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FLEX

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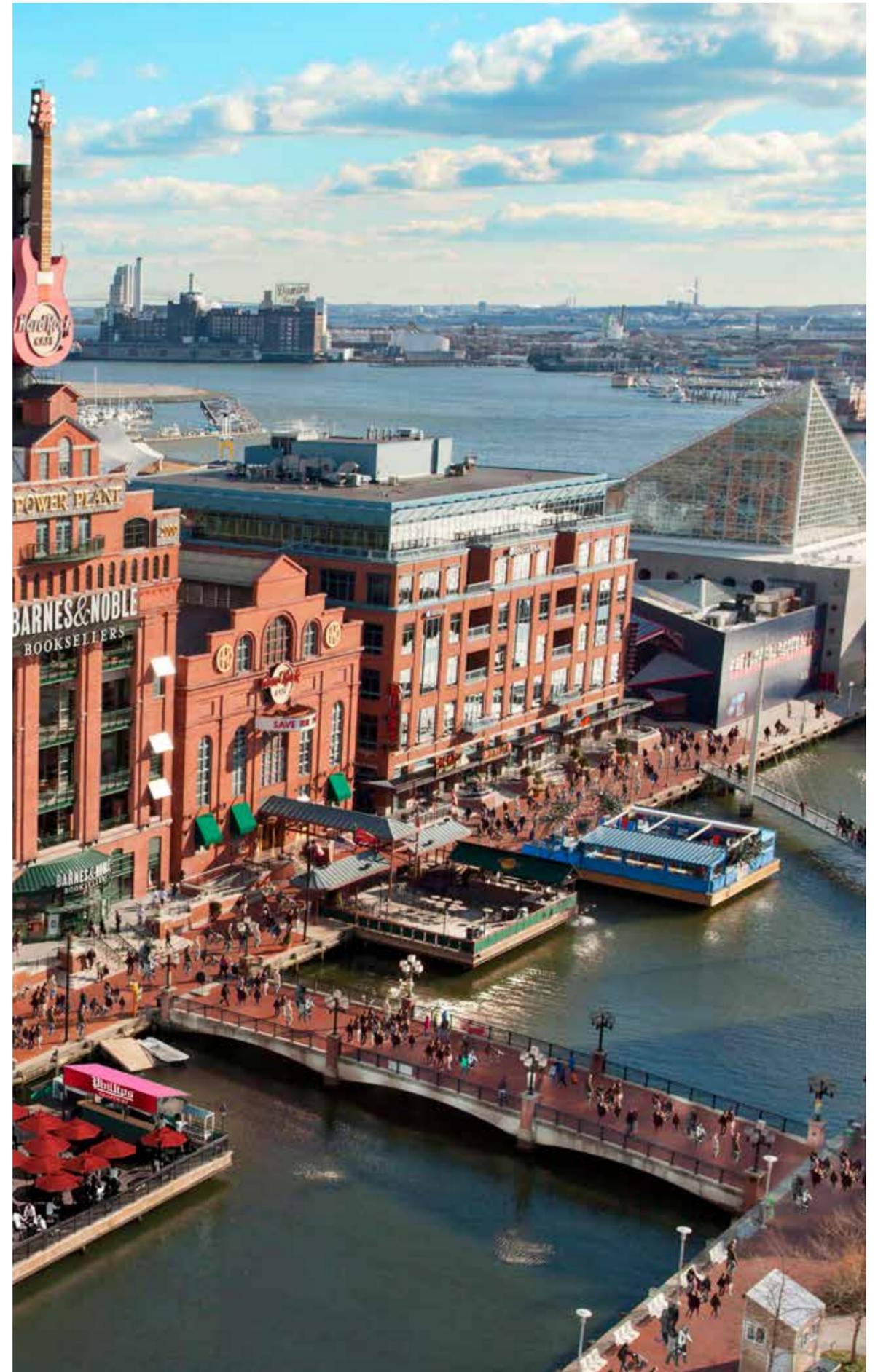
a FLEXIBLE APPROACH TO CORPORATE OFFICES

# PRESENTING SPARK FLEX: A FLEXIBLE APPROACH TO CORPORATE OFFICES

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An innovative workspace model built to be adaptable for growing teams. A hybrid of collaborative coworking and the traditional corporate office, Spark Flex is a turn-key workspace solution for professionals and organizations embracing the future of work.

Spark Flex is challenging the corporate status quo and provides workspaces that evolve alongside the changing workforce. With short-term leases, customizable branded suites, ecosystem support and state of the art amenities, your Spark workspace will provide teams with a platform for productivity and collaboration. Simply select your flexible leases term, customize your workspace, and move-in efficiently ---- without a multi-year commitment.







## WORKSPACE AMENITIES



### PRODUCTIVITY

- Reliable High-Speed Internet
- Concierge Mail Service
- AV Enabled Meeting Rooms
- Rentable Server Rack Space
- Copier, Scanner, & Print Stations
- 24/7 Secure Building Access



### BUILDING

- Class A Office Space
- Waterfront Balcony Views
- Workspace Furniture Included
- Gym Access
- Community Lounge
- On-Site Garage Parking



### COMMUNITY

- Dedicated On-Site Staff
- Shared Kitchen
- Wellness & Mother's Room
- Coffee & Tea Bar
- Community Lounge & Library

## CHALLENGING THE CORPORATE STATUS QUO

The way we work is evolving and where we work has changed. Spark Flex provides community focused workspaces within growing entrepreneurial ecosystems, creating accessibility for entrepreneurs of all backgrounds.







## LEASE OPTIONS

# LEASE OPTIONS

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Spark Flex provides unique by-square-foot lease options to suit a range of professional and administrative needs without the long-term commitment. Simply select your flexible terms, brand your space, and move-in efficiently.

18-Month Minimum Lease Terms

Custom Build Suites Range from 1,200-5,000 SQFT

On-Site Support for IT Setup, Space Design and Move-in Logistics

Furnished & Logo Branded Suites

Hospitality Focused Amenities

Convenient Termination Notice



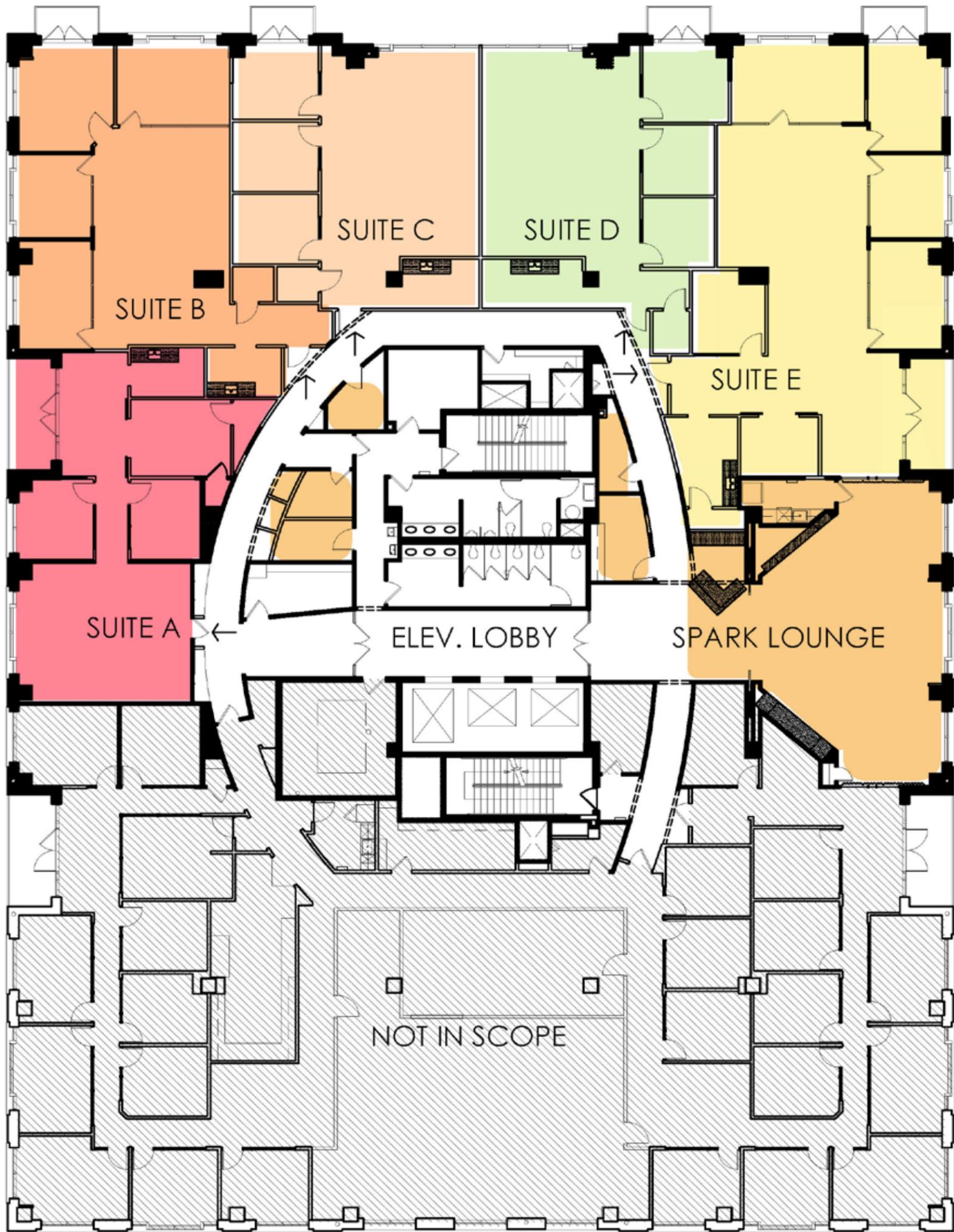


HELLO  
@2020

110  
Bal  
Baltimore

Coffee

**Our Mission**  
To provide a space for sharing  
ideas and experiences, and to  
support our members. We aim to  
provide a space for our members  
to meet and connect, and to  
provide a space for our members  
to share their ideas and experiences.



# FLOOR PLAN OVERVIEW

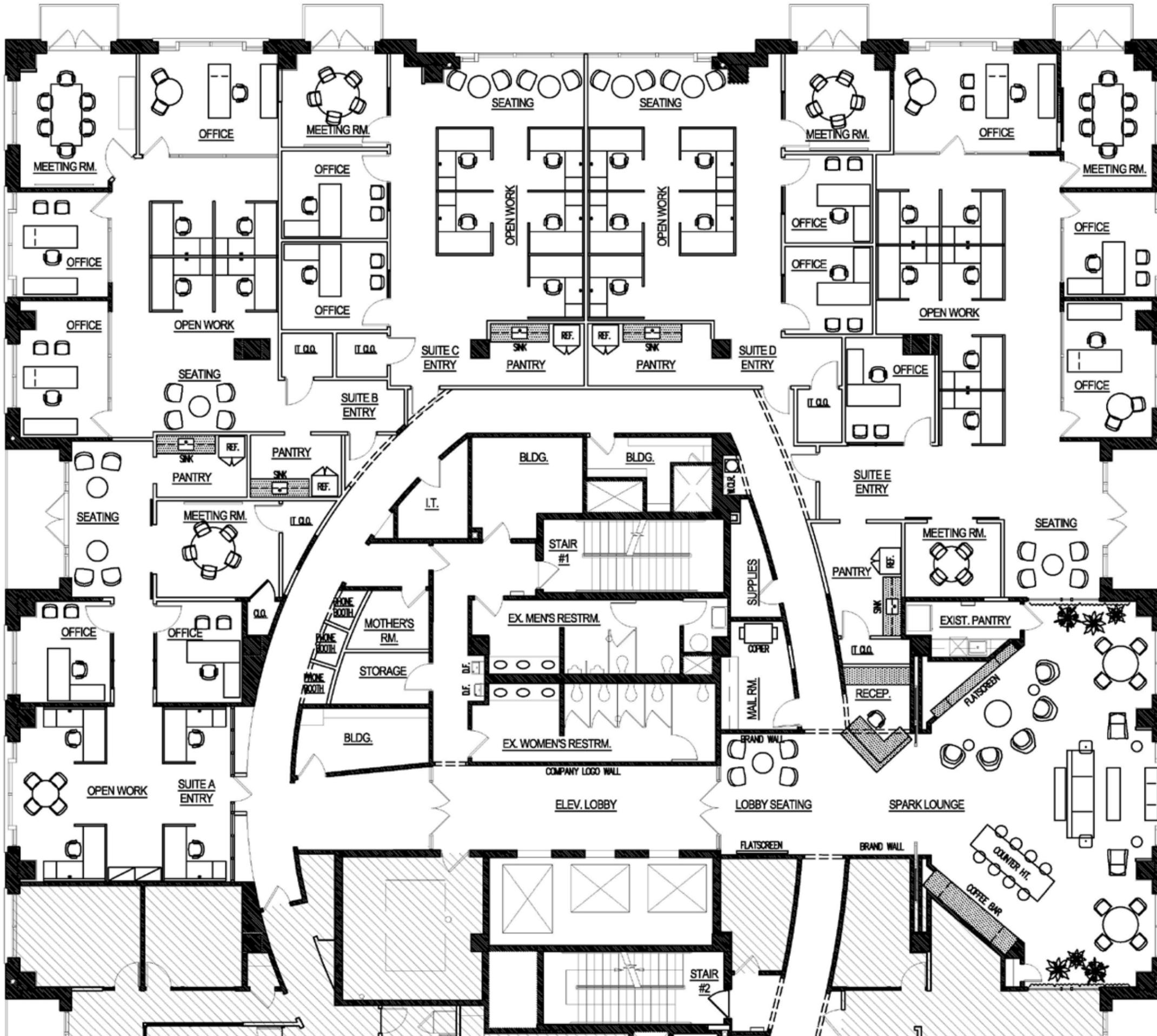
- SPARK SPACE = 1,665 SF
- SUITE A = 1,269 SF
- SUITE B = 1,515 SF
- SUITE C = 1,256 SF
- SUITE D = 1,262 SF
- SUITE E = 2,079 SF

## NOTES

COMMON PATH OF TRAVEL FOR EACH SUITE IS 100' OR UNDER.  
 BUILDING IS FULLY SPRINKLERED.  
 PUBLIC CORRIDORS ARE 60" OR GREATER.  
 SUITE SQUARE FOOTAGE: MEASURED TO INSIDE FACE OF EXTERIOR WALLS, MEASURED TO CENTER OF TENANT SHARED WALLS, AND MEASURED TO FINISHED FACE OF TENANT SIDE OF CORRIDOR AND BUILDING CORE ELEMENTS.

## LEGEND

- NOT IN SCOPE
  - EXISTING WALLS
  - NEW WALLS
  - ALUM. FRAMED GLASS
  - FRAMELESS GLASS
  - OVERHEAD DOORWAY/ BULKHEAD
  - OVERHEAD BULKHEAD/ CABINETS
  - BUILT-IN/ MILLWORK
- 
- NEW SLIDING DOORS
  - NEW DOORS
  - EXISTING DOORS



## SPARK SPACE SUMMARY

- |                          |                |
|--------------------------|----------------|
| LOBBY/ SEATING           | MOTHER'S ROOM  |
| RECEPTION                | MAIL ROOM      |
| SPARK LOUNGE (WEST VIEW) | SUPPLY ROOM    |
| KITCHENETTE              | STORAGE ROOM   |
|                          | 3 PHONE BOOTHS |

## SUITE A SUMMARY 1,269 SF

- |                        |                    |
|------------------------|--------------------|
| 2 OFFICES              | PANTRY             |
| 4 WORKSTATIONS 6' X 7' | LOUNGE SEATING     |
| MEETING ROOM           | 1 EXTERIOR BALCONY |

## SUITE B SUMMARY 1,515 SF

- |                        |                    |
|------------------------|--------------------|
| 3 OFFICES              | PANTRY             |
| 4 WORKSTATIONS 6' X 7' | LOUNGE SEATING     |
| MEETING ROOM           | 1 EXTERIOR BALCONY |

## SUITE C SUMMARY 1,256 SF

- |                        |                    |
|------------------------|--------------------|
| 2 OFFICES              | PANTRY             |
| 5 WORKSTATIONS 6' X 7' | LOUNGE SEATING     |
| MEETING ROOM           | 1 EXTERIOR BALCONY |

## SUITE D SUMMARY 1,262 SF

- |                        |                    |
|------------------------|--------------------|
| 2 OFFICES              | PANTRY             |
| 5 WORKSTATIONS 6' X 7' | LOUNGE SEATING     |
| MEETING ROOM           | 1 EXTERIOR BALCONY |

## SUITE E SUMMARY 2,079 SF

- |                        |                      |
|------------------------|----------------------|
| 4 OFFICES              | PANTRY               |
| 6 WORKSTATIONS 6' X 7' | LOUNGE SEATING       |
| 2 MEETING ROOMS        | 2 EXTERIOR BALCONIES |

## LEGEND

- |                              |  |
|------------------------------|--|
| NOT IN SCOPE                 |  |
| EXISTING WALLS               |  |
| NEW WALLS                    |  |
| ALUM. FRAMED GLASS           |  |
| FRAMELESS GLASS              |  |
| OVERHEAD DOORWAY/ BULKHEAD   |  |
| OVERHEAD BULKHEAD/ CABINETRY |  |
| BUILT-IN/ MILLWORK           |  |
| NEW SLIDING DOORS            |  |
| NEW DOORS                    |  |
| EXISTING DOORS               |  |

## FURNITURE PLAN

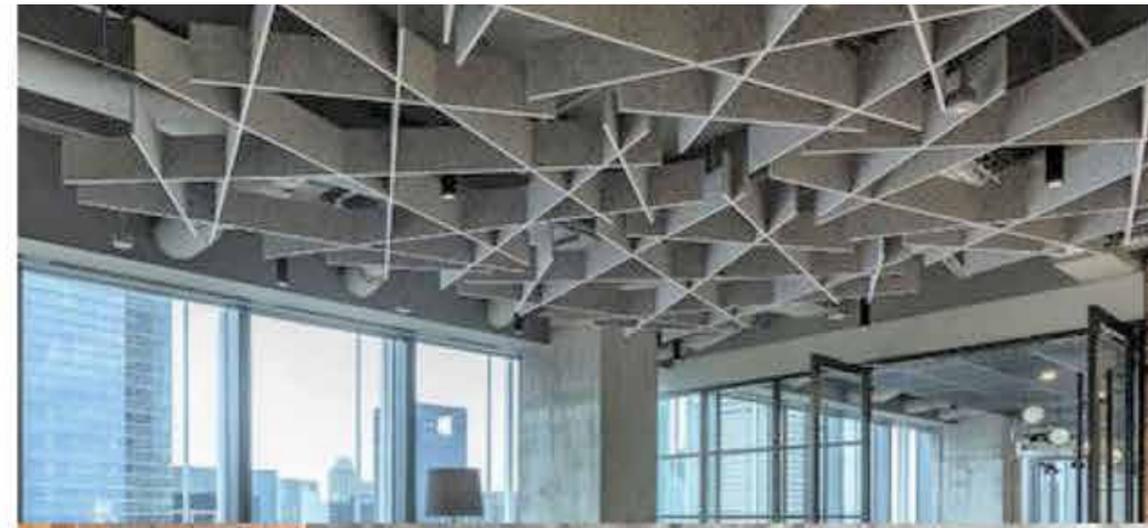
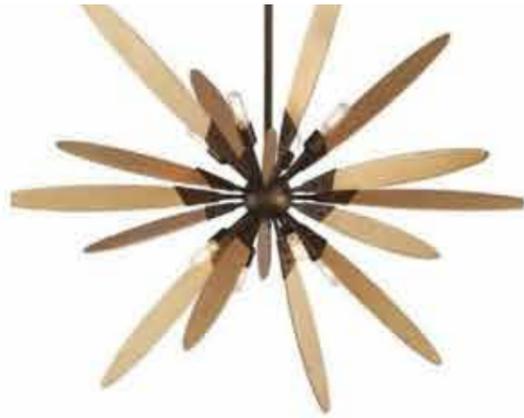
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# LOUNGE DESIGN ELEMENTS

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DESIGN



## BROKER REFERRAL PROGRAM

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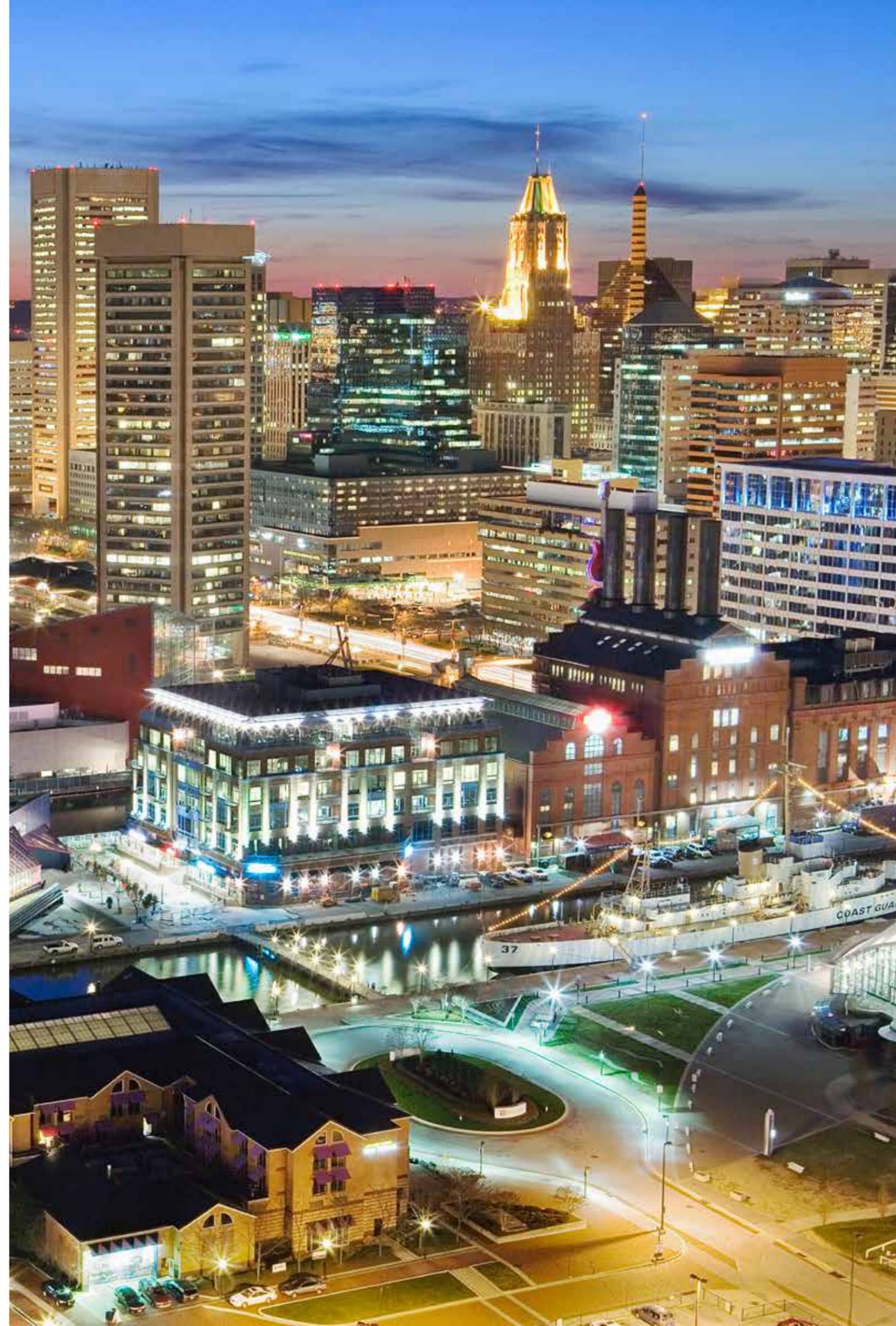
### WE CAN HELP

Have a small client who is looking for flexible office space? Don't have time to cater to their needs but do want to help them find the perfect fit and get paid? Spark Flex can help. Simply send us your referral and we will take it from there.

If they sign a lease, you get paid. It's that simple.

### HOW IT WORKS

Spark Flex partners with brokers to help find the perfect workspace solution for their clients. Simply submit your referral to [info@spark-flex.com](mailto:info@spark-flex.com). For successfully referred members, Spark Flex pays a 10% brokerage fee a month for up to 12 months.





## THE CORDISH COMPANIES

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Now in its fourth generation of family ownership, The Cordish Companies is an international collection of businesses defined by four major areas of expertise: real estate development, gaming and hospitality, Live! Entertainment Management, and international business. As the largest and most successful developer of entertainment districts and concepts in the United States, The Cordish Companies have unparalleled experience in creating and revitalizing high-profile destinations in urban core locations. Plus, they've received the highest possible national awards in their various areas of expertise, including an unprecedented seven Urban Land Institute Awards of Excellence. For more information, please visit [cordish.com](http://cordish.com) or call **410-752-5444**.





# CONTACT

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