determining the appropriate space and amenity needs of client.

Richie Parsons – Managing Member

Venture X Loudoun-Ashburn



Key Plan



NORTH

CONFERENCE ROOM

OPEN SEATING

PODCAST ROOM

PHONE ROOM

WELLNESS ROOM

PRIVATE OFFICE