

MASTER TENANT LIST FLEXSPACE DISTRICT

Retail Flex • Office Flex • Flex Industrial • Civic/Educational • Updated Prohibited Uses

1. RETAIL-FLEX TENANTS

(Customer-facing, light-service, boutique retail, wellness, and experiential users. Ideal for frontage buildings.)

A. Personal Care, Beauty & Wellness

Nail salons

Hair salons & barbershops

Lash studios/brow studios

Waxing & sugaring boutiques

Medspa (non-surgical)

Botox & aesthetics clinics (injection-only)

Massage therapy

Chiropractic studios

Physical therapy (customer-facing)

Cryotherapy centers

Float therapy / sensory deprivation studios

Holistic wellness centers (acupuncture, naturopathy, etc.)

Weight-loss clinics

IV drip therapy centers

Tanning studios

Hearing aid sales & fitting centers

Speech/audiology clinics

B. Family, Youth, Lifestyle & Education

Daycare / micro-daycare

After-school programs

Tutoring centers (Kumon, Mathnasium, etc.)

STEM/Robotics learning centers (Code Ninjas, Snapology)

Music lesson academies (multi-room)

Language schools

Homeschool co-op centers

Children's activity gyms

C. Fitness, Sports & Recreation

Boxing gyms

MMA studios

CrossFit gyms

Pilates / yoga / barre studios

HIIT & functional fitness studios

Dance academies

Cheer gyms

Gymnastics micro-centers

Baseball/softball batting cage facilities

Indoor turf training centers

Rock climbing studios

Basketball training centers

Golf and virtual golf simulators

Personal training studios

Sports performance academies

D. Specialty Retail & Showrooms

- Furniture showrooms
- Home décor stores
- Lighting showrooms
- Flooring/tile/carpet showrooms
- Kitchen & bath remodel studios
- Closet & storage system showrooms
- Appliance retail showrooms
- Electronics resale & repair shops
- Camera equipment stores
- Musical instrument shops
- Uniform & medical scrubs stores
- Party/event décor & balloon design studios
- Sewing/quilting stores
- Antique/vintage stores
- Hobby & collectibles shops
- Craft retail

E. Automotive (Non-Mechanical Only)

- Car detailing studios
- Ceramic coating
- Paintless dent repair
- Window tinting
- Vinyl wrap + wrap printing
- Car photography studios
- Exotic car rental offices
- Chauffeur/limo fleet offices
- Collector car storage (showcase storage only)

F. Pet-Focused Retail & Services

- Pet grooming studios
- Dog training centers
- Pet daycare playrooms
- Small pet boarding (indoor)
- Pet supplies retail stores

G. Light Food & Beverage (Non-Hooded)

- Meal prep businesses
- Coffee roasting studios
- Smoothie/juice pickup spots
- Packaged food retailers
- Bakery pickup locations
- Catering pickup (light prep only)

H. Experiential Retail

- Escape rooms
- VR gaming centers
- Art workshop studios
- Pottery studios (electric kilns only)
- Maker/DIY class studios
- Creative class rooms (painting, sculpting)

2. OFFICE-FLEX TENANTS

(Professional services, corporate operations, technology, creative, back-office, and trade-service users. Ideal for mid-site buildings.)

A. Professional & Corporate Offices

- Real estate brokerages
- Real estate development offices
- Property management firms
- Insurance agencies
- Claims processing centers
- CPA/accounting firms
- Law offices
- Title companies
- Mortgage brokerages
- Appraisers
- Corporate regional HQ
- Franchise HQ offices
- Construction estimating firms
- Environmental consulting firms
- Geotechnical soil sample offices (storage-only)

B. Medical & Health (Non-Hazardous)

- Optometry offices (no lab)
- Dietician & nutrition coaching
- Counseling/therapy offices
- Sports rehab centers
- Speech therapy
- Occupational therapy
- Telehealth recording studios
- Medical billing offices

C. Creative, Media & Production

- Photography studios
- Videography agencies
- YouTube content studios
- Podcasting studios
- Animation studios
- Sound engineering labs
- Graphic design agencies
- Print-on-demand operations
- Apparel design & small merch production
- Film/editing studios

D. Technology, IT & Engineering

- IT support companies
- Managed service providers (MSPs)
- Software development teams
- App development offices
- Cybersecurity firms
- Robotics micro-offices
- Drone operations companies
- Fiber installation companies
- AV design/integration contractors
- Electronics R&D labs (light-duty)

E. Trades, Construction & Field Services

- General contractors
- Homebuilders
- Roofing companies
- HVAC contractors
- Plumbing contractors
- Electrical contractors
- Solar installers
- Low-voltage integrators
- Security alarm monitoring firms
- Restoration/remediation (non-hazardous)
- Pest control offices
- Landscape companies (office + tools)
- Masonry contractors
- Fencing companies
- Pool service companies
- Irrigation service companies
- Water softener service companies
- Flooring installers
- Window/door installers

F. Back-Office & Operational

- Call centers
- Call center overflow offices
- Operations control hubs
- Franchisee training centers
- Contractor bullpen shared spaces
- Dispatch offices
- Supply-chain administrative offices

3. FLEX INDUSTRIAL (LIGHT INDUSTRIAL / WAREHOUSE / ASSEMBLY NO MANUFACTURING)

(Low-impact warehouse, storage, distribution, assembly, and light fabrication users for rear-site buildings.)

A. Warehousing, Distribution & Storage

- E-commerce fulfillment centers
- Amazon DSP micro-bases
- 3PL micro-centers
- Parcel sorting (low volume)
- HVAC/plumbing/electrical supply depots
- Light equipment rental warehouses
- Seasonal décor warehousing
- Craft supply warehouses
- Medical supply distribution (non-hazardous)
- Document storage centers
- Route operator hubs (Pepsi, Frito-Lay type, small scale)
- Vending machine operator hubs
- Wine storage
- Collector car storage
- Indoor boat/RV storage
- Nonprofit distribution & food pantry staging (dry goods)

B. Light Assembly & Fabrication

- Solar panel staging/assembly
- Window blinds/shutters assembly
- Packaging & kitting centers
- Promotional product assembly
- CNC woodworking (small scale)
- Laser engraving studios
- Electric kiln pottery production
- 3D printing labs
- Electronics repair & refurbishment
- Small appliance refurbishment

- AV equipment assembly
- Water filtration assembly
- Air filtration assembly
- Green energy micro-assembly
- Knife sharpening studios (non-industrial)
- Trailer graphics/branding

C. Vehicle-Related (Strictly Low-Impact)

- Fleet staging for service vans
- Vehicle photo studios
- Light reconditioning (no mechanical)
- Vehicle vinyl printing
- Motorcycle storage

D. Environmental & Operational Support

- Water testing labs (non-hazardous)
- Air quality testing labs
- Environmental consulting storage
- Disaster response contractor staging
- Tree trimming companies (tool storage only)
- Portable sign rental storage
- Small scaffolding rental (indoor-only)

4. CIVIC, EDUCATIONAL & COMMUNITY USES

Nonprofit administrative offices

Nonprofit warehouse hubs

First responder / EMS training

Trade school annexes (classroom only – HVAC/electrical theory rooms)

Adult education centers

Language schools

Testing centers

Workshop/training seminar rooms

Small churches or ministry offices

Community outreach centers

5. UPDATED PROHIBITED USES

These uses will **NOT** be permitted anywhere on the site:

- Heavy manufacturing
- Industrial welding/fabrication
- Hazardous chemical storage
- Truck terminals
- Fueling stations
- Scrap/recycling yards
- Data centers requiring heavy utility loads
- Outdoor storage yards
- Adult entertainment
- Medical waste facilities