

# FOR 98 NW 5<sup>TH</sup> AVENUE

## CRA

- Building owner
- No responsibility except agreement
- Maintain ownership

## PROPERTY MANAGEMENT SERVICE

- Manage/maintain entire building (1<sup>st</sup> and 2<sup>nd</sup> floor)
  - Collect rent and user fees
  - Handles building issues/repairs
- Help facilitate finding tenants
  - CRA decides on tenants
  - Tenant agreement is with CRA

## 6 TENANTS

- 6 proposals/tenants
  - 5 bays – 1<sup>st</sup> floor
  - 1 “bay” – 2<sup>nd</sup> floor co-working space
- Tenant proposals need approval and CRA Agreement

# STRUCTURE FOR 98 NW 5<sup>TH</sup> AVENUE CO-WORKING SPACE

## **CRA HANDS-ON**

- CRA selects operator to run the co-working space with a specific program tailored to CRA needs/wants
- CRA pays a fee to operate the space
- Manages only co-working space on 2<sup>nd</sup> floor and related programming

## **CRA HANDS-OFF**

- CRA selects a proposal for a tenant to operate the space as they wish and with less guidelines (*within parameters of lease agreement/guidelines*)
- CRA pays \$0 (operator submits fee structure for how income will be generated from user fees)
- Tenant to operate space per agreement