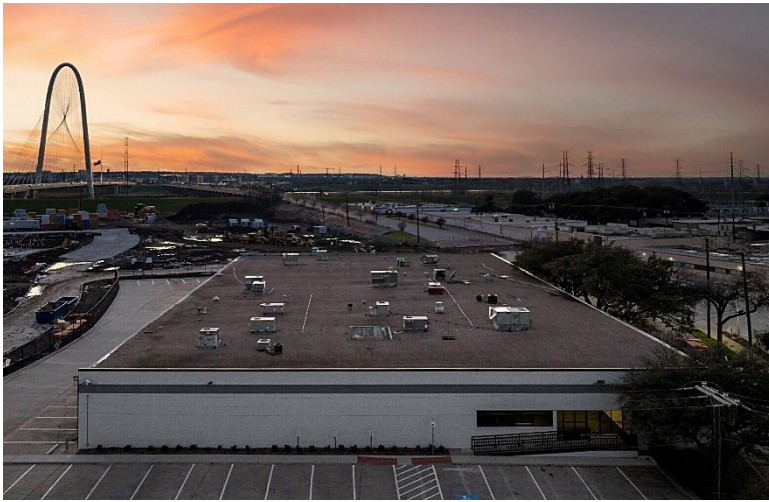
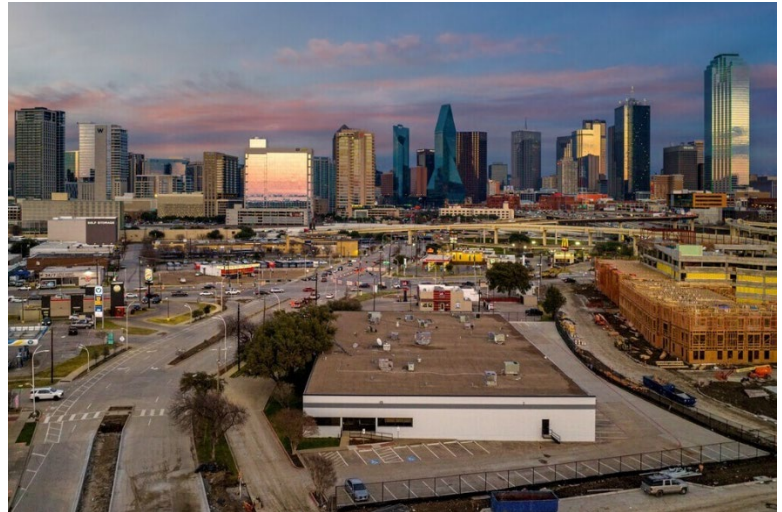


THE CONTINENTAL COLLABORATIVE

*152 Continental Avenue
Dallas, Texas 75207*



FLEXIBLE WORKSPACE SOLUTIONS

The Continental Collaborative offers a beautifully designed coworking environment tailored for today's professionals. With 10,970 RSF of premium workspace, this location blends style, function, and flexibility - ideal for individuals, satellite offices, and growing teams.

COLLABORATIVE SOLUTIONS

- Executive Offices
- Team Rooms
- Conference Rooms
- Coworking Lounge

LOCATION HIGHLIGHTS

- Centrally located between Downtown Dallas & the Design District
- Easy access to DNT, I-35, I-30, and Woodall Rodgers Freeway
- Surrounded by new high-end development and local amenities
- Steps from the Ronald Kirk Pedestrian Bridge & future Harold Simmons Park

EXECUTIVE SUITE AMENITIES

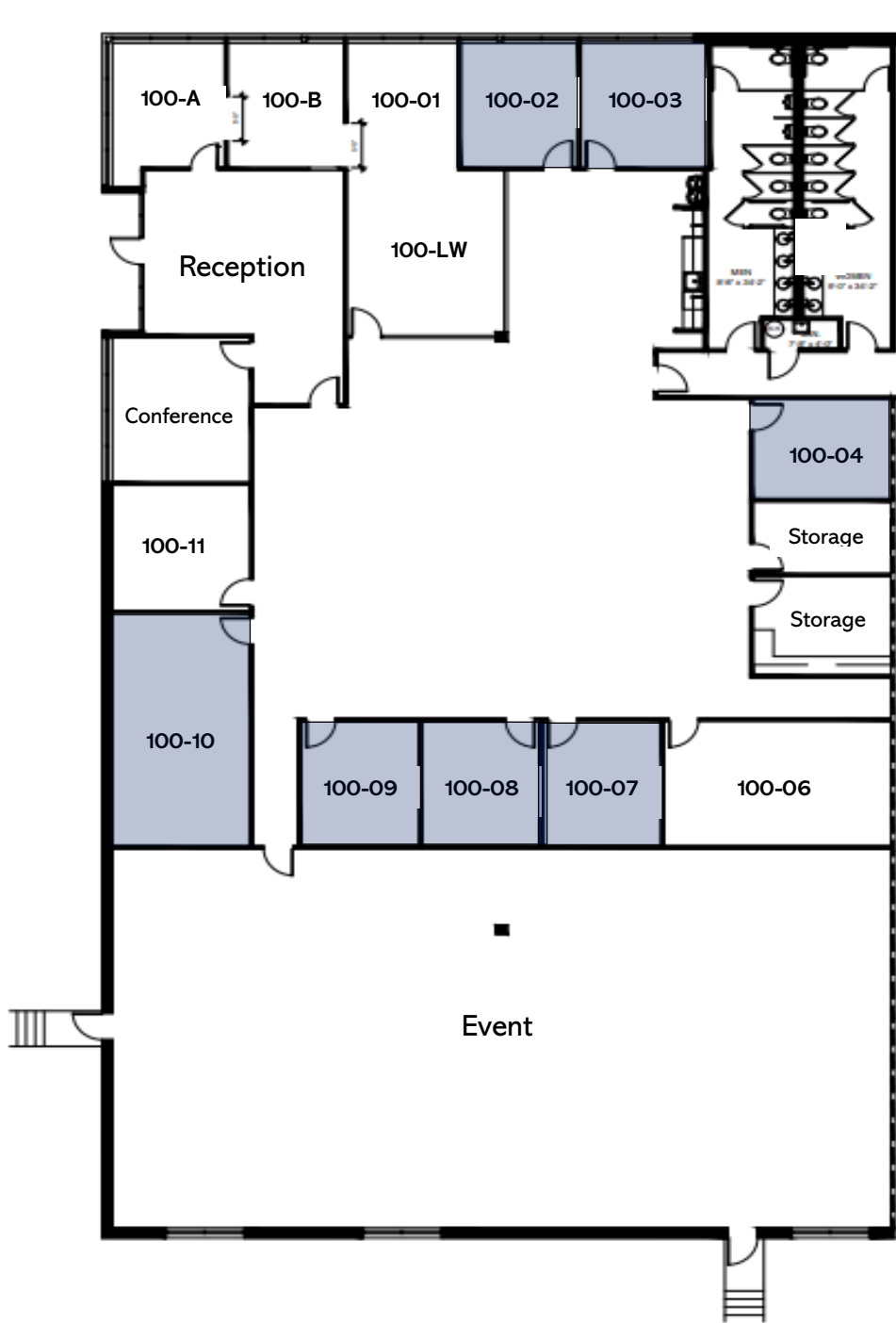
- Furnished offices with data services available
- 24/7 secure card key access
- On-site leasing, management, and maintenance
- After-hours HVAC
- Ample surface parking
- Modernized by 2025 renovations

CUSTOMIZABLE SUPPORT SERVICES

- Furnishings
- Data Packages
- Administrative Support

AVAILABLE SPACE

Available Space			
152 Continental Avenue, Suite 100			
Suite 100-02	167 SF	\$900/month	Premium Window Office
Suite 100-03	180 SF	\$900/month	Premium Window Office
Suite 100-04	156 SF	\$800/month	Private Office
Suite 100-07	170 SF	\$800/month	Private Office
Suite 100-08	170 SF	\$800/month	Private Office
Suite 100-09	170 SF	\$800/month	Private Office
Suite-100-10	367 SF	\$1500/month	Team Office



TWINROSE COLLABORATIVE PRICING

For event space pricing or to schedule a tour,
please contact:

Service	Rate
Memberships & Passes	
Monthly Membership	\$150 / month / member
Guest Day Pass Package	\$150 / 10 passes
Guest Day Pass (Daily/Weekly)	\$20 / day or \$80 / week
Private & Executive Offices	
Wi-Fi & Hard-Wired Internet	\$50 / month & \$100 / month
Executive: Static IP Address	Available per custom plan
Executive: Phone Service	Available per custom plan
Google Verified Address	\$75 / month
Team Office Add-Ons	
Wi-Fi & Hard-Wired Internet	\$50 / month & \$100 / month
Static IP Address	Available per custom plan
Phone Service	Available per custom plan
Google Verified Address	\$75 / month
One-Time Setup Charges	
Office Setup Fee	\$100 / occupant
Access Card & Key Deposit	\$50 / set
Security Retainer	1 month of total office charges
Virtual Office Options	
Virtual Office	\$65 / month / location
Virtual Office Plus	\$200 – \$500 / month
Service Retainer	1 month of service charges
Mail Handling	
Weekly Scan	\$100
Monthly Scan	\$25
Weekly Forwarding + Postage	\$125
Monthly Forwarding + Postage	\$50
Admin Assistance	
Base Hourly Rate	\$50 / hour
5-Hour Package	\$250 / month
10-Hour Package	\$450 / month
20-Hour Package	\$850 / month
40-Hour Package	\$1,600 / month
Printing, Scanning, Copying	
B&W Print (Letter/Legal)	\$0.25 per side
B&W Print (11x17)	\$0.50 per side
Color Print (Letter/Legal)	\$0.50 per side
Color Print (11x17)	\$1.00 per side
Scanning & Copying	\$0.15 per page
Prepaid Print Discount	10% off \$50 prepaid
Meeting Rooms – Member / Non	
Wingren Training Room	\$250 / \$375 (half); \$500 / \$750 (full)
Wingren Meeting Room	\$150 / \$200 (half); \$300 / \$400 (full)
Carpenter Conference Center	\$500 / \$600 (half); \$900 / \$1100 (full)
Continental Conference Room	\$250 / \$300 (half); \$500 / \$600 (full)
Midway Meeting Room	\$150 / \$200 (half); \$300 / \$400 (full)
Midway Board Room	\$250 / \$375 (half); \$500 / \$750 (full)

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