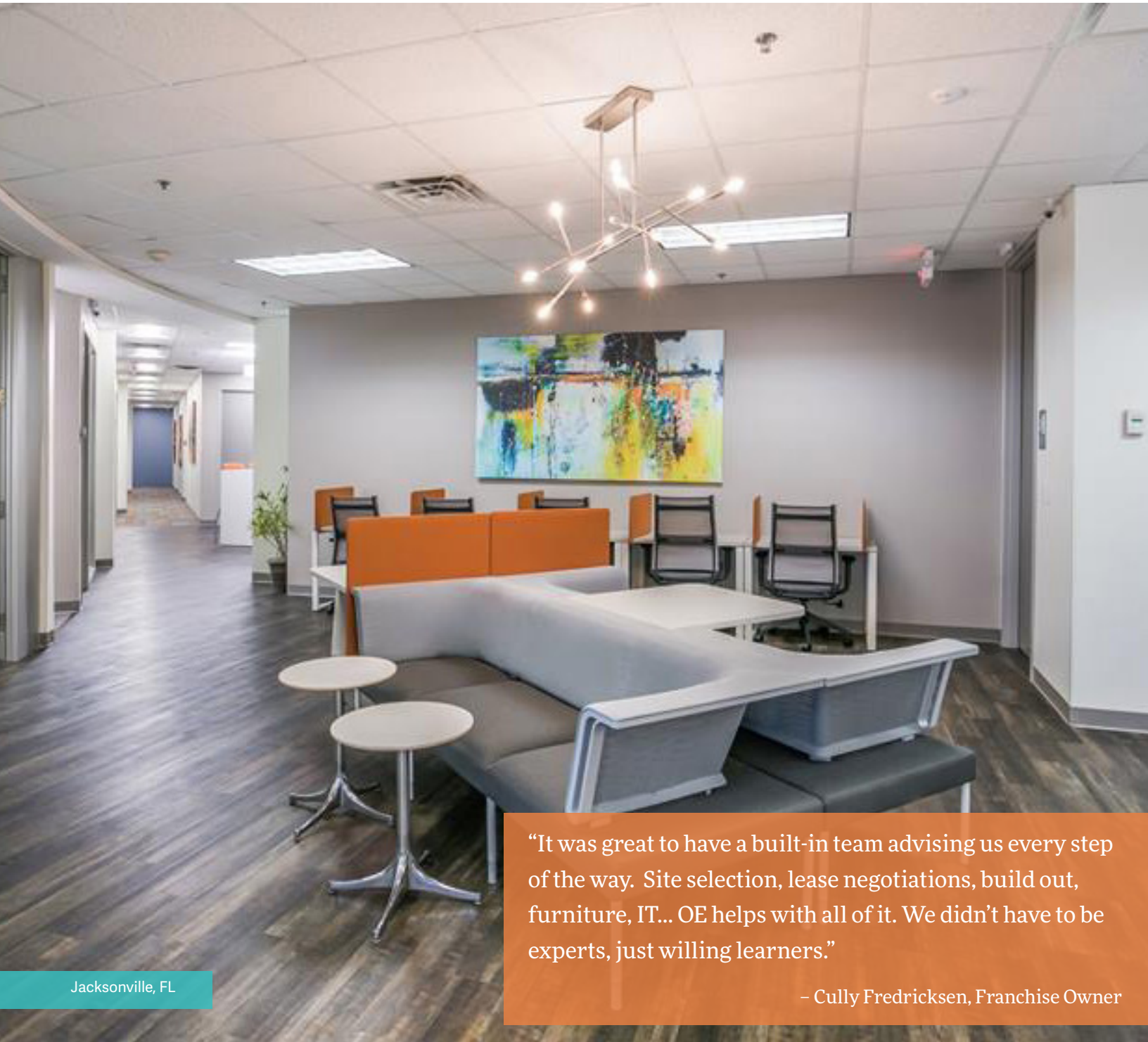


Join the #1 and Fastest Growing Coworking Franchise in the Nation!



Jacksonville, FL

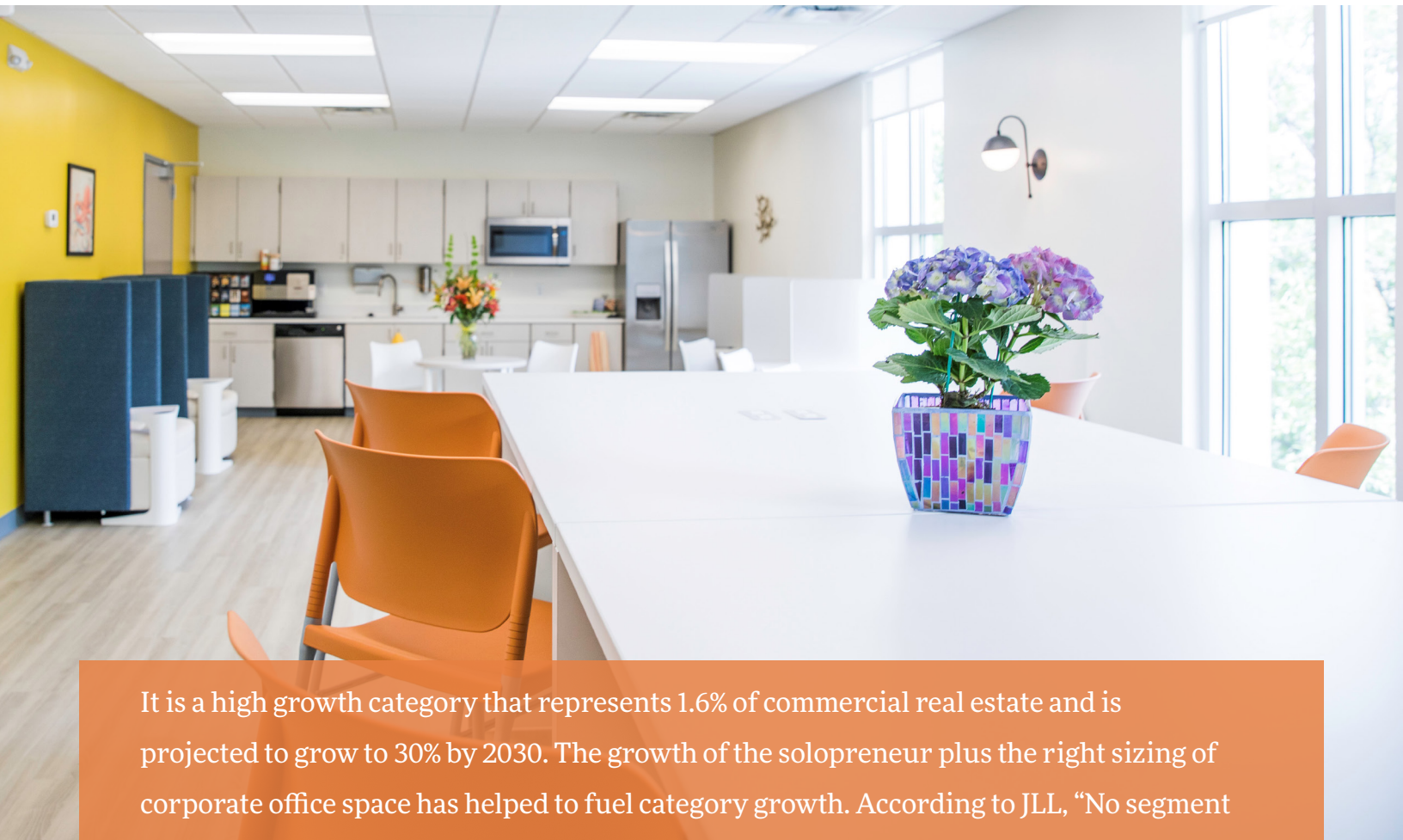
“It was great to have a built-in team advising us every step of the way. Site selection, lease negotiations, build out, furniture, IT... OE helps with all of it. We didn't have to be experts, just willing learners.”

– Cully Fredricksen, Franchise Owner

By 2030, the flexible workspace market is expected to represent 30% of U.S. office stock. (JLL)

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The coworking category is on fire!



It is a high growth category that represents 1.6% of commercial real estate and is projected to grow to 30% by 2030. The growth of the solopreneur plus the right sizing of corporate office space has helped to fuel category growth. According to JLL, “No segment of the market has demonstrated more overall growth than the coworking industry. Given the massive amounts of venture capital that’s being poured into the sector, this aggressive growth rate shows no signs of slowing. That’s why we expect flexible space to remain one of the office market’s primary growth catalysts for quite some time.”

The US has 80+ million square feet of flexible workspace, making it the global leader in coworking real estate. (*Coworking Resources*)

Coworking reduces loneliness and makes workers happier. (*Small Business Labs*)

During the Great Recession from 2008-2010, Regus’ occupancy rates only declined by 5.5%. (*VTS - View the Space*)

There are approximately 35,000+ flexible workspaces in the world, representing 521 million square feet (*Allwork*)

A Unique Niche within the Coworking Category.

Driven by the need to align workspace with business and workstyle needs, the coworking category continues to experience tremendous growth. As the category expands, we have carved out a significant and unique niche that our members value. Proudly, we are the largest network of locally owned and operated coworking locations in the nation. Here are some highlights of our key points of differentiation.

Located in suburban markets.

Franchisees and Business Center Managers (the heart of each location) are woven into the fabric of the community. Each drawing upon their local network to support member success.

Franchisee Benefit: Lower costs associated with a suburban market. And meeting the needs of an underserved locale.

Smaller footprints.

Our location size allows for a community to be truly nurtured, while also offering an extended community of thousands across the network.

Franchisee Benefit: Highly efficient space, utilization, and monetization.

Space layout and design.

The flow of our space, the colors, furniture, and the ratio of private, semi-private and open space is no accident. The design is purposeful, created to enable and enhance our members' work.

Franchisee Benefit: Creates an environment appealing to our customer profile and attracts business.

Business minded clientele.

Each franchisee has made their mark in business. Some are serial entrepreneurs. Others are spring boarding off a successful corporate job and are ready to flex their entrepreneurial muscles.

Franchisee Benefit: A unique business ownership model. Working directly with like-minded entrepreneurs.

Our Culture.

Our culture based on the principles of Ohana is palpable. Owners, BCMs and members all share in a common desire to help and support one another.

Franchisee Benefit: Ohana. Working together to provide Dreamers, Risk-takers, and Doers workspace to do their thing.

If this sounds interesting to you, we invite you to read on and to connect with one of our Business Development experts.

An Unparalleled Franchise Opportunity.

If you are interested in owning a franchise in your community that yields recurring revenue, catering to a professional clientele that operates Monday - Friday / 8-5, we encourage you to read on.



Recurring Revenue

Subscription-based revenue model: 90%+ income is recurring.



Semi-Absentee

Manage the manager model.



One Employee

You hire one salaried, professional employee. That's it.



No Food

No need to worry about food, expiring inventory or cash.



Business to Business (B2B)

You'll have professional clients, just like you.



Recession Resistant

The demand for flexibility is not going to decline.



Longmont, CO

Investment Range



Investment Range

While our FDD states our Total Investment range as \$286k-\$1.4M, most deals are completed between \$350k-\$500k. For more information, please refer to item 7 in our FDD.



Franchise Fee

1st unit: \$45,000
2nd unit: \$35,000
3rd unit: \$25,000

Qualifications for a Franchisee

Net Worth and Capital Requirements

# of Units	Net Worth	Investable Liquid Capital
1	\$750K	\$300K
2	\$1.0MM	\$500K
3	\$1.2MM	\$750K

Credit Score

In order to qualify for a sufficient bank loan and commercial lease, you need a credit score of 700 or higher.

The Flexible Workspace market is estimated at \$26 billion. (*Allwork*)

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Ready to Move Forward?

Our development process serves an important process – to ensure you understand what it takes to be a successful member of our Ohana. Together, we'll work through the steps ensuring you have all the tools needed to reap solid financial rewards.

STEP 1:

Inquire

STEP 2:

Get Introduced to Office Evolution

STEP 3:

Learn About the Office Evolution Model

STEP 4:

Review our Territory and Franchise Disclosure Document (FDD)

STEP 5:

Validation with Other Franchisees

STEP 6:

Finalize Term Sheet and Asset Verification

STEP 7:

Meet our Team

STEP 8:

Sign the Franchise Agreement and Join our Ohana!



Salt Lake City, UT

“The culture we have built in our center is one with true Ohana. Our members (and even our guests) are great people, and the sense of community is one of the greatest selling points.”

– Ryan and Erin Seager, Franchise Owner

Coworking members in the US are forecasted to double to \$1.08 MM in '22 (*Statista.com*)

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Our Core Values

In Hawaiian, **"Ohana"** means an extended family or clan. **Ohana is at the core of our culture and our values.** Our OE Ohana includes every teammate regardless of their employer, our franchise owners, investors, and partners. When executed the right way, our members and guests embrace and become members of our Ohana too.



Our Ohana's common purpose is to represent those who try, believe in their own talents, dream of a better life, and say "I can do this!" **They are important, brave, deserve our respect, our heroes, and we exist to serve them.**

Since we are an Ohana, **"We are in this together"**. We simply call this **"Win-win"**. When a member of the Ohana is respectful, works hard, follows the plan, strives for constant improvement, takes ownership and is authentic, we tend to work even harder for them.

We fight for those who own their actions and respectfully fight for themselves. We are energized by this.

However, they can't do it alone. They need cheerleaders, comrades, supporters and facilitators who will fight with them... and they need places to work, places to think and dream, and places to connect.

Our responsibility is to take ownership and to authentically serve, honor, respect, support, teach, coach, empathize with and cheer for the dreamers and fighters. **This is not about us, it's about them.** But, when they are successful, we will all be rewarded with respect, wealth, gratitude, admiration.

We are driven by this greater purpose, by this Ohana of dreamers and doers. It is our duty, our purpose, our calling, to take ownership and to authentically serve, admire, respect and honor them, and to provide them **a place to do their thing.**



Our Franchisees

DREAMERS
RISK-TAKERS
AND DOERS
INSPIRED HERE.
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Mike and Kelly Weilgus, Area Developers - Jacksonville, FL

Why did you decide to become an OE franchisee?



"We looked at a number of different opportunities and OE definitely hit the cord for us. I think primarily it was the ability to have just one employee. I think that was very attractive to us. Also, we didn't want to be in the restaurant business. We didn't want to be dealing with folks we couldn't relate to. So, we are actually dealing with business people on a day-to-day basis and really help them grow their business."

Andy Fry, Area Developer - Charleston, NC

Why did you decide to become an OE franchisee?



"Before joining Office Evolution as a franchisee in 2016, I was an Institutional banker with responsibilities that included relationship management, sales and operations to major Institutional Investors. The common thread between my banking background and Office Evolution is client service. I've found that I really enjoy helping clients succeed, and the OE business model enables me to help my customer base build their businesses for success. This gives me true satisfaction."

Rhett Bratt and Dawn Lopshire - Walnut Creek, CA

What do you enjoy most about owning/running a flexible workspace?



"No two days are ever the same when you own your own business, especially a business in which you interact with so many different people in so many diverse industries. Learning from both members and guests never gets old, and helping people accomplish their professional goals is richly satisfying."

Martin Gruszka - Northern Virginia

What do you enjoy most of owning/running a flexible workspace?



"The optimism, energy, and drive of our members are contagious and thrilling. Watching them run out to sales meetings and later come back to share their successes or goals for improvement inspires me to do more. The most enjoyable aspect of owning and running a flexible workspace is this symbiotic network of professionals. An environment where my success benefits our members and their success benefits our center is a win-win for all of us."

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Let's Connect



Own a franchise that provides workspace to dreamers, risk-takers, and doers!



Pearl River, NY

“The support, genuineness and win-win attitude of the staff and executives at Office Evolution piqued our interest to the point that we wanted to be a part of that Ohana culture.”

– Kyle Timmons, Franchisee

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