



Proposal for Board Approval

Purpose

The Hub - CoWork LaGrange is a shared workspace located within the LaGrange County Innovation Center designed to support entrepreneurs, remote workers, small businesses, startups, nonprofit organizations, and professionals seeking flexible office space in LaGrange County.

The goal of The Hub - CoWork LaGrange is to create an affordable, professional environment that encourages innovation, collaboration, and business growth while generating sustainable revenue to support the Innovation Center.

Vision

The Hub - CoWork LaGrange will serve as a hub where entrepreneurs, remote workers, business owners, community organizations, and professionals can connect, work, learn, and grow together.

The space will:

- Support small business development.
- Attract remote workers and entrepreneurs.
- Provide professional meeting space.
- Encourage collaboration and networking.
- Enhance the Innovation Center as a countywide asset.

Available Spaces

Private Offices

- Four private offices available.

- Monthly lease: \$500 per month.
- Includes internet, utilities, and access to common areas.

The Hub - CoWork LaGrange Memberships

Daily Pass

- \$20 per day

Monthly Membership

- \$200 per month

Membership includes:

- Open seating
- High-speed internet
- Access to shared workspaces
- Coffee station and common areas
- Networking opportunities and events

Meeting Room

Small meeting room available for:

- Team meetings
- Client meetings
- Training sessions

Rate:

- \$100 per day

Community Room

Large community room available for:

- Trainings
- Workshops
- Public meetings
- Business events
- Community gatherings

Rate:

- \$300 per day
- \$150 ½ day

Nonprofit Use

Recognizing the importance of nonprofit organizations in our community, each nonprofit organization may reserve the community room one time per calendar year at no charge, subject to availability.

Operating Guidelines

- Reservations are required for meeting spaces.
- Users are responsible for leaving spaces clean and orderly.
- Payment is due at the time of reservation.
- Monthly memberships renew automatically unless canceled.
- Meeting room rentals may be canceled up to 48 hours in advance.
- Innovation Center staff reserve the right to deny use that conflicts with the mission of the facility.

Potential Member Benefits

Future amenities may include:

- Business education workshops.
- Networking events.
- Member directory.
- Business mentoring opportunities.
- Access to entrepreneurship programs and small business resources.

Marketing Strategy

Target audiences include:

- Remote workers.
- Entrepreneurs and startups.
- Home-based businesses.
- Sales professionals.
- Consultants.
- Nonprofit organizations.
- Traveling professionals.
- Small businesses needing occasional meeting space.

Marketing efforts may include:

- Social media promotion.
- Chamber partnerships.
- Employer outreach.
- Website listing.
- Grand opening events.
- Founders Forum and entrepreneurship programs.

Financial Impact

Projected annual revenue from fully leased offices:

- 4 offices $\times$ \$500/month = \$24,000 annually

Additional revenue opportunities:

- Cowork memberships
- Day passes
- Meeting room rentals
- Community room rentals