



Novel
COWORKING

YOUR ENTERPRISE SOLUTION

novelcoworking.com (877) 301-6217



Office Solutions for Growing Enterprises

Growing enterprises face many challenges, but managing your evolving office space needs doesn't have to be one of them. Whether you are expanding into new markets or have outgrown your current space, Novel Coworking can help you find the space to write your next chapter.

We offer flexible, customizable office suites equipped with the latest technology in more than 20 cities nationwide. Need space in more than one location? Novel provides you a single point of contact — simplifying the search process and saving you time and money.

What makes Novel Coworking different? Our ownership of the buildings we operate allows us to make improvements and customizations beyond what our competitors offer, all while keeping rents lower than other coworking providers.

Introducing Novel Coworking SmartSuites™



Rapid growth shouldn't force you to settle for generic space to meet your flexible office needs. SmartSuites provide flexible, customizable solutions for growing businesses. Conveniently situated in downtown locations, these technology-enhanced private suites are ideal for rapidly growing companies or those looking to expand into new locations.

Featuring

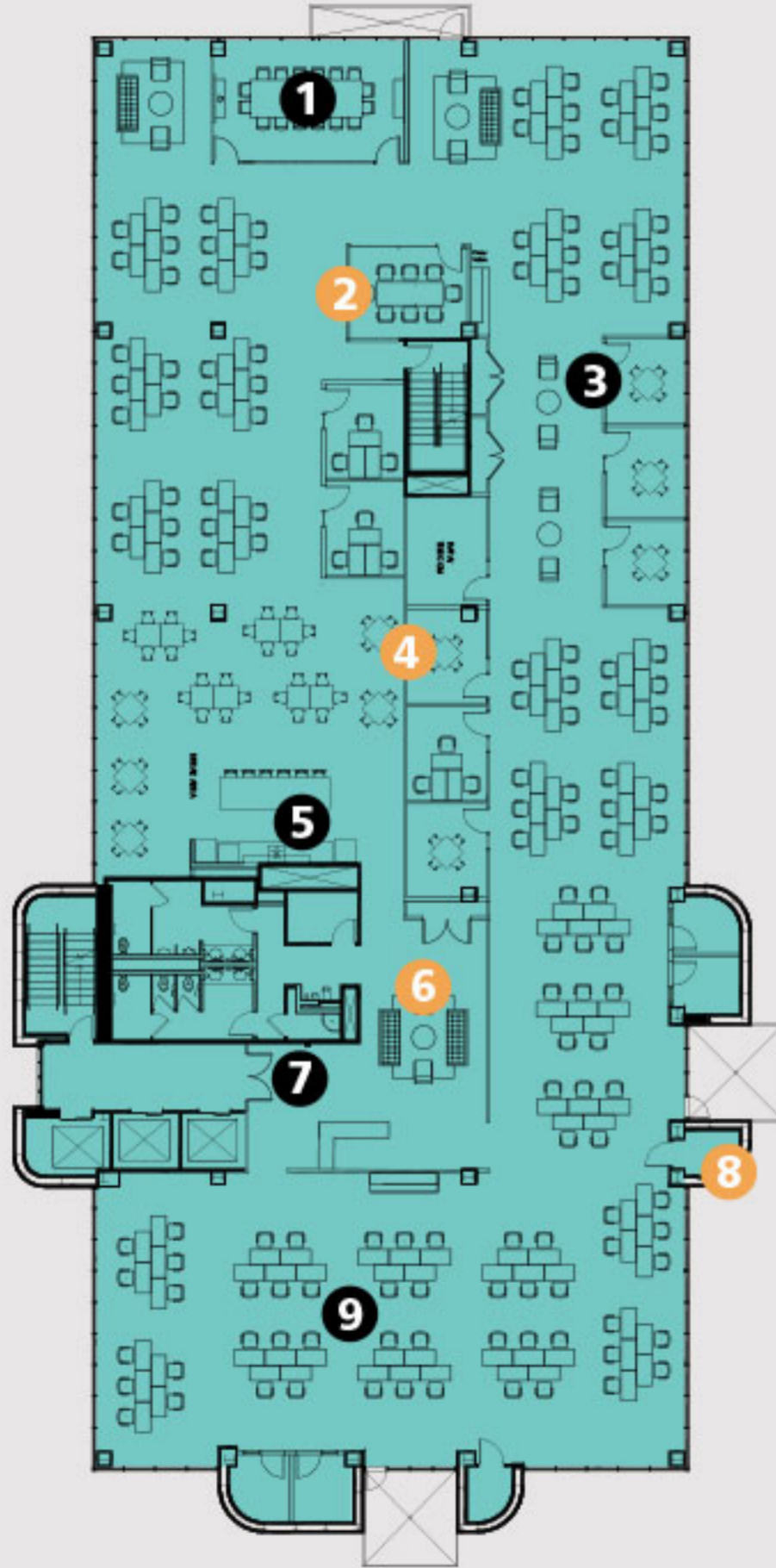
- Private entry with 24/7 keycard access
- Combination of private offices and collaborative open space
- Fiber internet, up to 1 GB
- Prominent lobby display of your logo
- Customizable design
- Conference room
- Alexa enabled sound system
- Kitchen/break room

Amenities

- Mail service
- Dedicated Community Managers on site
- Lounge areas
- Access to all Novel Coworking locations
- Espresso & coffee bar
- Local beer on tap
- Additional Conference rooms
- Community events

SmartSuites are an easy, affordable way for companies with 10 to 500 people to meet their short and medium-term needs. Take a virtual tour and see how our SmartSuites might work for your company.

Sample Floor Plan



1. **Team rooms** that can be set up either as pods for **quiet work** or optimized to maximize headcount
2. Conference rooms with **Echo Show for video conferencing**
3. **Huddle rooms** for on the fly collaboration
4. **Private executive offices** that allow you to have meetings and calls without the whole team listening in
5. **Kitchen** for easy access to the office refrigerator and microwave
6. Soft seating with blue board for **brainstorming with colleagues**
7. Door-width color **logos on suite**
8. Phone booths for **private calls**
9. **Open floor plan** space

Helping Accenture Manage National Expansion



Accenture joined Novel Coworking's Denver location in early 2018 with a 2,386 square-foot suite, and quickly expanded to add two additional office suites featuring custom furniture, paint, and security solutions. With a current headcount of 62 and plans to hire additional staff by the end of the year, the company plans to occupy a full floor of Novel Coworking 16th Street. In addition, as the company's growth takes them to new markets, they added an office suite at Novel Coworking's downtown Indianapolis location in late 2018.

Advantages for Corporate Clients

- Instant accessibility to new markets
- Plug-and-play office environment
- Customizable, award-winning interior design
- Prime locations with easy access to transit
- Ability to recruit top talent
- Flexibility to grow as needed
- Happy hours and social events
- Complimentary use of 30+ locations nationwide



Making Expansion Simple for SunRun

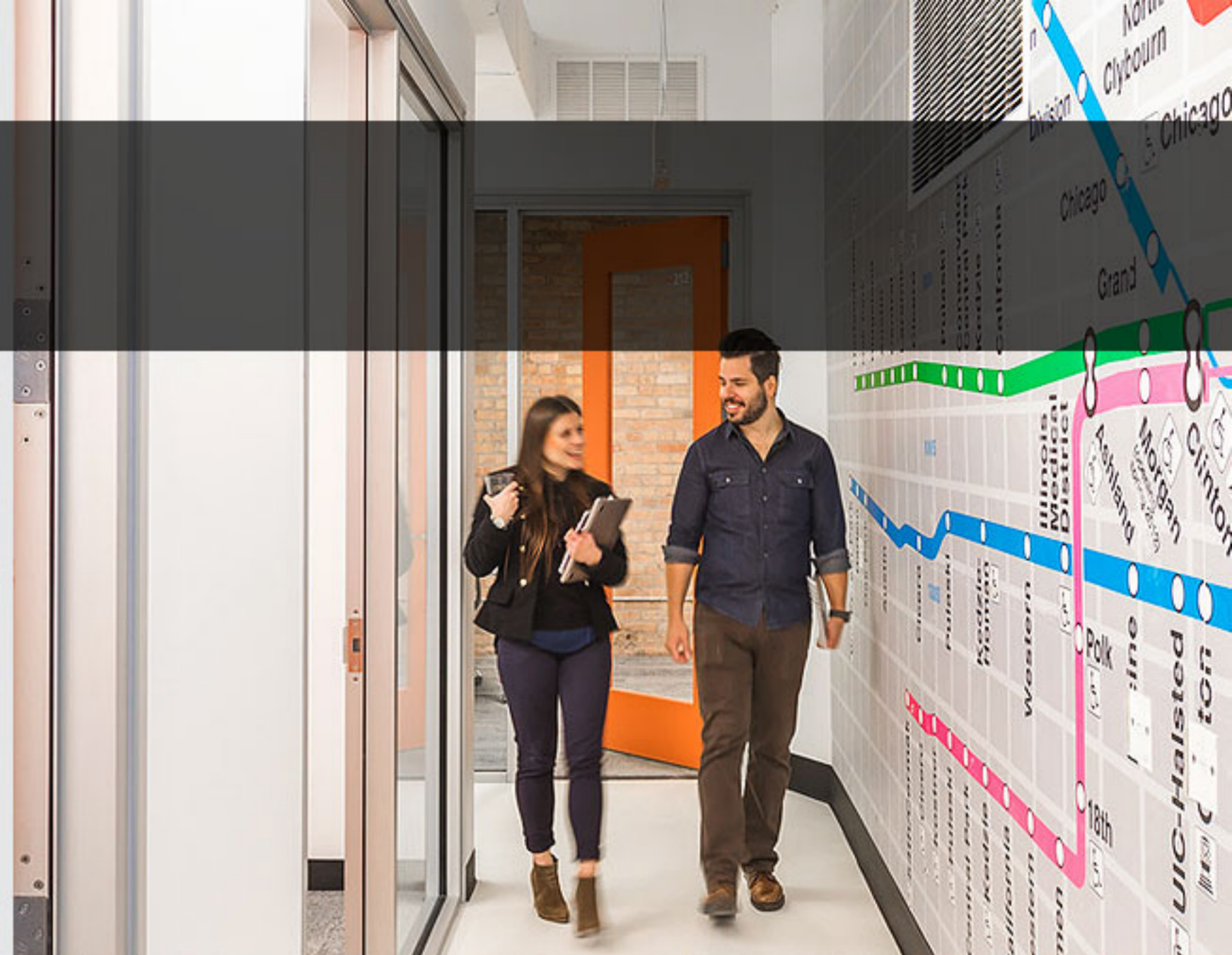


Sunrun makes going solar simple for its customers. And when they were ready to expand their operations into the Denver area, they were looking for someone who could do the same for their office space needs.

Novel Coworking helped them place 80 people into an 11,500 square foot, customized suite in just three weeks. As Sunrun's Denver operations grew, our flexible suite was able to continue to meet the needs of the 40 additional staff they added within the first three months.

Our solution for Sunrun gave them room to accommodate a growing workforce while they evaluated their long-term options

- Customized suite, ready for move-in in three weeks
- Flexible space to accommodate rapid growth
- 12-month term that gives them time to assess their long-term needs
- Attractive, modern space with state-of-the-art technology
- Amenities that help recruit and retain top talent
- Community events



Project Space in Multiple Locations for UnitedLex



UnitedLex understands innovation. As an enterprise legal services provider, UnitedLex often needs to quickly add temporary space around the country for document review purposes. Novel Coworking's innovative National Accounts program allows them to find space for the flexible term they need, wherever we are, with a single call.

How did we help UnitedLex better serve their clients?

- Temporary space in Indianapolis, Chicago and Denver for document review
- Flexible space to accommodate rapid growth
- Fully-equipped and furnished suites optimized for large headcount
- Direct fiber internet
- State of the art technology
- Convenient downtown locations with easy access to transportation
- 24/7 access
- Mail service

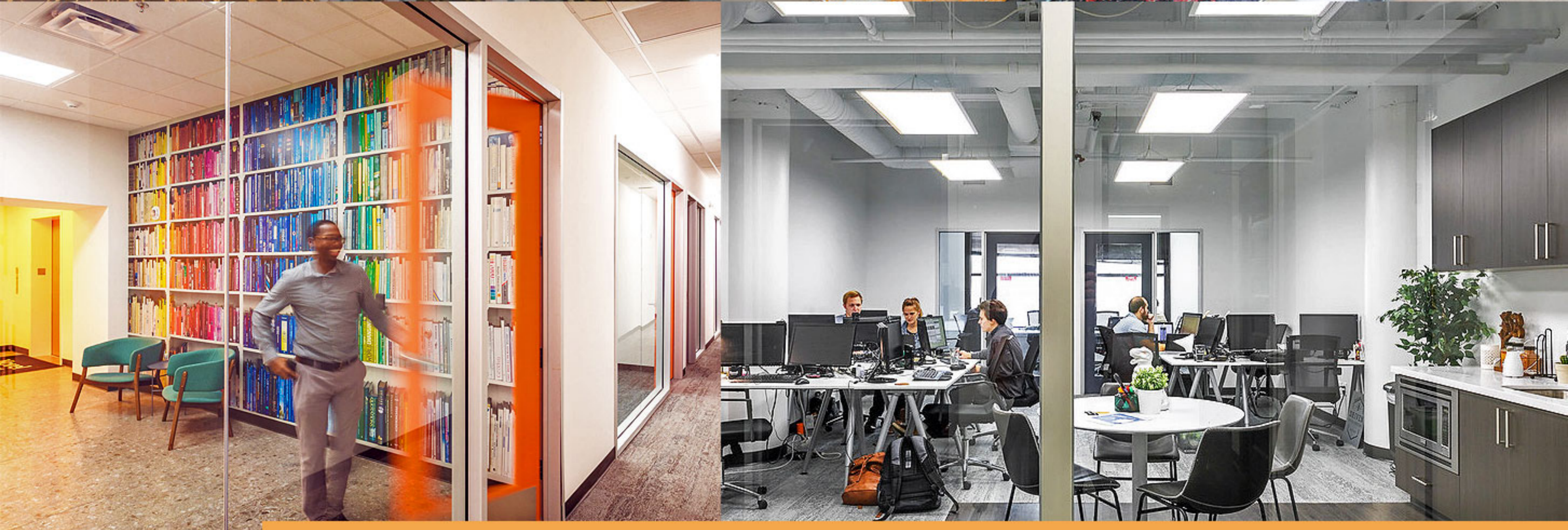


Nationwide Access

As a member of the Novel Coworking community, you have complimentary 24/7 access to any of our locations nationwide. So whether you need space to work while visiting a client or a conference room to meet with prospects in a new location, we've got you covered.



Representative Photos



Novel Coworking vs a Traditional Lease

At Novel Coworking, the average workspace cost per person for enterprise companies is \$250/month.

Novel Coworking offers businesses of all sizes cost savings over traditional leases, as well as customizable workspaces and flexible terms.

1) REDUCED OVERALL COSTS

In addition to lower rents per employee, workspace at Novel Coworking comes move-in ready, eliminating the cost of tenant improvements.

2) NO OPERATIONAL EXPENSES

Novel Coworking's all-inclusive pricing covers all utilities and taxes, reception, security, fiber internet and furniture, as well as espresso bar and beer on tap.

3) FLEXIBLE GROWTH POTENTIAL

With flexible terms and a variety of office sizes, clients at Novel Coworking can scale their workspace as their business grows.

In comparison to a traditional lease and/or build-out, Novel Coworking can save businesses **up to 50% on workspace.**

BUILDOUT COSTS

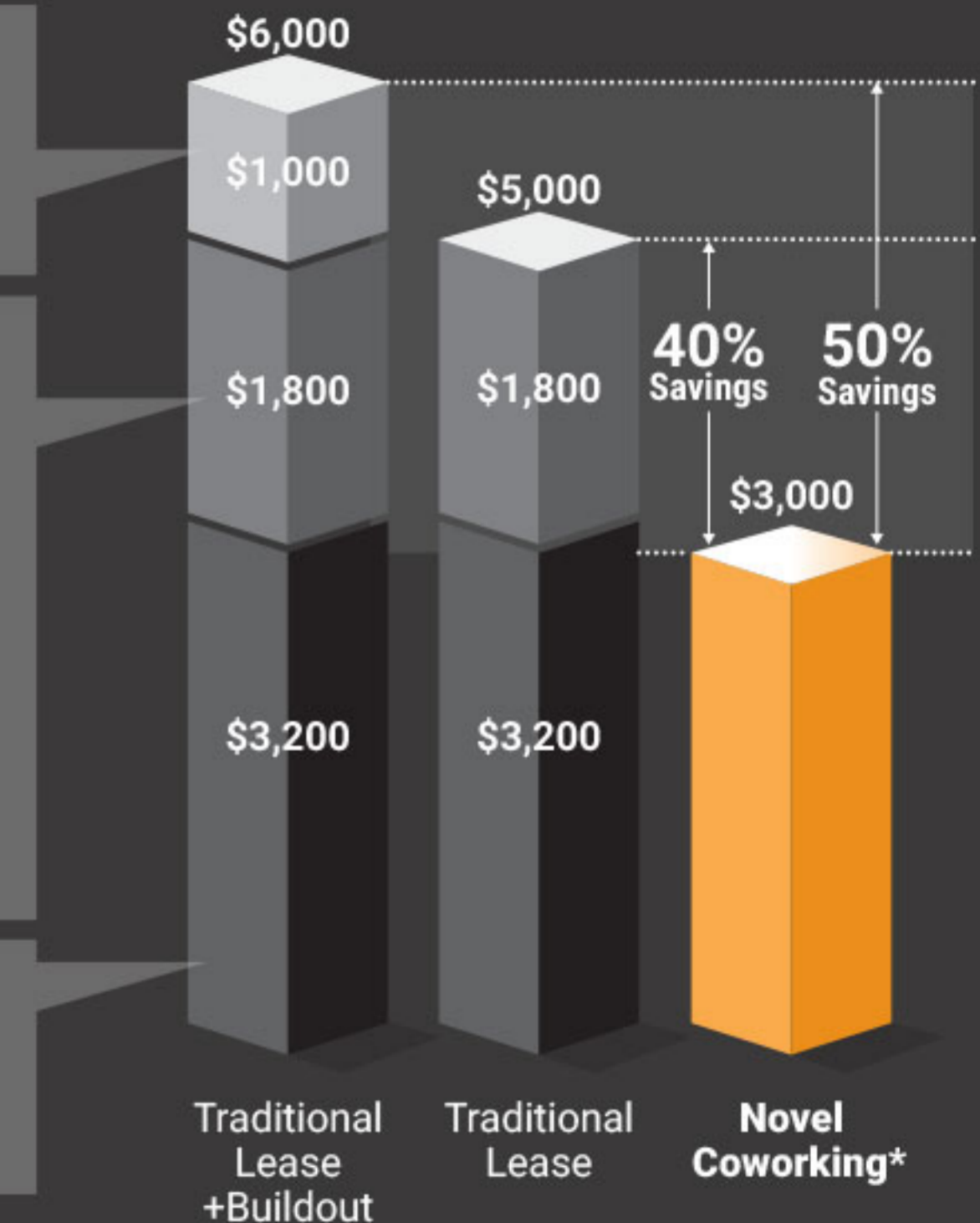
\$10 / Sq. Ft. x 100 Sq. Ft. / employee

OPERATIONAL



Per Employee	
Receptionist	\$300
Cleaning	300
Internet/Phone	300
Security	300
Insurance	200
Supplies	200
Events	200
Total	\$1,800

GROSS RENT

\$32 / Sq. Ft. x 100 Sq. Ft. / employee



How We Compare

	NOVEL	WeWork	Regus
BUILDING OWNERSHIP	✓	✗	✗
"LIVE-WORK-PLAY" LOCATIONS (CLOSE TO PUBLIC TRANSPORTATION)	✓	 VARIOUS	 VARIOUS
LARGE SUITES WITH PRIVATE ENTRY, KITCHENETTE, AND CONFERENCE ROOM	✓	✗	✗
FLEXIBLE CAPACITY WITHIN SUITE	✓	✗	✗
NO SECURITY DEPOSIT	✓	✗	✗
DOOR-WIDTH COLOR LOGOS ON SUITE	✓	✗	✗
NO IT SETUP FEES	✓	✗	✗
DIRECT FIBER INTERNET INCLUDED	✓	✓	✗
DOESN'T SELL CLIENT DATA	✓	✗	✗

Why Novel Coworking?



OWNERSHIP

Unlike other workspace providers, Novel Coworking owns the buildings it operates in, allowing us to make improvements to building amenities such as adding fiber line internet, building podcast rooms or rooftop decks, or improving the building facade. Our ownership also allows us to keep rents low, which keeps our clients coming back year after year.



FLEXIBILITY

While most of our clients sign one-year contracts, we offer everything from daily to monthly to half-year agreements so that your business has the flexibility to grow at its own pace. As many of our clients experience success and add to their staff, we also offer larger office suites at competitive prices that accommodate up to 500-person teams.



SUPPORT

Novel Coworking wants to help our clients grow, which is why we regularly do business with our clients in our spaces and encourage them to do business with one another. Unlike other shared office spaces, we install client's logos in color on their office doors as well as allow them to advertise their business in the lobby. We support enterprise companies, growing businesses, and satellite offices to write the next chapter in their story!

Simply put: better product, better service, better price.

Get Started Today

Kayley DiCicco is the National Corporate Accounts Manager for Novel Coworking. As part of our National Accounts Program, Kayley offers a single point of contact for enterprise clients and real estate brokers with multiple office location needs. Kayley has been with Novel Coworking since its inception in 2013, and is passionate about helping businesses create productive, agile work environments so they can grow and thrive. Having started her career at Novel Coworking as a Center Manager, Kayley has a deep understanding of what companies large and small need, and how coworking space can help you succeed.

Kayley has a Bachelor of Science in Business Administration, with an emphasis on Real Estate and Finance. She served as the Executive Board President of the Marquette Real Estate club.

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