

Tenant Package

Welcome to Innovation Works

London is a hotbed for social innovation and we are ready to unleash a collaborative workspace to harness that momentum. This approach will help organizations and individuals accelerate success and amplify impact by kick-starting fresh ideas in our community.

Imagine a place where dynamic change-makers can bring the beat back into the very heart of London – that's what Innovation Works is all about.

Are you a Social Innovator?

Do you thrive on interactions and exchanges?
Are you curious about exploring your inner-innovator? Want to find partners in goodness and tackle problems in the community using bold perspectives? Ultimately, social innovators are motivated to work with others to impact meaningful change. If you find a bit of yourself in this description, we invite you to join us!

**Nonprofits
+ Social Enterprises
+ Social Purpose Businesses
+ Entrepreneurs**

**= Ideas
Innovation
Impact**

Why move in?

Innovation Works is the only place in London that is intentionally designed to encourage this kind of collaboration.

New innovations and cross-sector collaboration among nonprofits, social enterprises, social purpose businesses and entrepreneurs are key to turning economic, environmental, social and cultural challenges into opportunities.

Our made-in-London model is influenced by Toronto's Centre for Social Innovation (CSI), where 92% of its members credit tenancy with increasing their professional networks, and 70% of its members have created at least one joint initiative with fellow members.

Who is behind Innovation works?

Pillar Nonprofit Network owns the building and serves as the backbone of Innovation Works. It is strengthened with the support of Emerging Leaders, London Arts Council and London Heritage Council and a number of community groups .



Building Information – 201 King Street

Innovation Works will be located at 201 King Street, a 32,000 square foot building in a central Downtown location. The shared space will offer private offices, desk clusters, private desks, and a variety of flex-desk packages with a set number of hours per month, as well as event spaces.

The shared space will have a staff member who will bring people together, animating, provoking and supporting activities involving tenants that build fun, familiarity and social capital into the network.

By hosting events and initiatives, such as group lunches and speaker series, the shared space will foster connections among tenants and serve as a community platform for social innovation and change.

How was the name chosen and what does it mean?

The name Innovation Works was chosen to convey two key messages:

- In the sense of a factory, Innovation Works is a place that creates innovative solutions.
- In the sense of a statement of intent, it declares that Innovation Works exists to create meaningful change.



Types of Tenants

Based on community feedback, we have made significant strides in identifying the various types of tenants who will thrive at Innovation Works.

Mid-size and Large Organizations: A significant portion of our leasable space is ideal for London-based organizations with 5 to 20 staff. These groups are typically charities or nonprofits, but may also be for-profit entities with a social lens. Such organizations have consistent and predictable cash flows, a need for private office spaces, and interest in multi-year leases.

Small Organizations: These organizations tend to be nonprofits, social enterprises and young businesses with annual revenues between \$100,000 and \$200,000, with 1 to 3 staff. We expect these types of organizations to secure permanent desks or clusters of desks, which are more flexible and affordable than private offices, and whose arrangements can scale up or down in alignment with the organization's growth.

Entrepreneurs & Freelancers: The shared space also provides fitting options for individuals, consultants, and those in the 'idea phase' of start-ups seeking to work in an innovative and collaborative environment. Such innovators will be most drawn to our flex desk packages, which are low-cost and easily tailored to unconventional and sporadic work schedules.

Tenant Packages

What Tenants Get

Shared amenities, including:

- Flexible working hours
- Wireless and high speed internet
- Photocopier, AV equipment and other pay-for-use services
- Mail boxes
- Welcome reception services
- Bike racks
- Security fob to access secure spaces
- Listing on internal signage in building
- Cleaning services and waste removal
- Meeting rooms and event spaces
- Kitchen and lounge facilities
- Open conversation spaces
- Private phone / conversation spaces
- Table and chair for Flex Desks
- Desk, chair and locking file cabinet for Permanent Desk and Clusters
- Private Office furnishing including desks, chairs and file cabinets
- Storage space opportunities
- A co-working passport to use workspace and collaborate with innovators at the Centre for Social Innovation Toronto, HUB Ottawa, & HiVE Vancouver
- Community Member benefits at Centre for Social Innovation locations

Profile Promotion

- Connections to local partners, advisors and resources
- Connections to global social innovation community
- Website listing with live link

Shared programming, including:

- Organized tenant events such as Six Degrees of Social Innovation & Salad Club
- Opportunities to host tenant events highlighting your expertise and skills
- Exclusive programming to accelerate your idea or venture
- Discounts on events, professional development and consulting services

What Tenants Give

Personal contributions

- Ideas and a desire to change the world and have some fun while doing it
- Potential to be an Agent of Change volunteer at Innovation Works reception desk in exchange for Flex Desk space
- Telephones, computers, office supplies
- Desk lighting
- Accessories to make private space your own
- Own parking arrangements

Why Should I Be Part of a Shared Space?

Johnny Fansher, Financial Advisor Specializing in Socially Responsible Investments, Centre for Social Innovation (CSI) Tenant & Shared Space Tenant

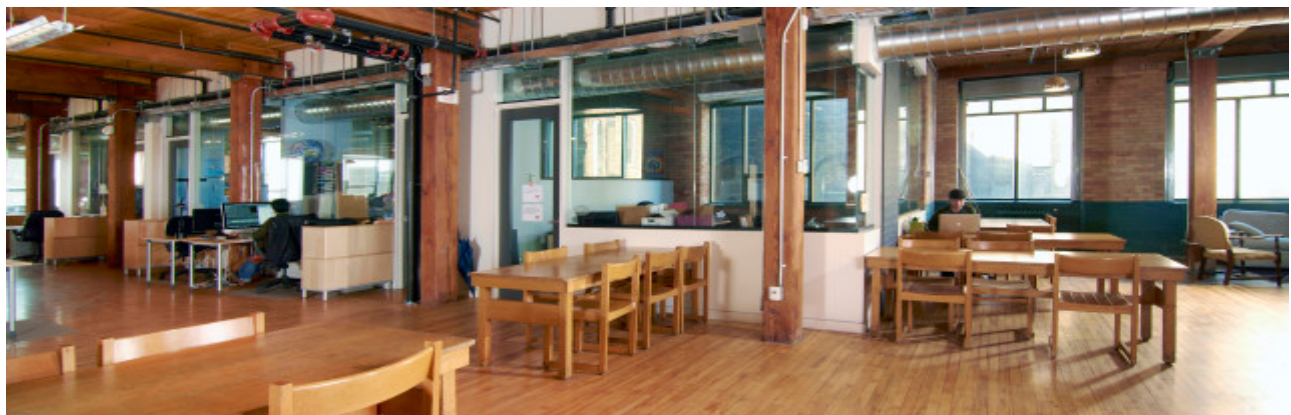
"We aspire to populate Innovation Works in London with individuals and organizations focused more on creating positive social change and less on making profit. Providing this collaborative space enables our tenants to build family-like relationships with innovators everywhere! We'll be in a position to welcome the world to London and we'll be welcome to visit similar centres all over the world."

Andrea Halwa, London Arts Council and Andrea McNaughton, London Heritage Council, Shared Space Partners & Shared Space Tenants

"The London Arts Council and London Heritage Council have been co-located for the past four years resulting in a stronger resource for culture in London. Streamlined communication, shared resources and staff expertise have resulted in increased visibility and funding for programs and services supporting our vibrant culture sector. Moving to the shared space will enhance our existing collaborative model and create future opportunities to collaborate, communicate and grow with more like-minded organizations."

Adam Caplan, Founder, Video Production Start-up web.isod.es & Centre for Social Innovation (CSI) Tenant

"Innovation - once the near-exclusive domain of unkempt professors and unbathed inventors working alone in labs and garages - has necessarily evolved into a shared activity. Whether global, national, or local, finding ways to make our World a better place requires that we work together collaboratively and coincidentally. A shared space for social innovation removes barriers for communication, provides lubricants for conversation, and fosters an environment where the friendly collision of ideas, resources, and people can result in the activities, associations, and applications that is the stuff of a better tomorrow for all."



Centre for Social Innovation

Package Options

Innovation Works offers a broad range of packages designed to fit the needs of any size organization. Ranging from flex packages that provide occasional use of our space to permanent desks to private office space for larger teams.

All packages include access to shared amenities such as wifi and kitchen and pay-for-use services such as printers and coffee. See full list of shared amenities.

Package Type	Monthly Cost (before HST)	Work Spaces	Meeting Room Time*
Flex 20 License	\$125	Use of work spaces for up to 20 hours monthly	3 hours
Flex 60 License	\$200	Use of work spaces for up to 60 hours monthly	6 hours
Flex 100 License	\$250	Use of work spaces for up to 100 hours monthly	8 hours
Desk 1-Year Lease			
1 desk	\$300	Desk, chair and 2-drawer file cabinet	10 hours
2 desk cluster	\$450		
3 desk cluster	\$600		
4 desk cluster	\$700		
Private Office (enclosed)			
Small office (fits 1-2 desks)	\$550	Private office furnishing including desks, chairs and file cabinets	10 hours
Small office+external desk	\$750		
Mid office (fits 3-4 desks)	\$700 - \$800		
Large office	quoted		

*Meeting room time indicates hours of free bookings. Additional meeting room bookings are available on a pay-for-use basis.

Package Types



Flex Desks

Flex packages cater to freelancers, start-ups and organizations seeking to engage with Innovation Works or have a downtown presence. Flex packages provide flexible working spaces such as common tables, which can seat four to six individuals at one time and lounge and café areas. Their primary value is to connect individuals to a co-working environment at low cost and without long term commitment.



Permanent Desks

For small organizations with only one full-time staff and consistent cash flow, permanent desks are a fitting solution. Permanent desks are outfitted with a comfortable office chair and a lockable cabinet. They provide a relatively low cost base from which to run an organization, while also delivering a basic level of privacy and ownership.



Desk Clusters

Permanent desks in a cluster of two to four provide a low cost, open environment option, while preserving the look and feel of a team-oriented environment.



Private Offices

Larger organizations (4+ staff) with predictable cash flows will likely opt for a private, enclosed office space. These will vary in size, as required by the first cohort of tenants, but can be adjusted by erecting light drywall for new layout options.

Offices will be furnished with desks, chairs and file cabinets. Private offices will be constructed for noise reduction, and will employ glass and other elements to ensure good light flow across the larger floor space.

Meeting & Event Space Pricing

Prices are before HST.

Meeting & Event Space	Description	Cost/ Hour	Cost/ ½ Day	Cost/ Day
Innovation Works Commons	60 seats*		\$100	\$200
London Life Solutions Lab	38 seats		\$75	\$150
Board Room	16 seats	\$20	\$50	\$100
Meeting Room (3)	8 seats	\$15	\$35	\$75
Open meeting space (4)	6 seats		tenant use	
Phone rooms (3)	1 seat		tenant use	
Studio	500 sf.	\$20	\$50	\$100
Media Room	500 sf.	\$20	\$50	\$100

*A 110 capacity open space can be made available for a negotiated price.

Floor Plan

The Innovation Works team is working with an architect and design team to plan the layout of the social innovation shared space. Our Centre will occupy approximately 30,000 square feet.

Confirmed shared space tenants will be kept informed as we progress with the design work. We will track the confirmation dates of our shared space tenants and will adopt a first come, first serve policy within similar size tenant categories.



Apply Now!

Contact Information

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