



WORK PLACES

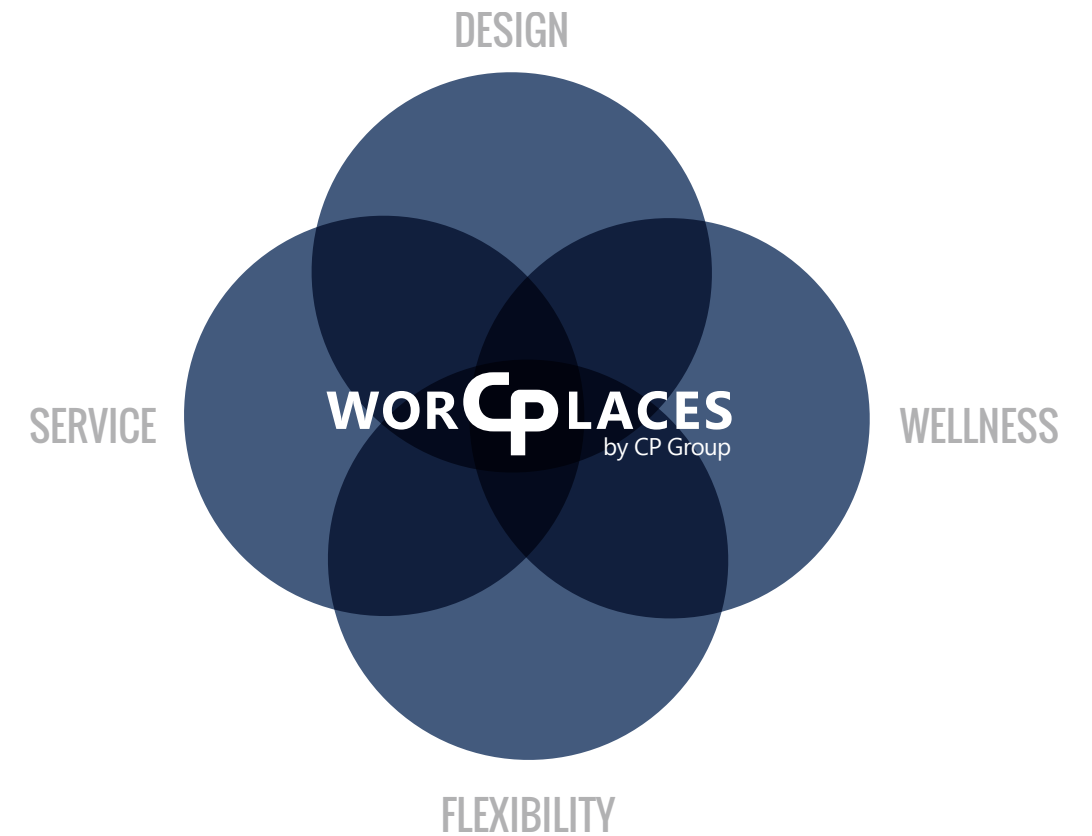
by CP Group

A Next-Gen, Flexible Office Environment

WORCP LACES

by CP Group

a collaboration between **CP Group**, one of the most experienced office landlords in the country, and **Gensler**, the premier leader in space design and architecture, to deliver an evolutionary work environment.



Beautifully designed with an emphasis on health, wellness and flexibility to drive productivity, worCPlaces represents a commitment to our tenants to deliver an exceptional office environment complemented by the best-in-class amenities and quality service.



Choose the best worCP LACES option for your organization

Shared Places

A combination of traditional spec suites paired with shared common area amenities such as conference rooms, reception area, copy room and server room; designed for 3-12 employees.

Spec Places

CP Group's spin on traditional, move-in ready spec suites; designed for 3-25 employees. Additional amenities and furnishings available upon request.

Collab Places

worCP LACES answer to traditional coworking spaces; large, single/multi-desk offices with shared common area amenities such as conference rooms, reception area, copy room, and server room; designed for 1-20 employees.

	Shared Places	Spec Places	Collab Places
Suite Size	800 – 3,000 SF	1,000 – 8,000 SF	100 - 2,000 SF
Employees	3 – 12	3 – 25	1 – 20
Minimum Term	1 Year	3 Years	Three Months
Furnished	✓	Available	✓
Internet / Phone	✓	Available	✓
Copy/Printer	Available	Available	✓
Coffee & Snacks	✓	Available	✓
CPConcierge	✓	Available	✓

“IT IS OUR RESPONSIBILITY TO OUR TENANTS AND THEIR FAMILIES TO PROVIDE ENVIRONMENTS IN OUR BUILDINGS THAT ARE **SECURE, WELCOMING, AND SUPPORTIVE OF HEALTH AND WELLNESS.**”

- Angelo Bianco & Christopher Eachus, Partners of CP Group

Active in the commercial real estate business for over 35 years, CP Group has established a reputation as a leading owner, operator, and developer of office and mixed-use projects throughout the Southeastern United States, Texas, and the Washington DC-Metro area.



35+ years
145+ properties

#1

Largest Office Landlord
in the State of Florida

#39

Largest Office Landlord
in the U.S.

“IN WORKPLACE DESIGN, IT’S ABOUT
CREATING PLACES THAT ATTRACT
AND RETAIN THE BEST TALENT.”

- Diane Hoskins & Andy Cohen, Gensler co-CEOs

Gensler is a global design firm with 48 locations and 6,200+ talented professionals. Through research and insight we create breakthrough ideas in service to our clients’ greatest opportunities. We deliver purposeful and compelling experiences that serve and uplift people and communities.

Gensler

#1

Architecture and Interior Design
Firm Overall By Arch Record
Magazine, Interior Design Magazine

1000+

Design Awards Won Globally

Gensler voted one of the most
innovative companies of 2018 by
Fast Company, and voted best places
to work in 2019 by Glassdoor.



Gensler-Designed

Whether you are in Atlanta or Miami, the core of every worCPPlaces suite remains the same. **Elegantly designed by world-class architect Gensler**, every aspect of these spaces has been developed with a focus on **driving productivity** through **seamlessly integrating flexibility and wellness** concepts into each suite. We realize each business is different, which is why we provide the ability to **customize your space** to match your company's culture.



Wellness

Environmental health & wellness is something we take very seriously at CP Group. Did you know the average person spends 90% of their life indoors¹? Led by our **Director of ESG**, and in conjunction with leading engineering and consulting teams, we have developed a **holistic approach to workplace wellness** focused on building systems and on people-centered wellness practices. worCPPlaces suites integrate specific features ranging from **cleaner air** to **anti-microbial surfaces**, to enhance our clients' physical health. After all, a healthier person is a more productive person.



Flexibility

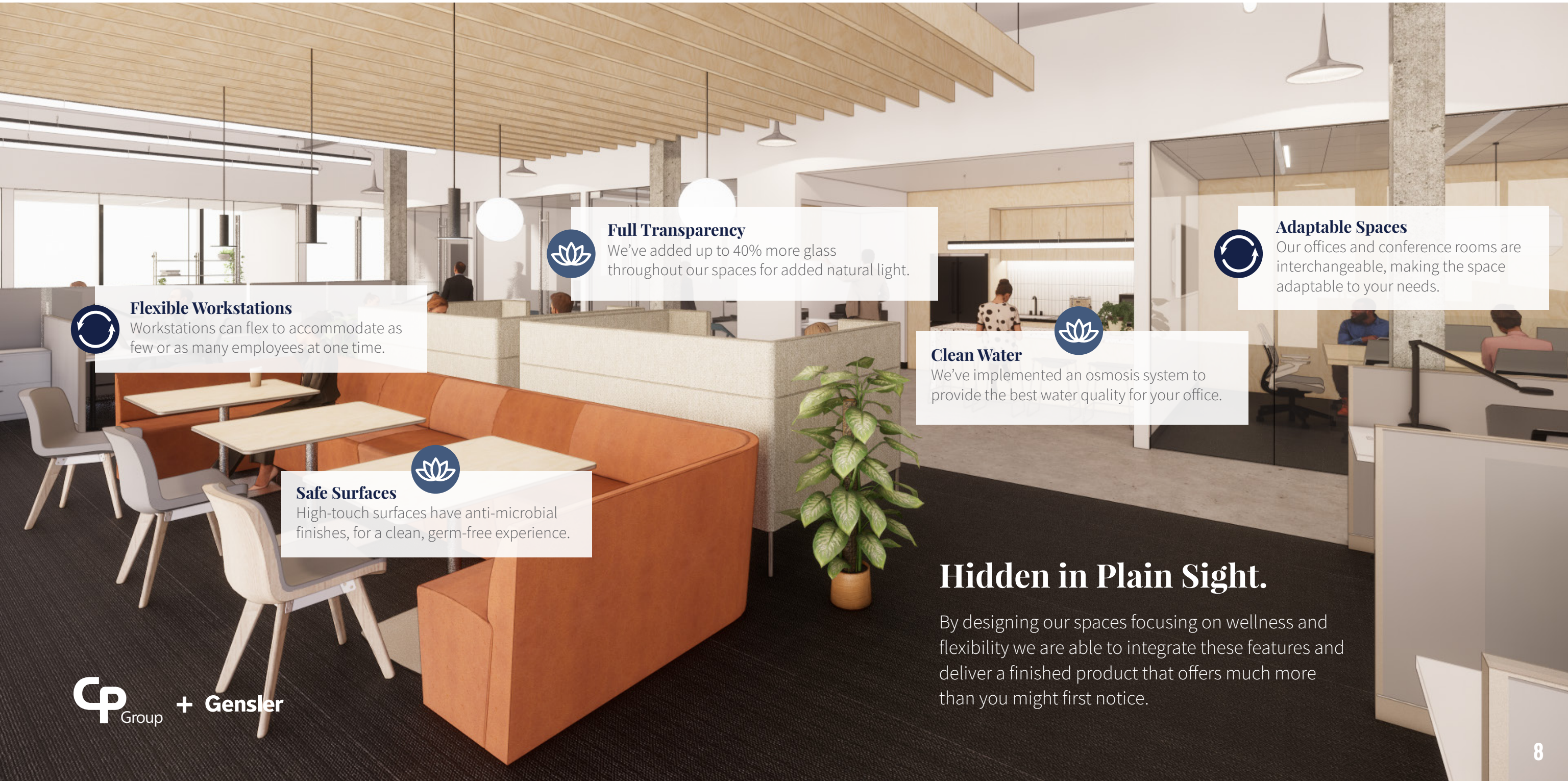
Unsure about your long-term plans regarding how you space plan your office? We have you covered. Our spaces are beautiful; they are designed to give you more **room to breathe** and the **opportunity for seamless growth**.



Customer Service

CP Group is dedicated to providing the **best service** in the industry. We carefully select team members and train them to deliver a **first-class experience** to our tenants. We engaged an outside consulting company to conduct annual tenant surveys to ensure that we maintain the highest standards and continuously improve. worCPPlaces combines the **ideal physical environment** with **premiere customer service**; an unbeatable combination.

¹ N.E. Klepeis et al., "The National Activity Pattern Survey (NHAPS): A Resource for Assessing Exposure to Environmental Pollutants," *Journal of Exposure Science and Environmental Epidemiology* 11, no. 3 (2001); 231.



Flexible Workstations

Workstations can flex to accommodate as few or as many employees at one time.



Full Transparency

We've added up to 40% more glass throughout our spaces for added natural light.



Adaptable Spaces

Our offices and conference rooms are interchangeable, making the space adaptable to your needs.



Clean Water

We've implemented an osmosis system to provide the best water quality for your office.



Safe Surfaces

High-touch surfaces have anti-microbial finishes, for a clean, germ-free experience.

Hidden in Plain Sight.

By designing our spaces focusing on wellness and flexibility we are able to integrate these features and deliver a finished product that offers much more than you might first notice.



Wellness-Minded

Bringing in outdoor light also improves overall mood and personal wellness in the environment.



Environmentally Friendly

We've installed motion sensors and brought in more outside light for an energy-efficient workplace.



A Breath of Fresh Air

We've worked with experts to increase air flow and improve air filtration systems for cleaner air.



One Suite, Infinite Configurations

We offer modular furniture packages, which allow you to customize the space to your needs.



A Little More Room to Breathe

We've incorporated wider circulation paths throughout the workplace for safer interactions.



Wellness

- Anti-microbial high-touch surfaces
- Anti-microbial HVAC systems with increased airflow and filtration systems
- HVAC systems flushing & monitoring
- Additional private offices with glass for increased natural light
- Touchless fixtures & touch-free access
- Seamlessly integrated sanitizing stations
- Use of warm materials & finishes to create an added feeling of cleanliness & safety, while avoiding a clinical feel
- Carbon-neutral finishes
- Easy accessibility to outdoors



Flexibility

- Small 4-pack workstations allow for modular configurations and accommodate various density requirements
- Private office and conference room footprints are interchangeable, allowing rooms to flex
- Large circulation paths for comfortable social distancing
- Ability to combine suites as needed
- Simple, yet adaptable, design for added tenant flexibility and future density

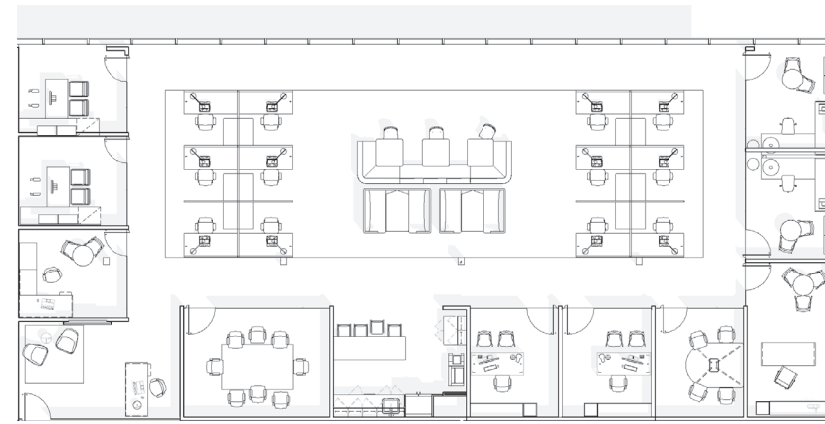


Productivity

- Distanced workstations & collaboration areas allow for focused work
- Exposed ceilings in public areas, balanced with finished ceilings in private offices, and collaboration spaces creates an open feel while appropriately managing acoustical needs
- Adjustable-height desks to improve health and well being
- Seamlessly integrated tech within furniture solutions for virtual teaming
- Adjustable partitions between workstations to accommodate focus work and privacy

Room to Grow

We designed worCPPlaces spaces for growth. Whether you need increased density in your current space, additional space to accommodate more employees, or simply want to make your workspace more efficient, worCPPlaces has a solution for you.



Initial Plan - Seats 20
Emphasis on social distancing.



Initial Plan with Increased Density - Seats 32
Workstations are added to accommodate additional employees and increase density by 57%.



Initial Plan with Expansion Space - Seats 43
Suites can be combined with adjacent suites to create a larger floorplan.

**MAKE IT
YOURS**



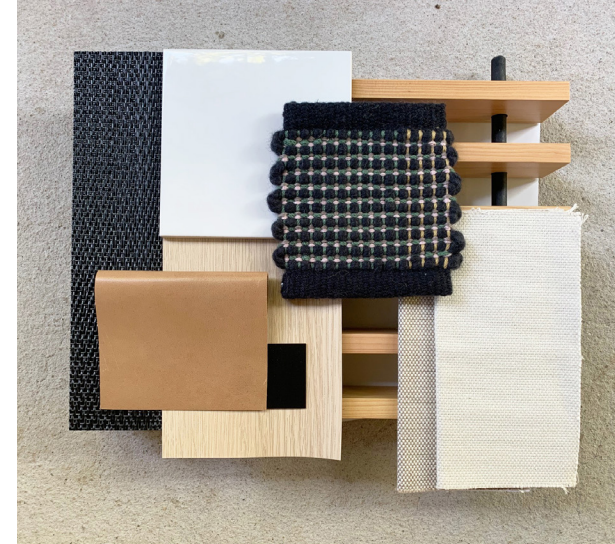
Customized suite plans for your needs.

Option 1: Move In Now

- Furniture packages
- A/V options
- Customized tenant-branded graphics



Modular Furniture Packages



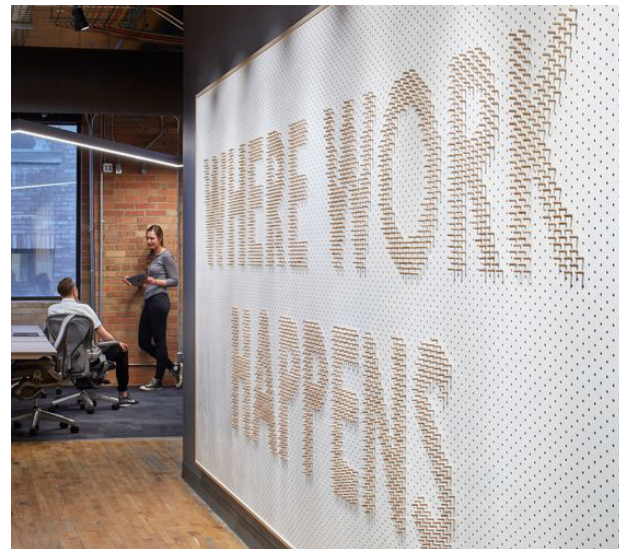
Finish Selections



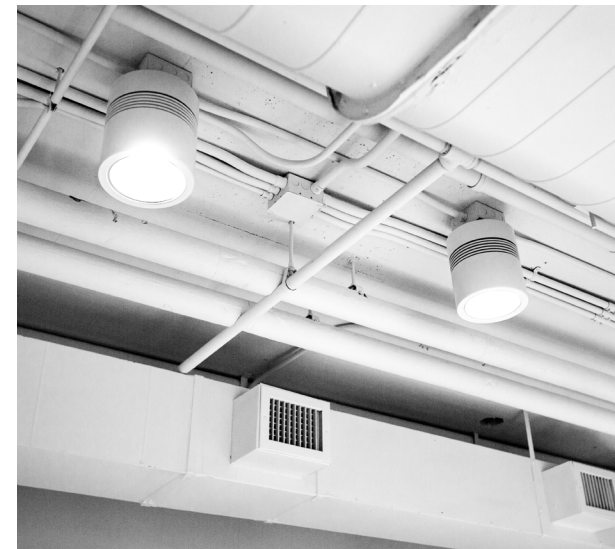
LED Lighting Options

Option 2: Fully Customized

- Furniture packages
- A/V options
- Customized tenant-branded graphics
- Lighting & plumbing fixtures
- Feature wall elements
- In-house designer and planner to accommodate all design needs



Tenant Environmental Graphics Package



HVAC & Air Flow Consultation

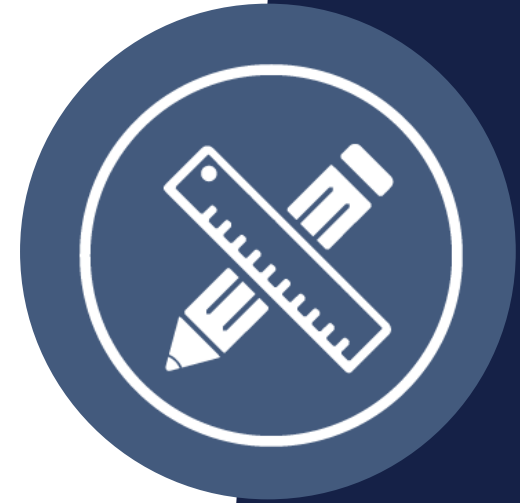


AV & Tech Solutions

Sheryl Blake - CP Group Senior Designer



CP Group Senior Designer Sheryl Blake provides a highly experienced leadership role in coordinating, designing, sourcing, and executing project-based services for the worCPaces suite of offerings. Serving as an extension of a tenant's project management team, Sheryl works directly with property management to meet and exceed tenant expectations. **She provides a professional and imaginative approach to customize spaces that fit tenant needs.**



Design Services:

- Design Consultation
- Concept Development (Brand & Interior Styling)
- Interior Programming
- Space Programming
- Color Analysis
- Furniture & Finish Selection
- Lighting Design
- Accessory & Art Selection

Additional Design Services:

- Plumbing & Appliance Selection
- Cabinet & Custom Case piece Design and Specification
- Custom Window Treatment Design
- AV and Office Automation Services
- Rendering Services
- Signage Design
- Construction Documentation
- Assists With Construction Administration & Coordination
- Site Visits

To learn more about how these design service opportunities can support your plans, contact design@cpgcre.com.

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CPGcre.com

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