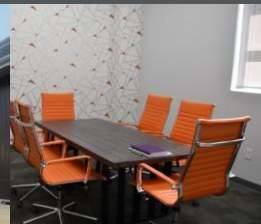
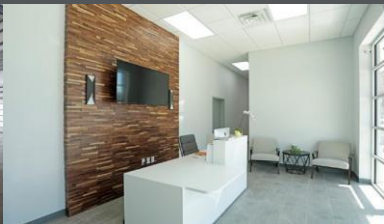


WH WORKHUB

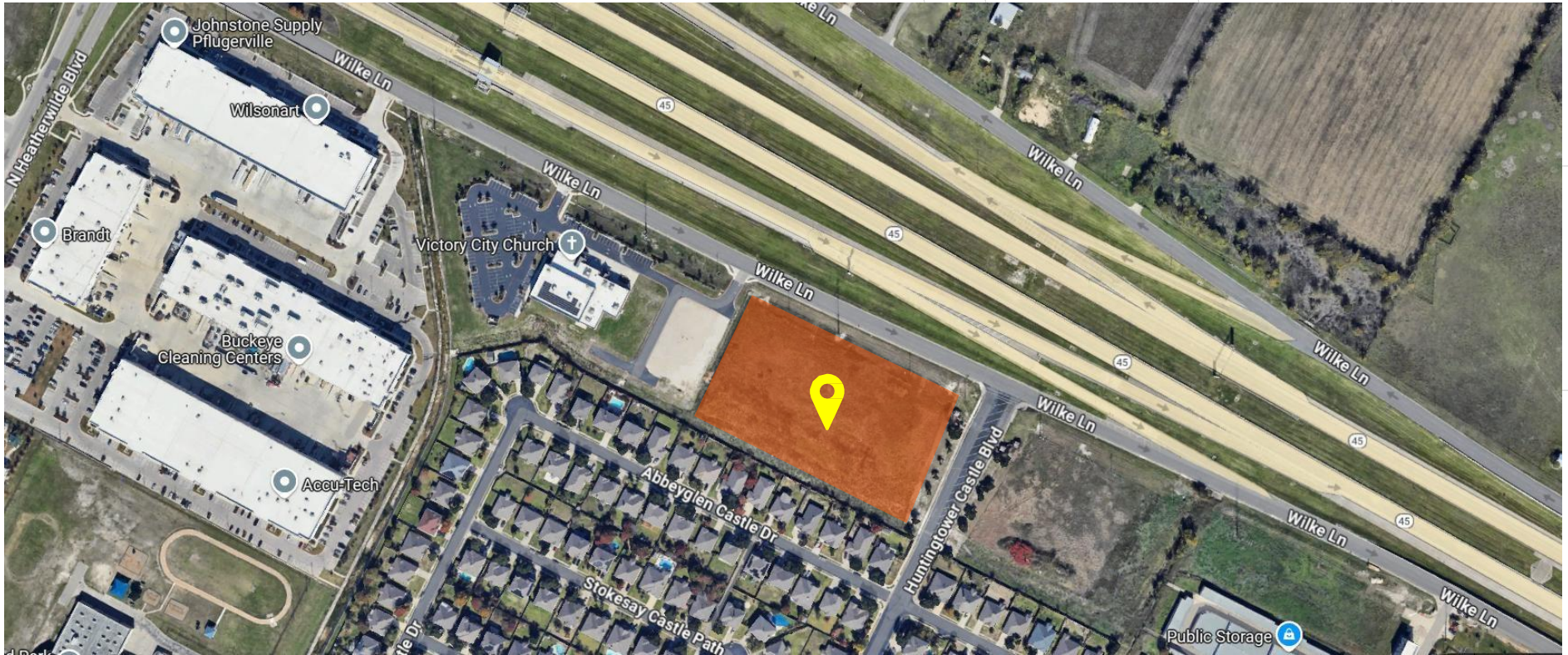
WILKE LN, PFLUGERVILLE, TX 78660



LOCATION

Block A, Lot 2 Blk A

NW, Wilke Lane & Huntingtower Caste Blvd, Pflugerville, TX



PROJECT INTRODUCTION

Welcome to WorkHub Pflugerville.

We appreciate the opportunity to present this exciting new project and look forward to the possibility of collaborating to transform this property into a dynamic and sustainable development that enhances the City of Pflugerville. With WorkHub's extensive experience, dedication, and strategic vision, we are confident that this project will create lasting benefits for the community while embodying the values and aspirations of all stakeholders. Having carefully assessed the property's potential, we are fully committed to delivering a development that aligns seamlessly with the City's vision for growth and progress.

Our projects are designed to provide our tenants with a highly adaptable and efficient space tailored to their unique operational needs. By offering integrated solutions, we enable businesses to concentrate on their core operations while positioning ourselves as a strategic partner in their growth and expansion.

This development will deliver significant benefits to the City of Pflugerville, including the addition of premium light industrial commercial office and warehouse space, job creation, the introduction of a modern and innovative complex, and the cultivation of a dynamic business ecosystem that fosters collaboration and success.

We are fully committed to working with the city to realize these benefits while ensuring compliance with all regulatory requirements and incorporating community input.



SITE PLAN

WorkHub Pflugerville is a thoughtfully designed, premium business development that aligns seamlessly with the City of Pflugerville's long-term vision for quality growth, responsible planning, and strong community integration. As experienced Texas-based developers specializing in high-quality light industrial and flex spaces, we are committed to enhancing the local business landscape while upholding the highest standards of design, safety, and functionality.

This 71,000-square-foot development comprises two 28-foot-tall, architecturally cohesive buildings that house 36 upscale office and warehouse suites. Each suite is designed to attract professional, growth-oriented businesses—with a refined front-facing office or showroom and a flexible rear warehouse space—ideal for clean users such as designers, contractors, tech services, e-commerce distributors, and other low-impact commercial operations.

The site includes ample parking, generous landscaping, secure screened enclosures, and enhanced on-site security, creating a clean, modern, and well-maintained environment that adds long-term value to the area. From building orientation and exterior materials to circulation and green space, every aspect of the project has been planned to meet or exceed Pflugerville's development standards. Importantly, we've incorporated direct input from nearby residents to ensure the project complements and enhances the surrounding community.

We are proud to bring a project that reflects Pflugerville's aspirations for sustainable economic development and a vibrant, well-balanced business ecosystem.



SITE PLAN



RENTAL AREA: 71,527.11 SF



BUILDINGS FLOOR PLAN

The interiors of our buildings will showcase a modern, open design, fostering a welcoming environment for tenants, customers, and visitors. Every unit has been thoughtfully designed to balance functionality and aesthetics, ensuring an exceptional user experience.

Each suite will include:

- **Demising Walls:** Clean, professional partitions throughout interior spaces.
- **Insulated Glass Storefronts & Windows:** Maximize natural light with self-closing doors for energy efficiency.
- **Insulation:** Installed in the metal building and interior walls for temperature control and energy efficiency.
- **Polished Floors in Communal Areas:** Sleek, durable, and low-maintenance flooring for high-traffic spaces.
- **High Ceilings:** Enhance spaciousness and adaptability for business needs.
- **Individual A/C & Heating:** Each unit has its own system for personalized climate control.
- **Premium LED Lighting:** High-end fixtures for bright, visually appealing spaces.
- **Gas Available Upon Request:** Optional gas access is available for businesses requiring it.
- **ADA & Fire Compliance:** Fully designed to meet accessibility and safety regulations.



PROJECT SPECIFICS

Number of Suites:	36 Units
Location:	NW, Wilke Lane & Huntingtower Caste Blvd.
Rental Sq. Ft.:	72,753.18 ft ²
Average Sq. Ft. per Suite:	2,020.92 ft ²
Type of Building:	Two, Pre-Engineered Metal Buildings
Land Area:	5.84 Acres
Vehicle Parking:	178 spaces
Site Access:	Wilke Lane & Huntingtower Caste Blvd.
Green Area:	79,118.58 ft ² (31.10%)
Pavement Area:	102,518.64 ft ² (40.30%)
Buildings Area:	72,753.18 ft ² (28.60%)



LOOK & FEEL

The two buildings within the complex will be identical in design, featuring architectural stucco panels in the front that contribute to a sleek and modern aesthetic. The combination of stucco and metal finishes, tall sloping roofs, and strategically varied color tones will enhance the development's contemporary appeal. The front façade of each building will incorporate canopies and expansive glass storefronts, allowing for ample natural light and an inviting atmosphere.

All buildings within the project will adhere to a cohesive design concept, with office spaces positioned at the front and warehouse areas in the rear. This layout is specifically crafted to accommodate businesses seeking functional and versatile commercial spaces. We recognize the importance of delivering a high-quality, upscale product that remains accessible and cost-effective, ensuring aesthetic appeal and practicality without compromising on excellence.



LOOK &
FEEL



LOOK &
FEEL



LOOK &
FEEL



LOOK &
FEEL





1780 Hughes Landing Blvd, Suite 670, The Woodlands, TX 77380

WORKHUB