



COWORKING  
STORAGE  
KITCHENS





## Kitchen

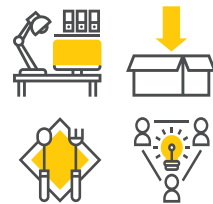
Bakery & Pastries  
 Catering Services  
 Chefs & Restaurants  
 Confectionary  
 Sustainable food manufacturing  
 Ready-to-Eat Food  
 Food trucks  
 Health and Dietary  
 Sustainable food manufacturing



## Businesses

Internet sellers  
 Entrepreneurs  
 Technology startups  
 Commercial Artists  
 Makers

# SUMMARY



**At the Plus-box Coworking and storage, our mission is to provide every customer with the affordable workspace, practical services and vibrant community that their business needs to succeed.**

The Plus-box Redevelopment project will include the adaptive reuse of a historical bread making factory, taking advantage of the building's unique ceiling heights, streaming natural lights, rare architectural design details and culinary infrastructure.

The redevelopment will reposition the existing site from an outdated and abandoned traditional industrial Bunn Bread Bakery into a 21st century hub of food innovation in the North East. Offering 250,000 square feet of affordable workspace to companies in diverse industries. The Plus-box building will include

ready-to-use kitchen facilities, kitchen incubators, coolers, freezers, dry storage, private offices, flex spaces, coworking spaces, creative lofts and studios. Our diverse spectrum of amenities will be offered to commercial bakeries and pastry distributors, catering companies, chefs and restaurant confectioneries, pre-made food distributors, food trucks, packaged food businesses, health and diet businesses, sustainable food manufacturers, commercial artists, e-commerce sellers, artists, makers and startups.

**Office, Warehouse and Commercial Kitchen!  
 Everything you need for your business to thrive.**

# OFFICE

DO WHAT WORKS FOR YOU



**Our office spaces are equipped with everything you need to get your business up and running. Take advantage of all our amenities, such as free onsite parking, ultra-high-speed internet and conference room access.**

## Private Office

Starting at \$300/mo. Private professional offices. Teams of four or more should inquire about special leasing options.

## Coworking spaces

Whether it's getting feedback on your product in real time, asking for a recommendation on a service provider, or simply grabbing a coffee, the power of community is invaluable.

Our coworking office spaces foster a creative environment where you and your team can work and grow by interacting with other inspiring creators and company leaders.

Starting at \$150/mo. Floating desks in a shared common area. Choose any seat and start working right away or meet, greet and collaborate with your neighbors in multiple shared spaces.

## Flex spaces

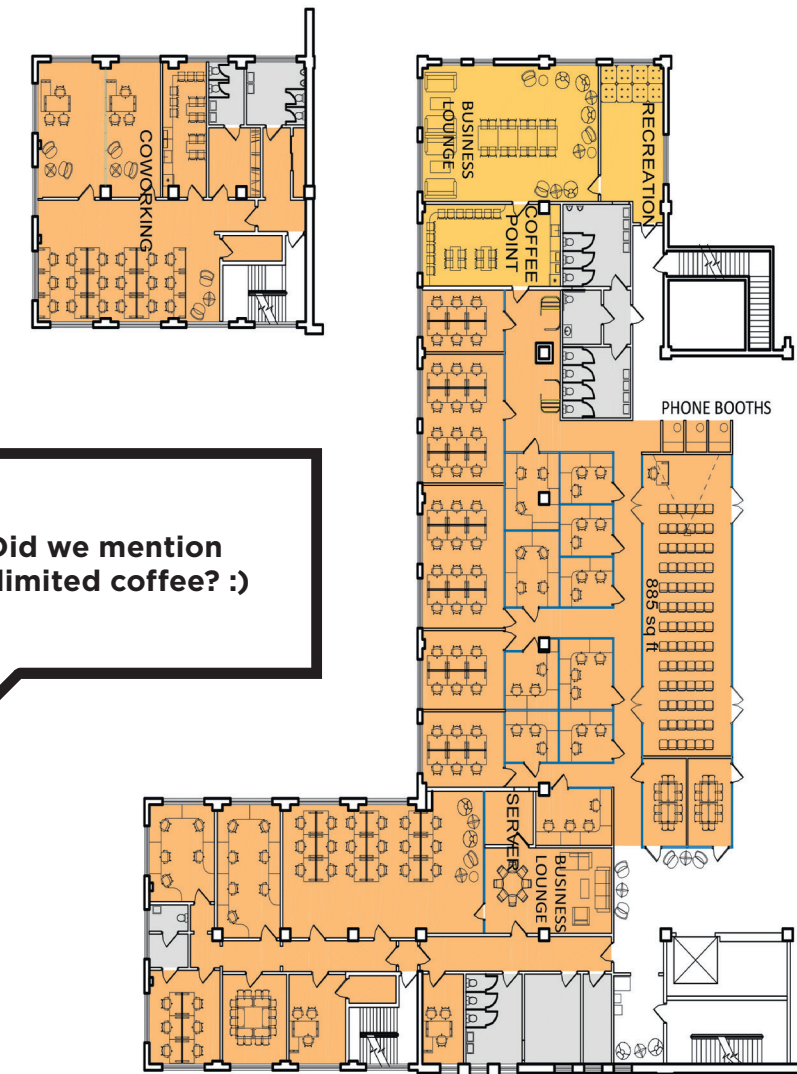
Our Traditional Flex Office Spaces are ideal for small- to mid-sized companies. Rent an affordable floating desk in a shared office and let your creative juices flow.

## Creative lofts and studios

With plenty of natural light and a vibrant creative community, our Creative and Studio Office Spaces, which are situated in open work areas, are ideal for photographers, designers and marketing/advertising professionals.

## Fenced and secured overnight parking

Never search or pay for a parking space again.



**Did we mention unlimited coffee? :)**

# STORAGE



**Storing your business is our business!**

## STORAGE UNITS AND WAREHOUSE SPACE

Choose the unit size that works for you. As your business grows and your needs shift, save money and enjoy the flexibility of switching to a larger or smaller unit on a monthly basis! Don't stress, we've got all your storage needs covered.

## Fenced and secured overnight parking

Never search or pay for a parking space again. Sleep soundly knowing your trucks are safely parked inside a fenced and secure area.



From a historic Bunn Bread Bakery to a food innovation powerhub. Our location give you easy access to **CENTER CITY PHILADELPHIA, BUCKS COUNTY, I-95, ROUTE 1 AND NJ TURNPIKE PA EXTENSION.**

**Once your product is ready, load up your truck and you are set to go!**



## Commercial KITCHENS

For Rent



**Services to meet your culinary needs!**

### Ready-to-use kitchen facilities

Whether you are a caterer, a food truck owner, a baker or a chef, we have exceptional services designed specifically for you.

Our commercial grade kitchen facility offers complete food production capabilities, designed specifically to accommodate the needs of chefs, caterers, culinary instructors, and other food professionals.

Our lease agreements are hassle-free. The process is simple: choose a pre-set kitchen that accommodates your size and needs and start creating your masterpieces the next day. Kitchen units include make up air hood systems, HVAC, 200 amp 3PH electrical panels, 2" Gas manifold, three complete sinks and two hand wash sinks.

To keep your costs down, gas, electric and water are metered separately.

### Coolers and freezer space rental

Our cooler and freezer rental units provide a simple and effective way to keep large volumes of frozen stock cooled at the right temperature, ensuring that it doesn't spoil or degrade. We also offer modern, state-of-the-art, full-service refrigerated warehouse units.

### Fenced and secured overnight parking for food trucks and other work vehicles

Never search or pay for a parking space again. Sleep soundly knowing that your trucks are safely parked inside a fenced and secure area.

# BENEFITS



Reap the benefits! Enjoy the free amenities provided with the purchase of any service.

Bring your ideas,  
passion and drive.  
We got the rest.

# LOCATION



How do you join this kick-ass powerhouse and food innovation hub of creative artists and entrepreneurs?

Its simple!

With our hassle-free lease agreements, we offer affordable rates and flexible sizes on storage, a diverse range of office spaces, fully-equipped kitchen, freezer and cooler rentals. Just pick and choose the services and spaces you need. Enjoy the free amenities! Yep, thats right. Free and secure parking!



Philadelphia

LOCATION IS EVERYTHING

Easily accessible from CENTER CITY PHILADELPHIA, BUCKS COUNTY, I-95, ROUTE 1 AND NJ TURNPIKE PA EXTENTION.

## 24 HOUR 7 DAYS SECURED KEY-CARD ACCESS

Secure, around-the- clock keycard access for early birds and night owls alike.



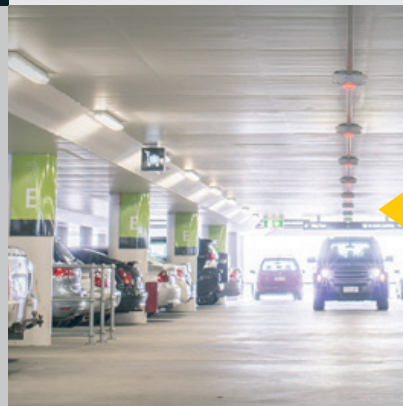
## FREE HI-SPEED INTERNET

Get things done fast with our high-speed internet hookup.



## CCTV SECURITY SYSTEM

Rest easily knowing that your workspace is equipped with a 24/7 camera security surveillance system.



## FREE PERSONAL CAR PARKING

Never search for parking again.



## CONFERENCE ROOMS

Need to host a meeting? Need to host a client? Reserve a conference room at any time.



## CAFFEINATION STATION

But first, coffee. Stay caffeinated with our complimentary beverage stations on every floor.

## COWORKING SPACES

Our modern coworking office is free to use with ANY rental. Meet, greet and collaborate with your neighbors in multiple shared spaces.



## BUILDING FEATURES

High-efficiency mechanical systems, LED T8 Energy efficient lightning, Hydro-thermal heating and cooling, Energy Star HVAC systems, Double-pane insulated energy efficient Windows, Fully sprinklered.



**THE BOND**

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