



An iconic building campus for  
creators and technology innovators.

Leading companies, aspiring startups, and freelancers will  
come together under one roof, sharing energy, inspiration, and  
selected amenities to support the common needs of creators.

Assembly will empower its tenants to go further, faster—  
while creating a beacon for the region's future industries.

Now under construction & pre-leasing. Opening Spring 2021.

More info: [assemblynfk.com](http://assemblynfk.com) / Follow us: [@assemblynfk](https://twitter.com/assemblynfk)



# Assembly is designed to empower & connect its community of tenants

Phase 1 includes over 15,000 square feet of shared common space and amenities including:

- Rooftop deck & penthouse event space
- “Living room” & atrium common areas
- Boardroom
- Meeting rooms
- Wellness / mother’s room
- Podcast / recording room
- Gaming area
- Bike share, storage & repair station
- Library
- Kitchen (for suite & desk tenants)
- Building reception & mailroom
- Restrooms / showers
- Phone booths
- Fiber internet lines



RECEPTION & COMMON AREA



PODCAST / RECORDING ROOM



MOTHER'S ROOM



ROOFTOP DECK



ROOFTOP EVENT SPACE



ROOFTOP KITCHEN



SHOWERS



FIRST FLOOR COMMON AREA



MEETING ROOMS



ATRIUM CONNECTING ALL FLOORS

# An adaptive reuse of three historic department store buildings

The completed campus will connect the buildings inside, restoring the individual character of each.

- Phase 1: Ames & Brownley building  
*Construction of 50,000 sf underway, opening spring 2021*
- Phase 2: Sears & Roebuck buildings  
*Construction of 53,000 sf begins Jan 2023*



## Phase 1 is 60% pre-leased with these spaces available:

- **Offices** – Approximately 10,000 sf available, with sizes between 1,400 and 7,500 sf for custom tenant build-outs.
- **Suites** – Smaller, move-in ready spaces. We have one space remaining at 525 sf.
- **Desks** – A limited number of ready-to-work desk spaces, including fiber internet access.
- **Retail** – A flagship corner location on Granby St & Freemason Ave at 2,000 sf.

### Announced Tenants:



A digital experience agency for the world's leading brands



Augmented reality solutions to empower enterprise workforces



People-inspired architecture and urban design



STARTUP STUDIOS

Startup incubation, acceleration, and funding



A full-service branding studio

## Offices spaces are delivered in “beyond warm shell” condition:

- Finished hardwood maple flooring
- HVAC / fully conditioned for open layout
- 12'+ ceilings & walls primed / ready for paint
- Electrical outlets along walls & columns
- Data conduit along walls & columns

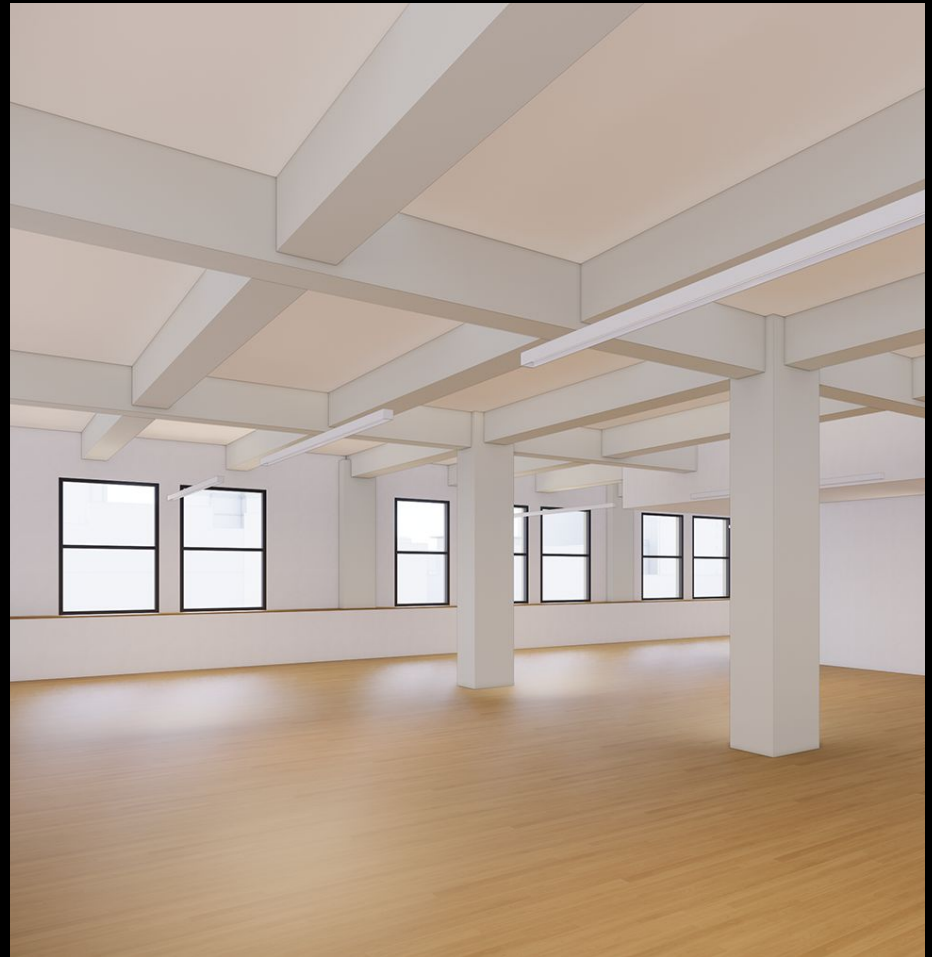
1

\$26/RSF NNN includes access to all shared amenities and common areas. CAM fees are estimated at \$7 / RSF including utilities.<sup>2</sup>

Prospective tenants are encouraged to take less space than they would in a typical building, accounting for the shared resources.

<sup>1</sup> Interior build-outs may require additional HVAC service / distribution. Ceiling surfaces are 12'10" on 3rd floor, and 12'2" on 4th floor, with beams varying between 16-20". Tenant are responsible for cabling, networking equipment, and internet service.

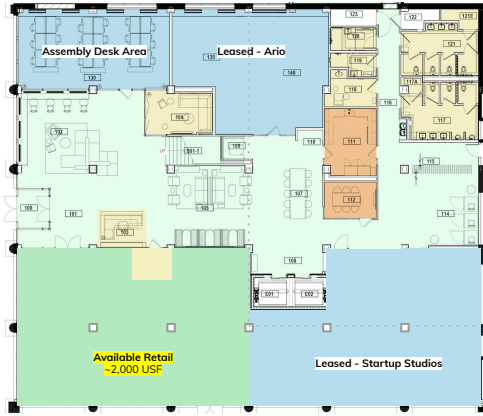
<sup>2</sup> Rentable square feet (RSF) = usable square feet (USF) + CF. Core factor (CF) is capped at 20.4%. Some amenities are bookable within a pro-rata allocation corresponding with rented space



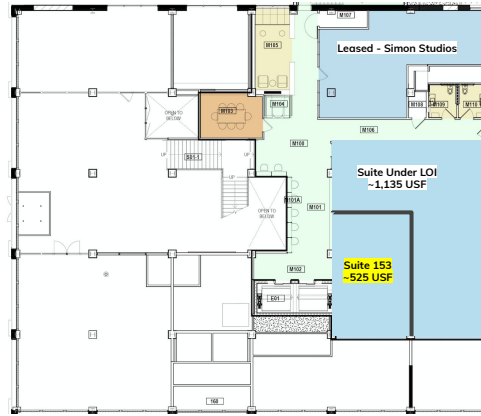
# Phase 1 Floor Plans

Key:

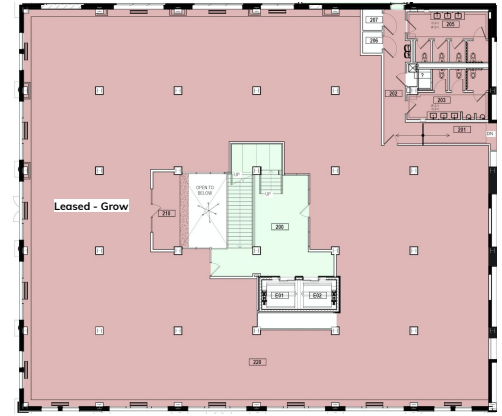
- Common Area
- Building-Shared Amenity
- Suite-Shared Amenity
- Retail Space
- Suite Space
- Office Space
- Mezzanine Above



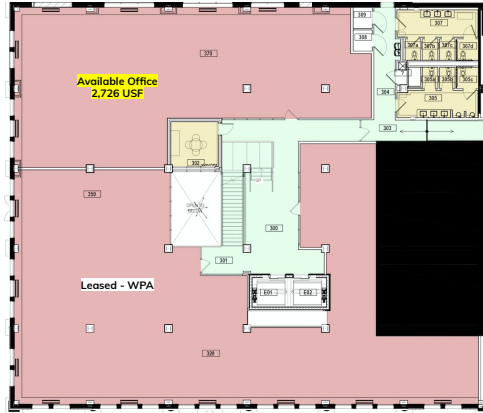
Floor 1



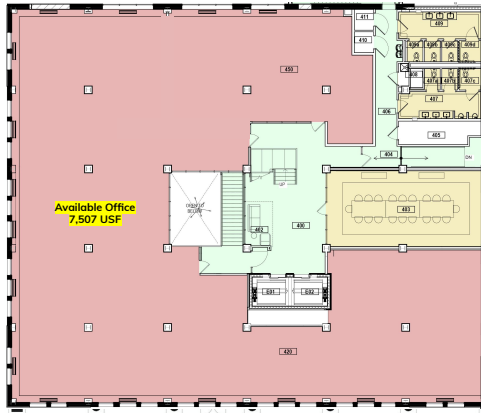
Mezzanine



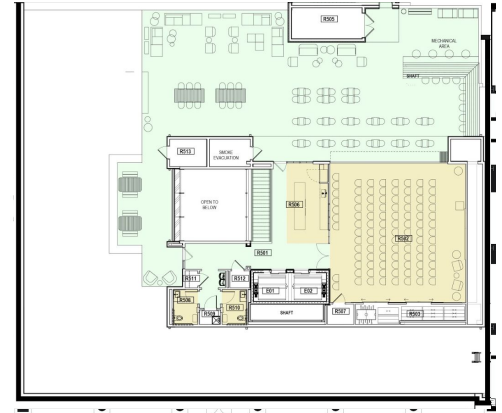
Floor 2



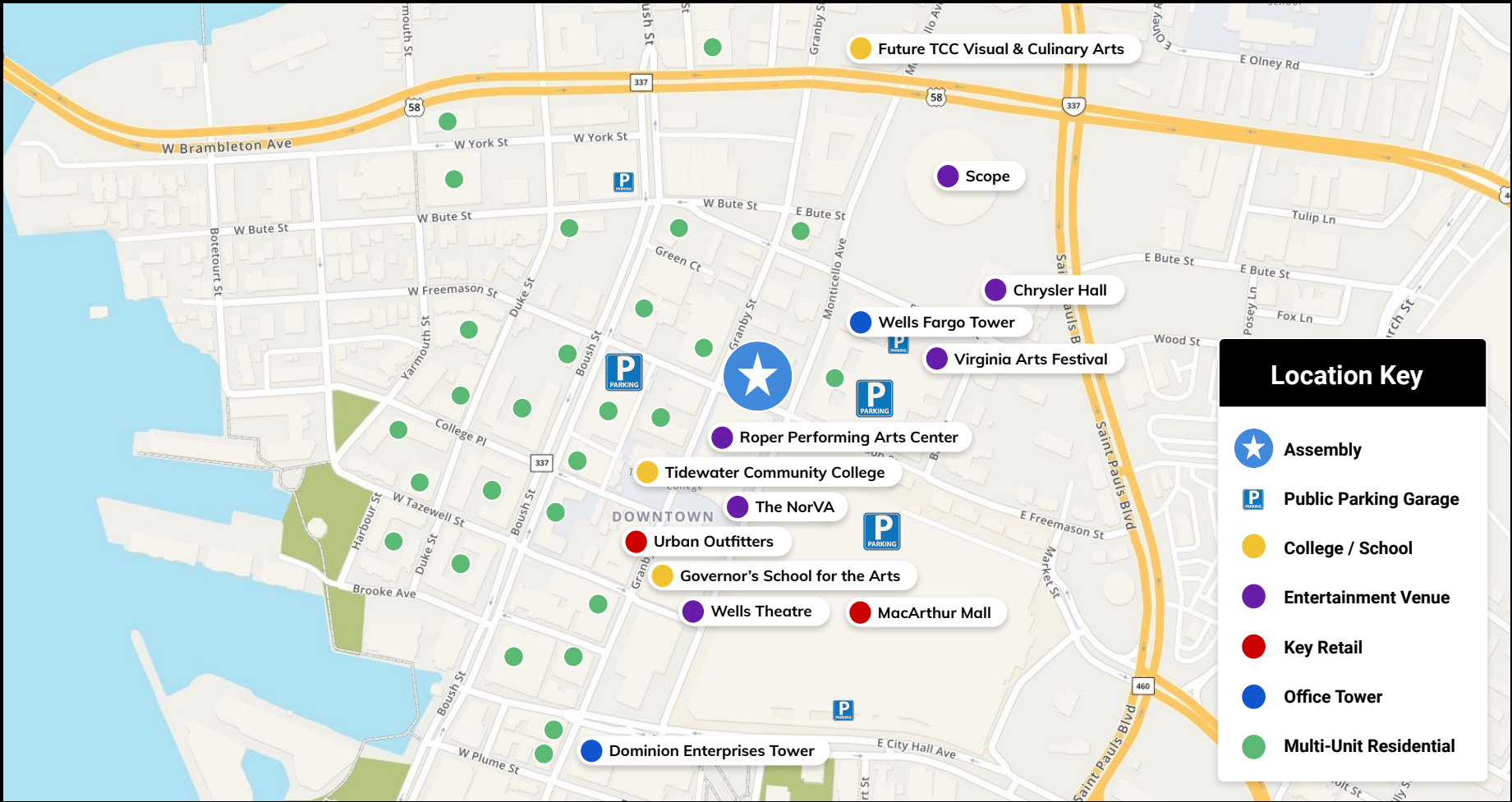
Floor 3










Floor 4



Rooftop



## Location Key

-  Assembly
-  Public Parking Garage
-  College / School
-  Entertainment Venue
-  Key Retail
-  Office Tower
-  Multi-Unit Residential