

Kiln St. George

kiln.



OPENING JANUARY 2024

1575 S River Rd.
St. George, UT 84790

Hello,
welcome
to Kiln.



kiln.

Why Kiln?

Kiln is a flex office space and coworking community strategically designed to elevate the performance and day-to-day experience of today's workforce, whether that's an individual, growing startup, or enterprise team. Companies choose Kiln in order to:

- Reduce financial risk with flexible terms
- Downsize their footprint while upgrading their workday experience
- Maintain the ability to grow without a complicated move or lease termination penalties
- Attract and retain talent
- Implement a flexible hybrid policy
- Save the hassle and time spent on operational logistics
- Develop or strengthen team culture and productivity
- Enrich the employee experience through community relationships, end- to-end hospitality, and engaging events



All-Inclusive Benefits



Companies who office at Kiln are greeted

by premium features from day one, all in one simple monthly fee that includes:









- Sit-to-stand desks and adjustable office chairs
- Printing and conference room credits
- High-speed Internet/WiFi with redundant ISPs and Cisco firewall
- Tech and I.T. support; custom private networks available
- Utilities, including after-hours HVAC
- CAM and nightly cleaning services
- Insurance and taxes
- Security system with cameras and secure access-control
- Business address and mail service
- Food and beverage supplies and services including daily snacks for your team
- 9-5 Community Team for front-desk reception and meeting or events coordination



Kiln St. George

First Floor



- | | | | |
|---|--------------------|---|-------------------------------|
|  | Office Space |  | Wellness Amenities |
|  | Meeting Rooms |  | Common Areas/Workspace/Lounge |
|  | Event Space |  | Outdoor Space |
|  | Kitchen/Cafe Space |  | Building Core/Restrooms |

Kiln St. George

Second Floor



- | | |
|--------------------|-------------------------------|
| Office Space | Wellness Amenities |
| Meeting Rooms | Common Areas/Workspace/Lounge |
| Event Space | Outdoor Space |
| Kitchen/Cafe Space | Building Core/Restrooms |

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Coworking Memberships



Club Membership

One club membership to use any of the shared space onsite.
Includes 10 credits per month to book conference rooms.

Month-to-Month Rate: \$275



Resident Desk

One resident desk membership that includes a dedicated desk and lockable storage. Includes 15 credits per month to book conference rooms.

Month-to-Month Rate: \$465

Meeting Room Credits

Every membership or office agreement includes monthly meeting room credits according to membership type or office size.

1-4 person meeting rooms: 1 credit per hour

6-person meeting rooms: 2 credits per hour

Large conference rooms: 4 credits per hour

Podcast or Content Creation Studios: 4 credits per hour



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Event Space



The Atrium

Level up your next event in the Atrium — with advanced lighting, high-tech AV equipment, and rotunda style seating surrounded with live plants. This exceptional space seamlessly blends aesthetics and functionality, ensuring a perfect blend of beauty and practicality to craft an atmosphere that reaches beyond the ordinary.

Capacity: 40

Pricing: \$100/hour for Members

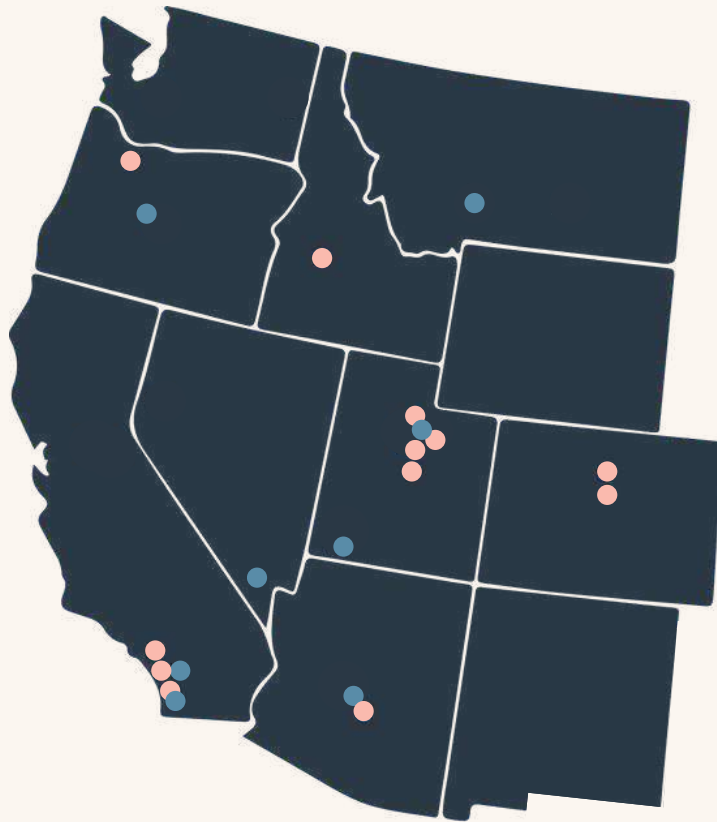
The Theater

Capture your audience and elevate your next event, all-hands, pitch or wellness event with the ideal theater style space for an impactful experience. With tiered seating, a large theater-style screen, beautiful lighting, and high-tech AV equipment, our event space provides a dynamic and flexible environment to make an impression. Add our high-touch hospitality to ensure a successful and memorable event.

Capacity: 75

Pricing: \$150/hour for Members

Our Locations



Once you're a member of one Kiln location,

you're a member of all Kiln locations. Today, we operate 12 locations with a focus on lifestyle-centric communities that are growth-minded and attractive to tech talent or entrepreneurs.

With 10+ location opportunities in the works, we plan on growing to suit enterprise companies throughout the West and beyond, giving us the unique ability to streamline the process of acquiring workspace and meeting sites for your teams on a national level.



Active Locations

Lehi, UT
Salt Lake City, UT
Park City, UT
Provo, UT
Boulder, CO
Littleton, CO
Meridian, ID

Leucadia, CA
Carlsbad, CA
Solana Beach, CA
Gilbert, AZ
Portland, OR



Under Construction

Phoenix, AZ
St. George, UT
Holladay, UT
Bozeman, MT
Las Vegas, NV
Rancho Bernardo, CA
La Jolla, CA
Bend, OR

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Lookbook





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