

# **Genuine Work<sup>®</sup>**

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**COWORKING LIFESTYLE**

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# Who are we?

Established in 2019 by *Weyland Ventures*, *Genuine Work (GW)* is a full service firm creating and operating hospitality, residential, coworking, and a broad array of commercial and retail experiences. Internationally recognized, *GW* is highly sought after for our award winning designs and an undeniable commitment to our clients. A relentless pursuit of relevant and timeless design and the ability to operate our projects are at the very core of what defines us.

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# What do we do?

*GW* helps companies succeed. We create work spaces that work, attract the best talent, optimize productivity, offer hospitality and a vibe that retain your greatest asset: your team members. Collectively we create and operate every detail in order to deliver a holistic design and a tailored experience that aligns with the ethos of our partners and tenants.

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# Why do we do it?

We sought out to start a company whose foundation is built upon infusing hospitality into all facets of real estate development. The work place is a vital aspect of everyone's daily lives and today it must be so much more than a desk, four walls and fluorescent lights. *GW's* innovative approach pushes the boundaries into all facets of real estate development and to operate them at the highest standard. We love helping people have their vision come to life, succeed and grow.

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## Who is it for?

GW is for the CEO's and their companies who want to attract the most diverse and talented workers in all stages of the company's growth cycle. It is also for the employees who seek opportunity by being in a dynamic environment where something new can be learned and shared every day.

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## Why do they want it?

Companies want a place where their creations and commitments can thrive; where their team members are inspired to imagine and deliver the greatest work possible. GW offers flexible membership solutions, with no capital required for buildout, an instantaneous solution to start work today, and a creative spirit and operational excellence which allow you to focus on your work and not on office management. CEO's want GW because we foster a platform for their success and growth.

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## What makes it different?

*Genuine Work* delivers experiential work environments that keep team members engaged and productive the entire day by curating “no reason to leave work” spaces that maximize productivity, creates efficiency and stimulates creativity and curiosity.

# For the Employee

*Genuine Work* creates an experiential workplace that is vibrant and diverse and celebrates how the authentic self can optimally contribute to the greater company good. Employees feel a part of something bigger than themselves, thrive in their workplace, and generate a sense of loyalty to the team. *GW* helps the employee stay in place, grow and succeed, realizing their power and greatest attributes.

- Building connections with others in the workplace, i.e. both peer to peer and employer to employee creates loyalty and fosters a desire to be loyal and stay in place.
- Providing an appealing aesthetic to inside and outside space, creates an environment where employees will thrive.
- Supporting diversity in the workplace and creating mechanisms for employees and companies to connect and share experiences and expertise keep people in place longer.



# For the Company

No start up capital requirements for office space, unless Enterprise with custom build out.

- A powerful recruiting tool in today's human resource environment.
- Flexible memberships and leases, "just-in-time" space opportunities, reduced overhead costs, shared infrastructure, network and access to other companies and thought leaders.
- Flexible expansion and contraction terms for companies as cycles shift.
- Enterprise opportunities for larger organizations.
- Leadership independence from day to day office management that let's you focus on your business and growth.

*Genuine Work* provides a platform for employees to feel connected to the organization's brand and culture.



# **Genuine Work<sup>®</sup>**

**MOTOR CAR BUILDING  
DAYTON OHIO**



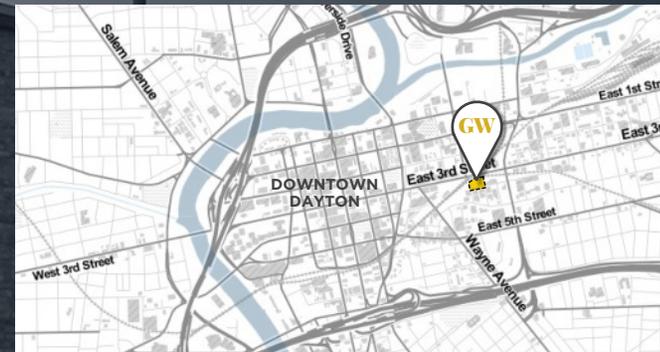
## HISTORIC DAYTON DISTRICTS

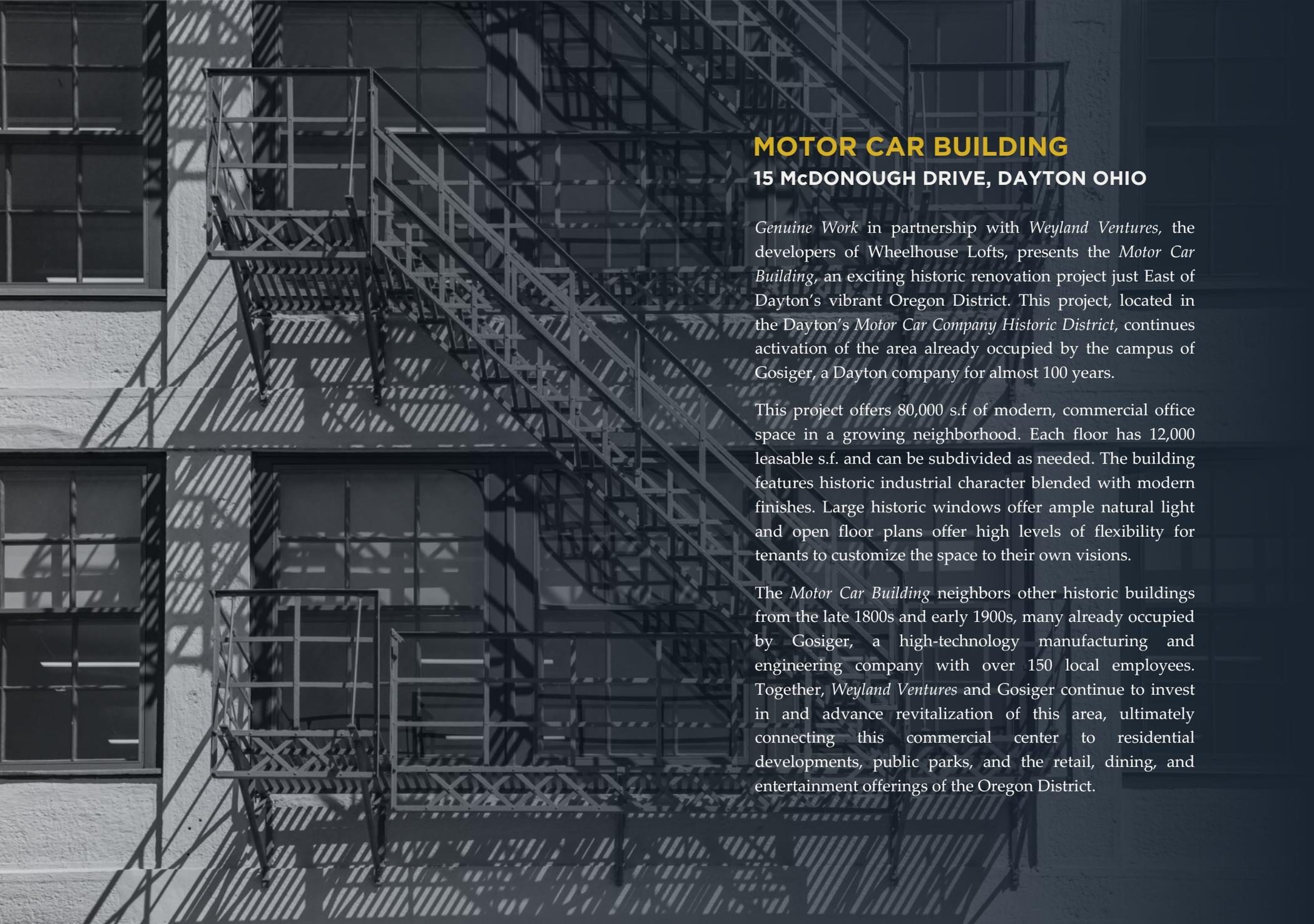
### OREGON DISTRICT

Best known for its historic buildings, specialty stores, breweries, local restaurants, and authentic neighborhood feel, the Oregon District offers the best of urban living coupled with sense of community and connection. *Genuine Work* continues to invest in this area, developing a mix of additional residential, commercial, and hospitality projects.

### MOTOR CAR DISTRICT

Originally developed in the late 1800s to support Dayton's vibrant automobile industry, this growing neighborhood features several important historic buildings. *Gosiger's* international headquarters occupies several of these buildings and several others are slated for redevelopment into commercial and mixed-use projects. This district bridges the *Oregon District* to the *Third Street Corridor*, adding density and activation to a popular part of Dayton.





## **MOTOR CAR BUILDING**

**15 McDONOUGH DRIVE, DAYTON OHIO**

*Genuine Work* in partnership with *Weyland Ventures*, the developers of *Wheelhouse Lofts*, presents the *Motor Car Building*, an exciting historic renovation project just East of Dayton's vibrant Oregon District. This project, located in the Dayton's *Motor Car Company Historic District*, continues activation of the area already occupied by the campus of *Gosiger*, a Dayton company for almost 100 years.

This project offers 80,000 s.f of modern, commercial office space in a growing neighborhood. Each floor has 12,000 leasable s.f. and can be subdivided as needed. The building features historic industrial character blended with modern finishes. Large historic windows offer ample natural light and open floor plans offer high levels of flexibility for tenants to customize the space to their own visions.

The *Motor Car Building* neighbors other historic buildings from the late 1800s and early 1900s, many already occupied by *Gosiger*, a high-technology manufacturing and engineering company with over 150 local employees. Together, *Weyland Ventures* and *Gosiger* continue to invest in and advance revitalization of this area, ultimately connecting this commercial center to residential developments, public parks, and the retail, dining, and entertainment offerings of the Oregon District.

## MOTOR CAR BUILDING

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Located in the heart of Dayton in a technical campus, the Motor Car Building bridges the Oregon District with the Third Street corridor and downtown, meaning commercial tenants are close to green spaces, restaurant, retail, and entertainment options. The campus is a hub that connects historic districts and amplifies the innovative spirit of the area while creating a platform for new ideas, entrepreneurs, emerging and growth companies.

### BUILDING & SITE FEATURES

- Historic character with modern finishes
- Large open and customizable floor plans
- Raised access flooring system
- Flexible power and data solutions
- Tall ceilings
- Large windows with ample natural light
- Dedicated parking available
- Access to green space and bike trails
- On-site parking



## MOTOR CAR BUILDING

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Light-filled. Great views of the city. Easy access. Service oriented. No capital required. Turnkey. Open and flexible when needed; private and structured when necessary. *GW Motor Car Building* exemplifies today's new work "plug and play" approach.

## GENUINE WORK COMPONENTS

- Hospitality solution for traditional work environments; a turnkey solution for business.
- Office management, reception, mail and package, housekeeping services and security.
- Community driven, social connection driven, space driven.
- Functional space that is contemporary and stylish and artisan.
- Regularly scheduled networking events.
- Programmed wellness and on-site functional fitness programs.
- WiFi is like air and water and coffee – it has to be free and clean and strong.
- Technologically driven by coworking apps to drive community engagement, networking, and functional components of access control and security, booking nomadic spaces, conference rooms, event space, invoicing, analytics, reporting.
- Located in a bustling technology campus with on-site parking and bike racks.
- Partnerships with local restaurants to provide morning bakeries and afternoon lunches and snacks.
- Coffee and water service daily.



## MOTOR CAR BUILDING

# Coworking — Private and Shared move-in ready offices

Communal work zones, dedicated desks and private offices with room to breath and to insure comfortable distancing and safety.

### NOMADIC WORK ZONES

This is our most flexible option and for those who just want to have a drop-in office when needed. *Genuine Work* membership provides:

- Seating options are based upon availability and is the lowest price offering.
- Conference Room and Print Credits available for purchase
- Conference Rooms are fitted with video conferencing, and the latest in remote communication gathering mechanisms.
- *Genuine Work* membership required for access. Price is scaled based upon how many days a week desired.

### WHAT IS INCLUDED



Desk



Chair



File Cabinet



Conference Room Table

**Genuine Work**<sup>®</sup>



## MOTOR CAR BUILDING

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Flexible offices with shared amenities for teams of 1-30 in a beautiful and professional setting. Increases the vibrancy and activation of a building while providing flexibility and generating premium rents. *Genuine Work* provides:

### DEDICATED WORK STATIONS

- *Genuine Work* membership required for access that include *Nomadic Work Zone* features plus:
- Seat is guaranteed and consistent.
- Shared with others in a dedicated desk zone.
- 1-hour Conference Room credits per month.
- 100 B&W print page credits per month.
- Next step up in pricing.

### WHAT IS INCLUDED



Desk



Chair



File Cabinet



Conference Room Table

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## MOTOR CAR BUILDING

Flexible offices with shared amenities for teams of 1-30 in a beautiful and professional setting. Increases the vibrancy and activation of a building while providing flexibility and generating premium rents. *Genuine Work* provides:

### PRIVATE OFFICES

- *Genuine Work* membership required for access that include *Nomadic Work Zone* features plus:
- Multiple office configurations and number of desks that include work tables, filing cabinets and desk chairs.
- With and without private conference rooms.
- Spaces are not customized, although can be modified within certain parameters.
- Great natural lighting and fantastic views
- 1-Hour Conference Room credits per desk per month.
- 100 B&W print page credits per desk per month – Max credit of 500 per month.

### WHAT IS INCLUDED



Desk



Chair



File Cabinet



Conference Room Table



## MOTOR CAR BUILDING

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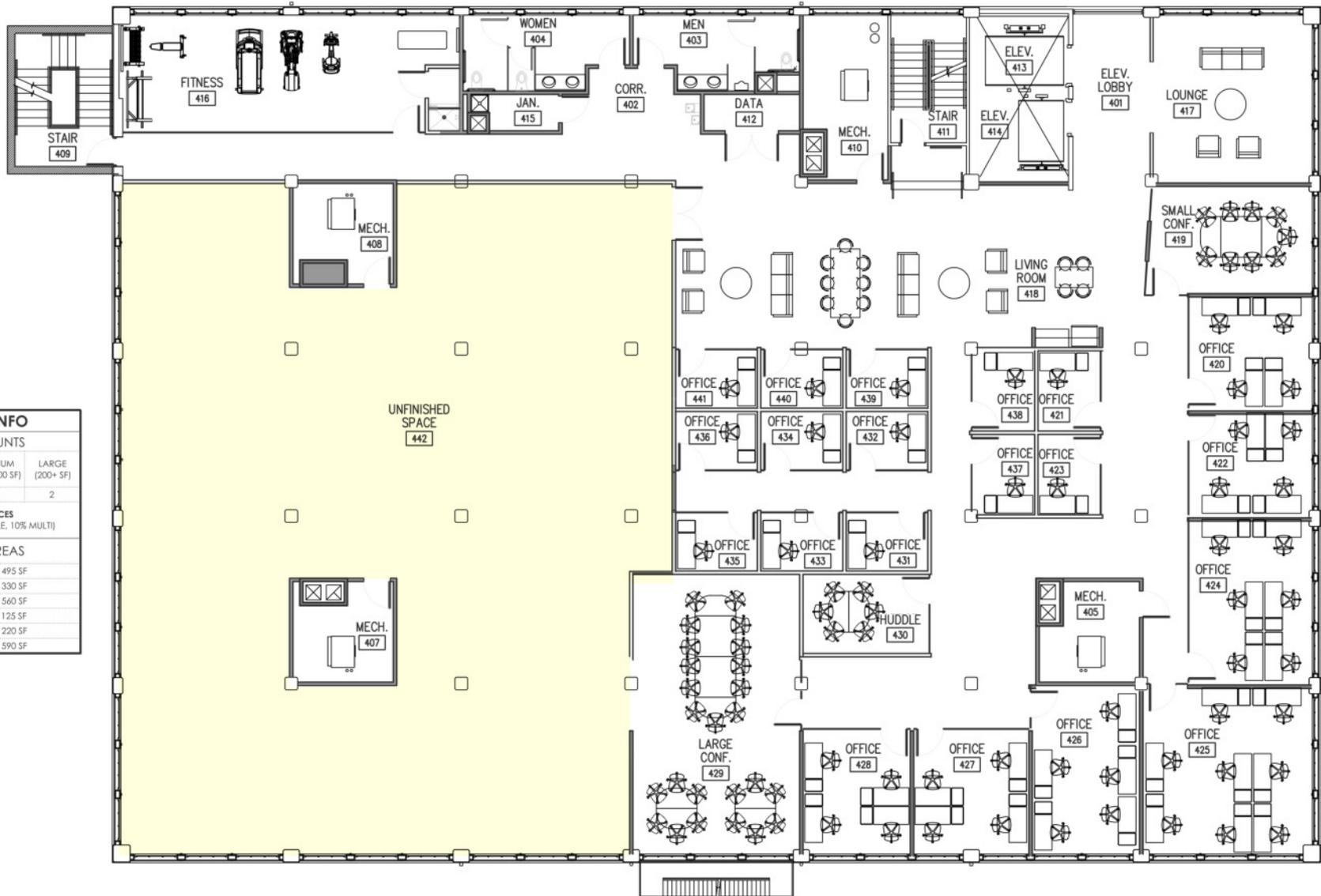
### ENTERPRISE

- Customized office space with longer term tenants
- Enterprise membership required for access
- Start up costs for fit out
- More established lease structures
- Spaces are customized
- Unlimited Conference Room Credits internally.
- Unlimited B&W and color printing.



# MOTOR CAR BUILDING

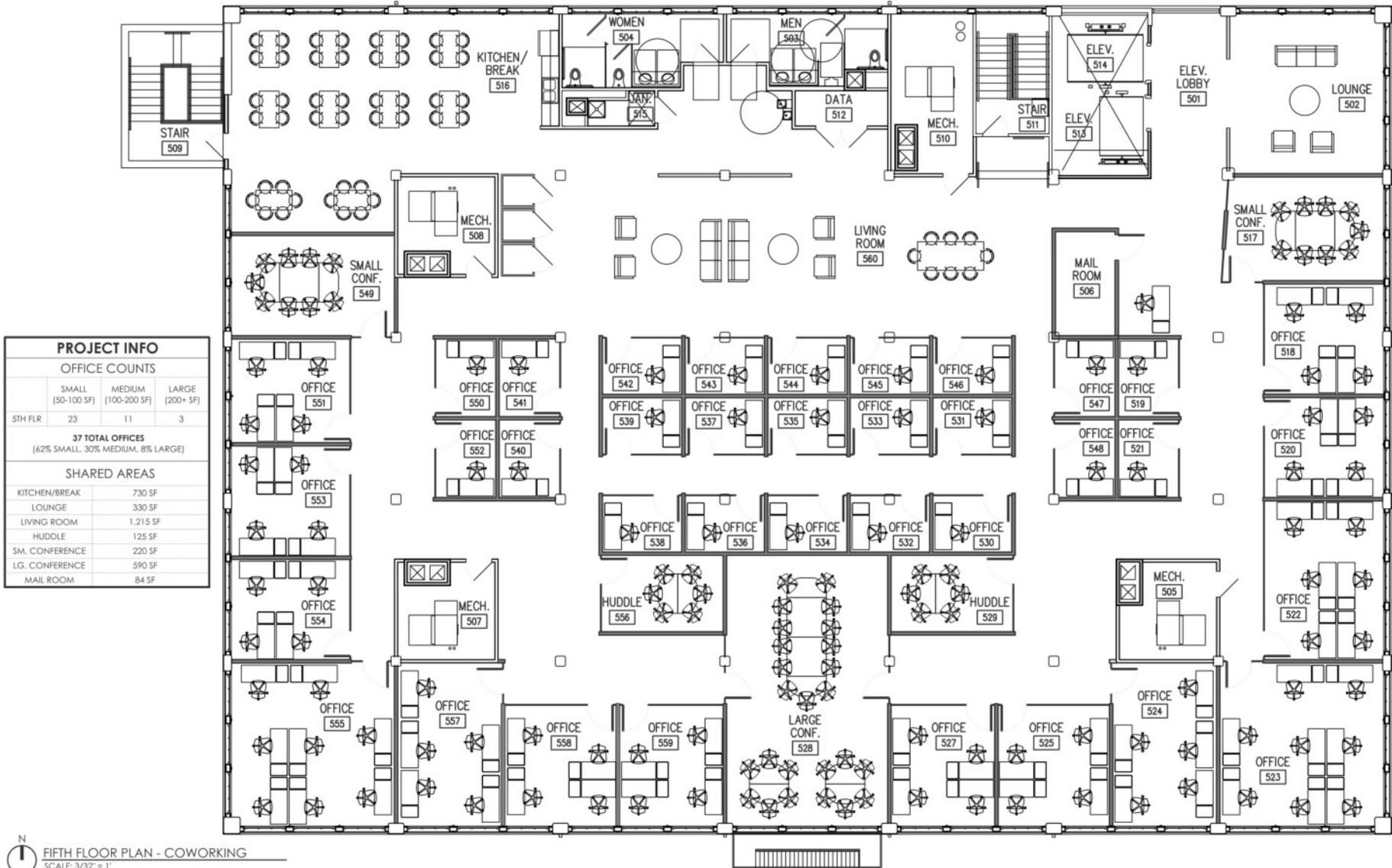
## 4TH FLOOR MULTI-TENANT FLOOR - 12,442 SQUARE FEET 4TH FLOOR ENTERPRISE OPPORTUNITY - 4,312 SQUARE FEET



PROJECT INFO			
OFFICE COUNTS			
	SMALL (50-100 SF)	MEDIUM (100-200 SF)	LARGE (200+ SF)
4TH FLR	13	5	2
20 TOTAL OFFICES (65% SINGLE, 25% DOUBLE, 10% MULTI)			
SHARED AREAS			
FITNESS ROOM	495 SF		
LOUNGE	330 SF		
LIVING ROOM	560 SF		
HUDDLE	125 SF		
SM. CONFERENCE	220 SF		
LG. CONFERENCE	590 SF		

# MOTOR CAR BUILDING

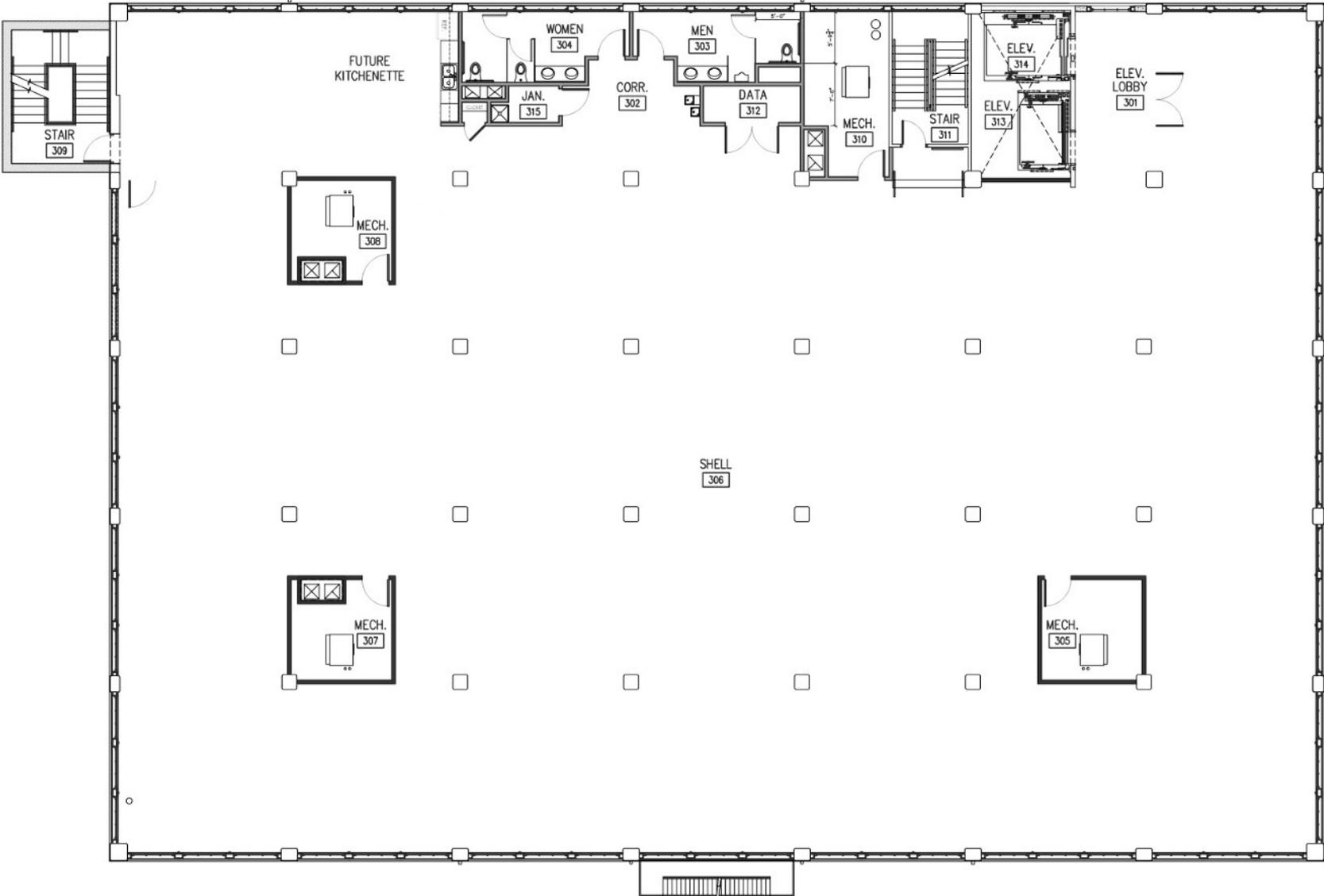
## 5TH FLOOR COWORKING OPPORTUNITY - 12,448 SQUARE FEET



FIFTH FLOOR PLAN - COWORKING  
SCALE: 3/32" = 1"

MOTOR CAR BUILDING

6TH FLOOR ENTERPRISE OPPORTUNITY - 12,442 SQUARE FEET



## MOTOR CAR BUILDING

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### MONTHLY MEMBERSHIP RATES STARTING FROM

- Nomadic = \$245
- Dedicated = \$350
- 1-person Private Office = \$454
- 2-person Private Office = \$842
- 3-person Private Office = \$1,313
- 4-person Private Office = \$1,707
- 5-person Private Office = \$2,048
- 6-person Private Office = \$2,355
- 8-person Private Office = \$3,109
- Enterprise opportunities on 4th and 6th Floors:
  - 4th Floor = 4,312 square feet.
  - 6th Floor = 12,422 square feet.
  - Inquire for pricing and terms.



## THE GENUINE WORK TEAM

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*We imagine thriving neighborhoods with place-making destinations and leverage our decades of planning, design, and development expertise to make them happen.*



### **BILL WEYLAND | CHIEF STRATEGY OFFICER**

An award-winning architect, developer and real estate broker, Bill has committed much of his career to revitalizing downtown Louisville, including creation of the famous 10-story baseball bat and the *Louisville Slugger Factory & Museum*.



### **LEE WEYLAND**

Lee joined the family business in 2007 after graduating from *Vanderbilt University*. Lee is a licensed realtor with the CCIM designation, and currently focuses on business development for *Weyland Ventures*, primarily engaging in sales and leasing services, new development opportunities, and building and maintaining relationships with clients and key stakeholders.



### **MARIAH GRATZ | CEO**

Mariah works to bring new life to urban communities by revitalizing the built environment. She has experience in utilizing unique real estate financing mechanisms such as historic tax credits, new market tax credits, and tax increment financing to make projects a reality. She has been with *Weyland Ventures* since 2009, and in 2016, she became CEO.



### **ERIC WHITMORE, AIA**

Eric has built a strong reputation for his involvement in multiple phases of master planning, architecture and project management. As a registered architect, he has over 15 years experience supporting public sector and private clients in all project stages from community planning, strategic programming, architectural design, and construction administration.



### **CRAIG PISHOTTI**

Craig heads *Weyland Hospitality* to develop new operating businesses, primarily focusing on *MASHUP* and new lifestyle hotel products. With Craig's decades of hospitality management and development expertise, the intention is to create hospitality infused real estate development, which will optimize the value of *Weyland Ventures'* mixed use developments.



### **ASHLYN ACKERMAN**

Ashlyn is an architect who is passionate about community-driven, people-focused design and historic preservation/adaptive reuse, with several notable projects to her credit in Kentucky, Ohio, and Ohio. Ashlyn helps lead *Weyland Ventures* continue to push the boundaries of development with strategic vision and sensitivity to each project's goals.

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## COWORKING LIFESTYLE

### FOR MORE INFORMATION

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