



■ COMMERCIAL CONDOMINIUMS FOR SALE

XSPACE HOUSTON.

Eighty-six commercial condominiums in Houston's Design District, delivering 2027. You buy your unit the same way you'd buy a house — with a mortgage, a deed, and equity that belongs to you. Build it out however your business needs it, then keep it, lease it, or sell it.

86

UNITS

572–2,691

SQ FT EACH

20 ft

CEILINGS

4

LEVELS

2027

DELIVERY

■ HIGHLIGHTS

- Drive-up access to most units
- 20-ft ceilings, mezzanine-ready
- Private terraces on select units
- Fully air-conditioned throughout
- Fully customizable — no landlord approvals
- Rooftop lounge with chef's kitchen
- Views of Downtown, Uptown & Memorial Park
- Car elevator and three-lane drive-through
- Conference room, kitchenette & showers each floor
- Triple-gated entry, 24/7 access, backup generator

Designed by Francisco Gonzalez-Pulido of FGP Atelier, former design partner to the late Helmut Jahn. Built by KDW. Directly across from the Houston Design Center.

Rent disappears. Ownership compounds.

Your payment builds equity

Rent goes to a landlord and ends the term with nothing to show for it. Here, every payment pays down an asset you can borrow against, sell, or pass on.

Your build-out stays yours

Customize the space entirely — no landlord approvals. Everything you invest stays with the unit, permanently.

Your cost is fixed

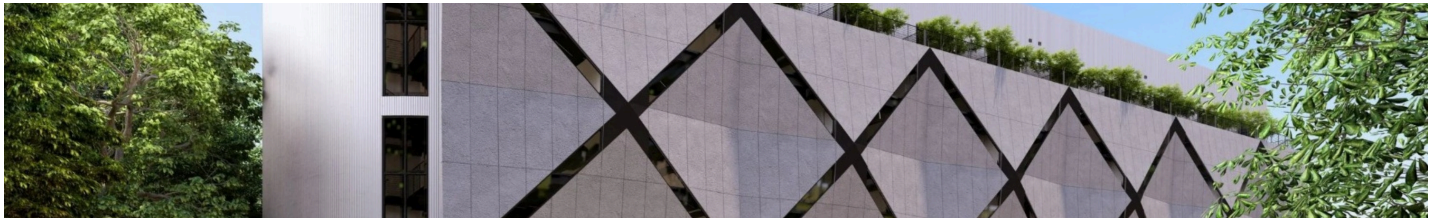
No renewals repricing at market. Your basis is set at purchase while the Design District corridor around you appreciates.

Your options stay open

Occupy it, lease it to another business for income, or sell. Commercial ownership also opens depreciation and 1031 exchange options.

■ THE UNIT MIX

LEVEL	UNITS	TOTAL AREA PER UNIT	WHAT DEFINES IT
LEVEL 1	22	572 – 2,691 SF	Drive-up access, largest units
LEVEL 2	22	975 – 2,081 SF	Mezzanines and private terraces
LEVEL 3	22	994 – 1,599 SF	A mezzanine in every unit
LEVEL 4	20	800 – 1,051 SF	A terrace on every unit
TOTAL	86	Approximately 93,400 SF	Units are combinable



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All images are artist's renderings and are illustrative only; furnishings, vehicles, landscaping and interior build-outs shown are not included. Units are delivered as shell space. Unit counts, areas, dimensions and amenities are approximate, subject to final architectural and engineering drawings, and may change without notice. Delivery timing is a target and may be affected by weather, permitting and supply conditions. This is not an offer to sell or a solicitation to buy; any sale will be made solely under a written purchase agreement and the project's governing condominium documents. References to equity, appreciation, leasing income, depreciation and 1031 exchanges are general in nature, are not a promise of return, and are not tax, legal or investment advice — consult your own CPA and attorney. Presented by The Petersen Real Estate Group at SERHANT. Equal Housing Opportunity. Information from sources deemed reliable but not guaranteed; buyers should independently verify.