

kiln.

Rancho Bernardo



# Experience a World Within Your Workplace.

Kiln offers an unparalleled experience that elevates the performance and lifestyle of our members through an ecosystem of people, products, places, and spaces.

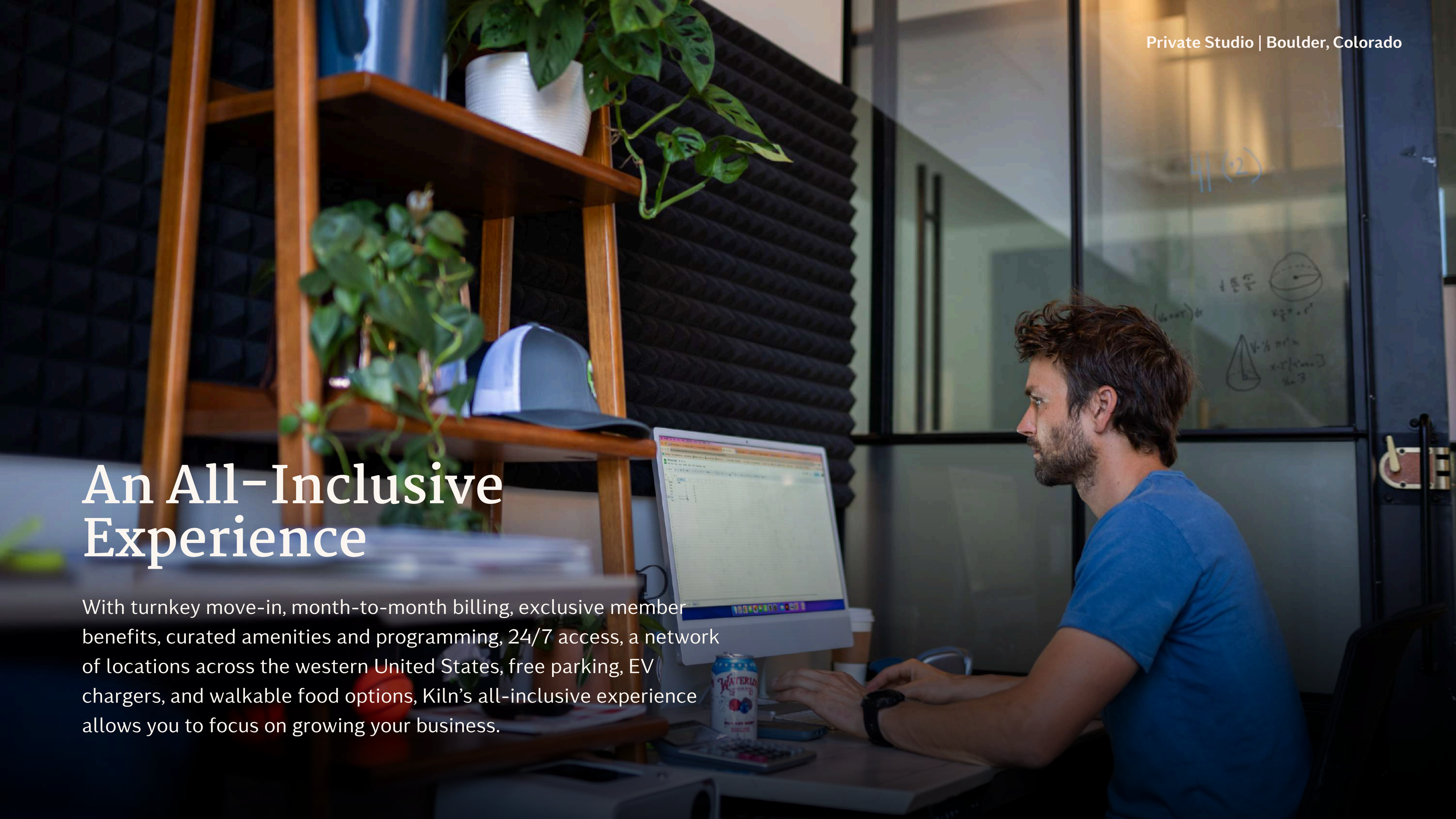
“Our life's work is focused on building enriching environments and communities to improve individual potential. Kiln is a culmination of a decade-long global journey to do just that. We hope you find a home in our spaces.”

**ARIAN LEWIS + LEIGH RADFORD**



# An All-Inclusive Experience

With turnkey move-in, month-to-month billing, exclusive member benefits, curated amenities and programming, 24/7 access, a network of locations across the western United States, free parking, EV chargers, and walkable food options, Kiln's all-inclusive experience allows you to focus on growing your business.





## A workspace designed with you in mind

- 1 Natural Light
- 2 Sit-to-Stand Desks
- 3 Ergonomic Chairs
- 4 White Noise Machines
- 5 Extra Storage
- 6 Hardwood Floors
- 7 Exposed Ceilings



## Move-In Ready Large Offices

Kiln's private offices are fully customizable and diverse in size to accommodate teams of 1 to 100. Personalize your space with branding, furniture, tech, and more.

---

## Maximize Cost Savings

Our all-inclusive solutions prioritize flexibility and minimize risk with no long-term lease agreements or overhead expenses. Our frictionless experience frees up administrative time so you can focus on strategic initiatives.

---

## Attract and Retain Talent

Hire better talent for less. Employees and prospective employees value the environment they work in now more than ever.

---

## Gather Your Team

Kiln provides a vibrant, dynamic environment that boosts employee morale and productivity, making them eager to come together in the office for the collaborative and inspiring atmosphere.

# Feel at Home while at Work

Handcrafted and designed to create moments of collision between members, our space fosters spontaneous interactions and the forging of new connections.



# Programming & Events

Bolster your team's wellbeing and professional development with our wellness programming and exclusive learning and networking events.



Après Work



Lunch & Learn



Waffle Wednesday



Networking Events



Industry-Leader Panels



Wine Tasting



Master Classes



Yoga & Meditation Classes



➔ **Apartment**

Equipped with an in-suite kitchenette, conference breakout rooms, and a living-room-style seating area, this space is designed to foster creativity for team gatherings, off-sites, brainstorming sessions, and more.

➔ **Atrium**

Designed with advanced lighting, high-tech AV equipment, and rotunda-style seating surrounded with live plants, this exceptional space seamlessly blends aesthetics and functionality.

➔ **Basecamp**

A private studio available on a flexible schedule of 1 to 5 days per week, complemented by club access for the rest of the week. The space offers lockable storage, interior huddle rooms, collaboration spaces, as well as dedicated desks and chairs.

➔ **Conference and Meeting Rooms**

Handcrafted and beautifully designed with state-of-the-art audio and visual equipment, and optional catering services, our Conference and Meetings Rooms provide a seamless and professional experience.

➔ **Audio Recording Studio**

A professional space designed to ignite creativity for crafting top-tier audio content, such as podcasts, music, and videography.

➔ **Theater**

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.

# Wellness at the Forefront

Let us help make you whole through yoga, meditation, and social gatherings, as well as healthy snacks and drinks.



➔ **Yoga & Breath Work Classes**

Improve mental clarity, reduce stress, and promote overall well-being while at work through our wellness programming.

➔ **Biking Desks**

Get moving during work! Biking desks can help promote physical activity and reduce sedentary behavior.

➔ **Healthy Snacks and Drinks**

Keep your energy levels high throughout the work day with healthy morning and afternoon snacks.

➔ **Bike Storage**

Feel like skipping the car and riding your bike to work? Kiln offers convenient bike storage so you can enjoy the benefits without taking up space in your office.

➔ **Massage Chairs**

Improve circulation, reduce muscle tension, and provide relaxation, benefiting overall health and well-being.

➔ **Parenting Room**

A private, comfortable space for parents to take care of their babies' needs.



Working at Kiln has helped us grow our business and productivity greatly. The Kiln team is so wonderful to have around the office, and they keep everything lively! Kiln has everything you could possibly need for your business!

***NATALIE STEVENS***

Carlsbad, California

# Optimize Your Enterprise Office Space



## Cost Savings

Companies can save up to 25% on real estate costs compared to traditional office. (JLL)



## Productivity

71% of coworkers reported an increase in creativity since joining a coworking space. (DeskMag)



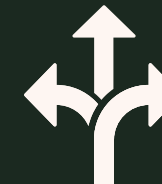
## Team Retention

89% of coworkers reported being happier since joining a coworking space. (GCUC)



## Networking

82% of coworkers stated that coworking has expanded their professional networks. (Small Business Labs)



## Flexibility

84% of coworkers reported being more motivated when working in a flex environment. (Emergent Research)





## Executive Suites

- 1 Private Lounge
- 2 Soft Seating

- 3 Oversized Private Offices with Meeting Spaces
- 4 Stocked Fridge

- 5 Plentiful Natural Light
- 6 Biophilic Design





## Design That Inspires

**Every detail has an impact.**

A central courtyard floods the interiors with ample natural light, creating an inviting and energizing environment.

An expansive café area seamlessly blends aesthetics with practicality, offering your team a welcoming place to gather and connect.



# Explore our network.

Once a member of one Kiln location, you have access to all Kiln locations. Today, we operate 14 locations with a focus on lifestyle-centric communities that are growth-minded and attractive to tech talent or entrepreneurs.

## Active

Carlsbad, CA  
Leucadia, CA  
Solana Beach, CA  
Boulder, CO

Meridian, ID  
Gilbert, AZ  
Portland, OR  
Lehi, UT

Park City, UT  
Provo, UT  
Salt Lake City, UT  
Littleton, CO

## Under Development

Biltmore, AZ  
St. George, UT  
Rancho Bernardo, CA

Bozeman, MT  
Las Vegas, NV  
Holladay, UT

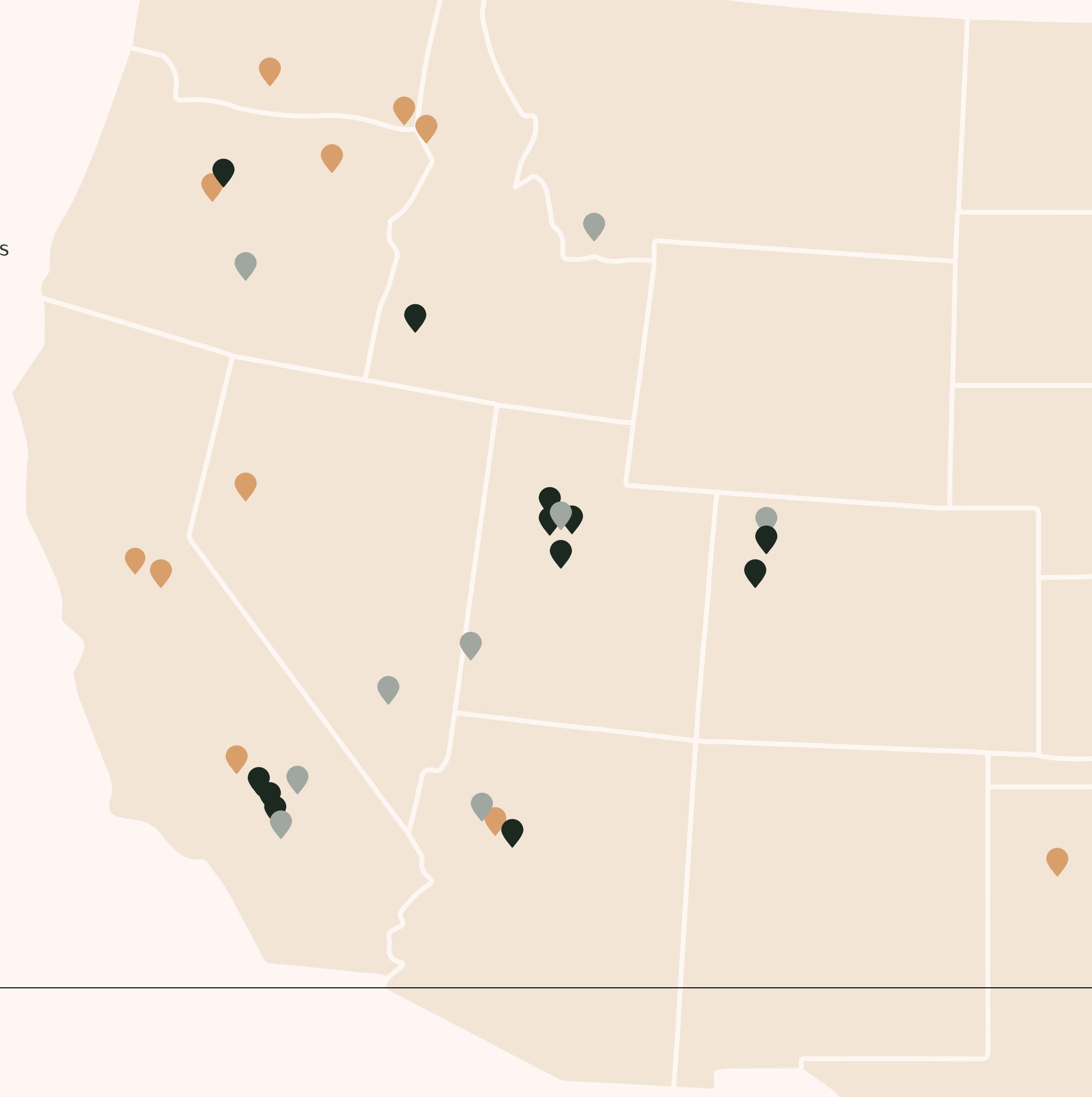
Ft. Collins, CO  
Bend, OR

## Potential

Tempe, AZ  
Corte Madera, CA  
Coeur d'Alene, ID  
Reno, NV

Tigard, OR  
Tucson, AZ  
Spokane, WA  
Tri-Cities, WA

Seattle, WA  
Berkeley, CA  
Dallas-Fort Worth, TX  
Orange County, CA



# Flexible Membership

Your work environment should be flexible to the changing needs of your business. Our all-inclusive membership options are designed to support in-office or hybrid work for startups, creatives, and enterprise teams of 1 to 100.



## Studio

Open floor workspace and dedicated conference rooms for teams of 15 to 100.



## Club

Shared desk space for collaborative and agile professionals.



## Private

Private office for 1 to 15 people. Enclosed, lockable, and ready for move-in.



## Basecamp

The once-a-week office. A workspace solution designed for remote-first teams.



## Resident

Dedicated desk to set up shop. Perfect for an individual or growing team.



## Apartment

The once-a-month office. A workspace solution designed for gathering and offsites.



# A Curated Community

We carefully curate our community of members to ensure each individual benefits socially, physically, and professionally from association. We welcome companies of all sizes and stages, from single entrepreneurs to large enterprises.

 everree

 AUTODESK<sup>®</sup>

ShePlace

 Spotify<sup>®</sup>

 hightop

 galileo

Chargebee

 droplet

BAIN & COMPANY 

Affac<sup>®</sup>

 ancestry<sup>®</sup>

VIZIO



# The Community

Kiln is located just off of I-15 at the primary interchange for Rancho Bernardo, the heart of San Diego's inland suburbia.

The city is home to numerous shopping centers, including the popular Westfield North County Mall, where residents can enjoy a wide range of retail, dining, and entertainment options.







Contact: Kelsey Glazer  
Regional Director



[ranchobernardo@kiln.com](mailto:ranchobernardo@kiln.com)

801.436.8416

17190 Bernardo Center  
Drive, San Diego, CA 92128



kiln.