



HATCH

A COMMUNITY INNOVATION LAB



What is Hatch?

Hatch is a blueprint for change.

Every day social entrepreneurs around the world are proving that you can address critical social and environmental problems and be profitable, thus growing new types of capital. These pioneers are forging new pathways to a re-imagined economy—one that we invite you to help create.

Hatch is about challenging what we think is true.

It is turning assumptions on their head and making our best ideas possible. It is redefining words like value and capital.

Hatch will attract entrepreneurs and enterprises that will create more than jobs—it will incubate livelihoods that nurture the spirit, grow the economy, and improve community.

Hatch will offer amenities to the neighborhood, resources to the city, economic growth to the region, a model for the country, and a network of innovation for the world.

Hatch is much more than a building.

It is a place to grow a new enterprise pipeline that invites inspired citizens to engage and offers the best place for eco-social enterprises to start up, get financed, and grow to scale.

Hatch will be proof that people, business, and finance can do things differently and create high-value returns. Seen as a first major step toward addressing the need for comprehensive support to pioneers of social change, Hatch and its programs will serve as a replicable model for communities around the world.

**Hatch is more than a place and a network—
it is a movement.**

en•tre•pre•neur

From the French: “One who undertakes a task, who assumes the risk for an effort, initiative, or enterprise.”

Tenant Benefits

Hatch offers an innovation ecosystem.

As a Hatch tenant, you get much more than a room. You become part of a community of innovators with access to services, staff, and support.

1. Join other tenants who specialize in serving entrepreneurs, hybrid social enterprise, and nonprofits. Banking, legal, accounting, design, and other professional consulting firms will create a supportive knowledge ecosystem.
2. Affordable and responsive office, creative, and meeting space for enterprises at various stages of growth from start-up to scale.
3. Access to finance networks and knowledge, related social and environmental metric development, and strategy for impact investing.
4. Engagement with visionary corporations and partners who offer access to experts, assets, and unique networking opportunities.
5. On-site staff who are expert at enterprise growth and financing, from early stage idea development to international expansion.
6. A community that consists of active cross-pollination between citizens, businesses, savvy nonprofits, visionary corporations, and visionaries who inspire each other to find creative and unexpected solutions.

so•cial en•ter•prise

An organization or entity that has blended social or ecological mission with business strategies.

A City Block of Innovation



TRANSPORTATION + ACCESS

Portland's streetcar will stop right at our door on Broadway. Three bus stops and two bus lines are within two blocks. A MAX stop is five blocks away. Two major bike routes run alongside.

MEETING + INNOVATION SPACES

Hatch will be designed to nurture innovation and collaboration. Flexible meeting spaces and rooms designed to inspire invention, innovation, and creativity will be a part of the amenities.

LOCATION + VISIBILITY

Centrally located and close in, with high visibility from 70,000 cars passing by a day. New lights slow traffic and signs attract clients.

GARDEN + ORCHARD

Outside Hatch will be 5,000+ sf of green space with garden and orchard for food and research...an oasis for tenants, clients, guests, and neighbors.



OFFICE + RETAIL

Much of Hatch will be office and retail. Two floors and 43,000 sf of "industrial chic" finishes, taking advantage of the old beams, open spaces, light, and vaulted ceilings.

COFFEE + FOOD

Ground floor opportunities for retail and food will be excellent. Hatch will offer a commercial kitchen, café, coffee shop, and indoor and outdoor eating spaces.

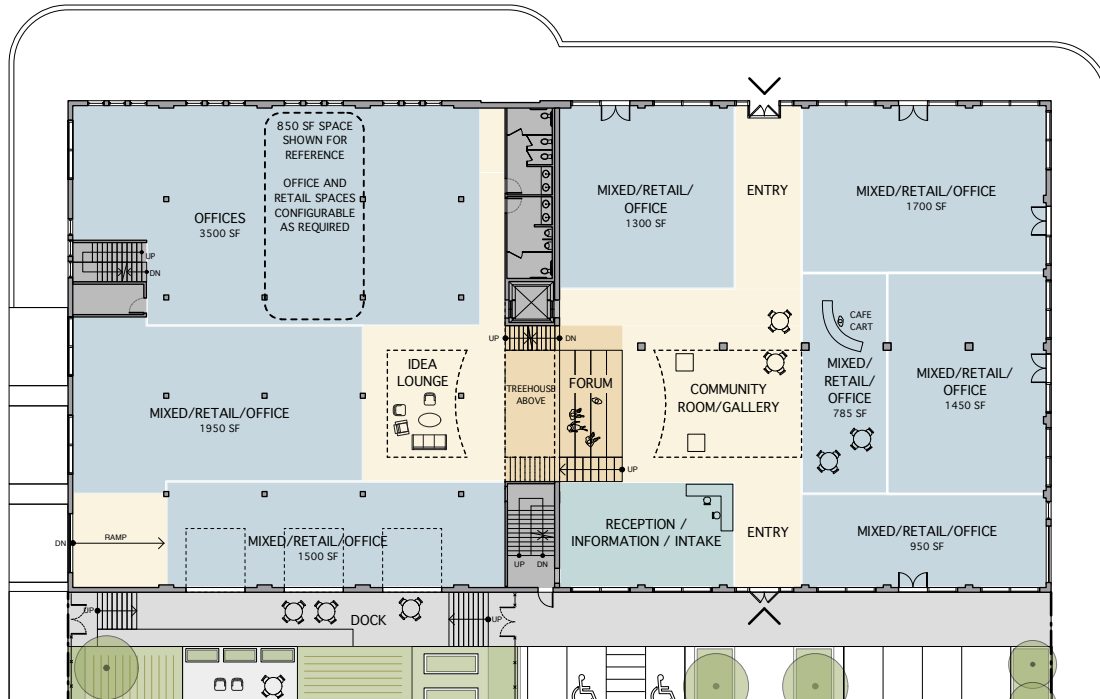
PUBLIC + EVENT SPACE

Hatch endeavors to be a community asset, offering flexible and affordable public spaces for small meetings or large events, both inside and outside.

PARKING + SAFETY

Hatch will offer 26+ parking slots, charging stations for electric vehicles, and covered parking for bikes. Lights after dark provide added security.

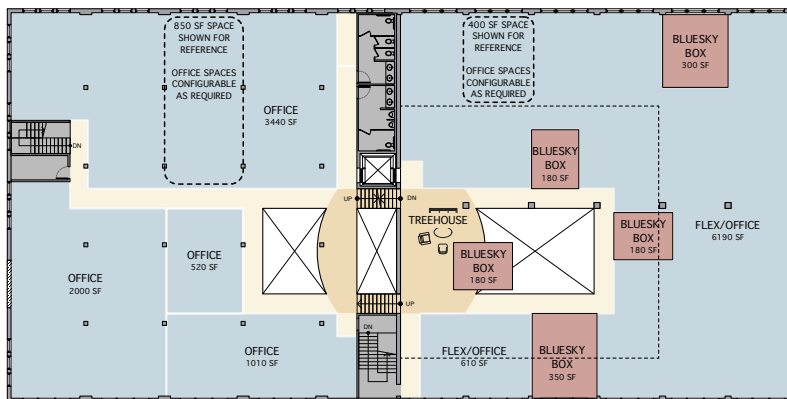
Floor Plans



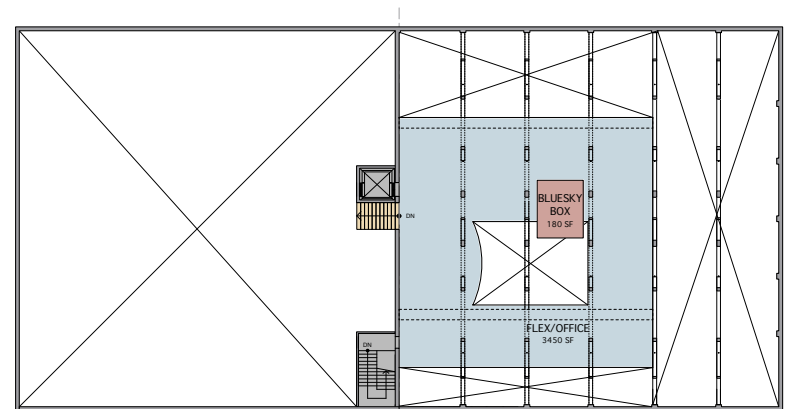
1st floor

- Leasing:** Approximately 44,000 sf on three floors + 5,000 sf of rentable green space outside.
- Pricing:** Hatch offers competitive rates from \$10/base-ment to \$22 for highly-visible retail. Average rents \$16-\$18 sf three-year terms.
- Use:** Office, retail, food service (coffee shop, café, bar), light manufacturing, media, gallery, outdoor agriculture and garden, food carts.

All drawn suites and spaces are approximations and are subject to change. Basement provides additional storage for tenants (not shown).



2nd floor

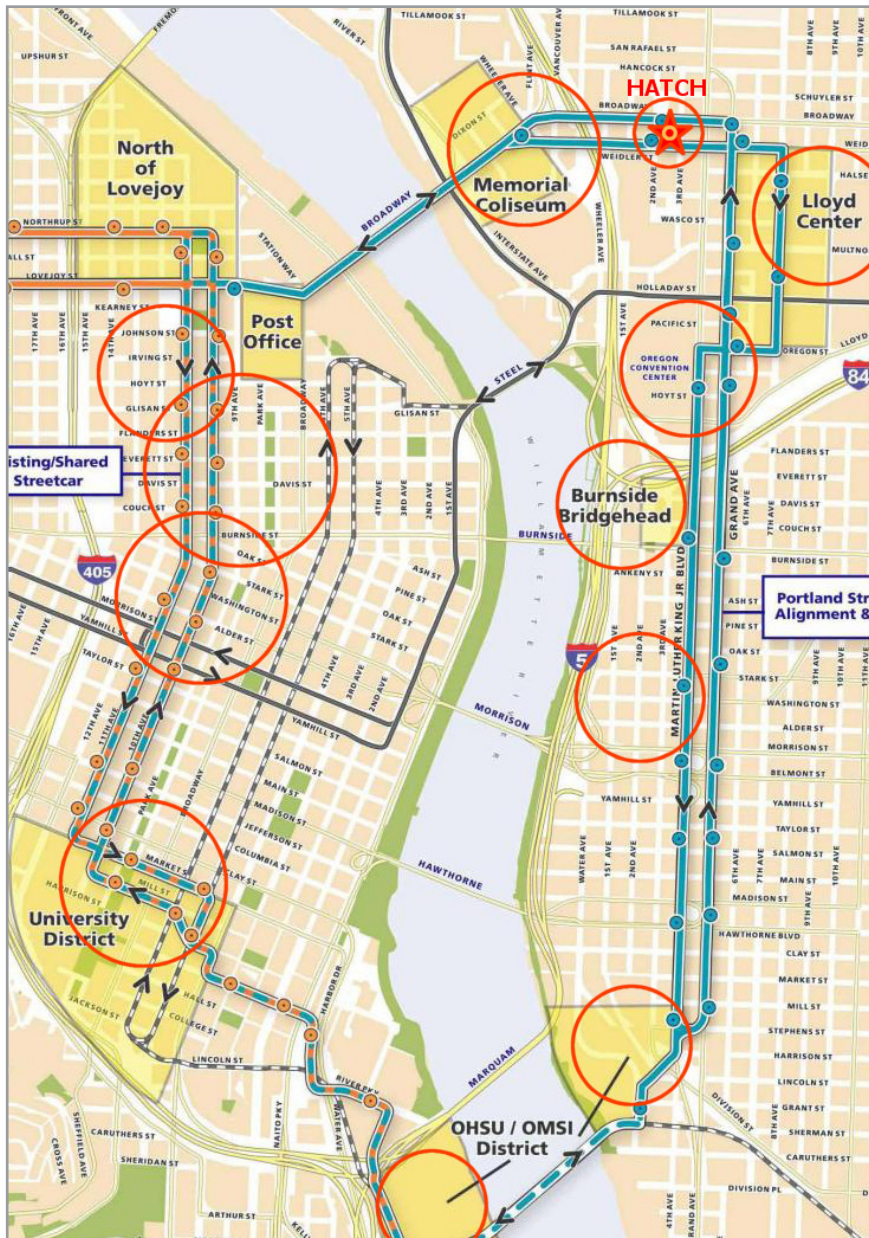


Mezzanine

At the top of Portland's Innovation Loop

Hatching Hatch

Two years of planning, plotting, and partners have hatched our team. We are dedicated to 'hatching something great' for our communities.



Amy Pearl, Founder/CEO, Springboard Innovation

Amy is an educator, innovator, and strategist who applies research in innovation and learning to build programs that create skilled problem solvers. Before founding Springboard Innovation in 2004 she managed Intel's online education program.

"Hatch is a culmination of years of helping people realize their potential and power. It says to every community, 'You can shape the future for the better - bring your passion and commitment, and we will change the world.'"



Malaika Maphalala, Development Director, Springboard Innovation;

Malaika has extensive experience combining social concern with financial expertise. She brings nonprofit experience to her current role as a financial advisor focused on responsible investing.

"I am excited about the Hatch project and the team's commitment to community engaged finance. This is true community-based community value."



Paul Osterlund, Director, Springboard Innovation; Treasurer, HatchLab, Inc.

After retiring from Intel as a manager for projects worldwide, Paul founded Abundance Farming Project, a global social enterprise that provides innovative technical solutions to poor farmers to increase food crop yields.

"Worthy social ventures that can make a big impact need to be nurtured through their vulnerable early years if we want them to survive. This is one of Hatch's most important roles."



Lin Lu, Communications Manager, Springboard Innovation

Lin graduated from Willamette University in 2008 with a BA focused on China. She then worked for the Soros Open Society Foundations coordinating regional programs in Asia for a youth initiative focused on debate and civic engagement.

"I'm part of Hatch because as a relatively recent grad, I am fascinated by the challenge to articulate how our generation will do business differently in the future."



Jenny Kassin, Attorney, Cutting Edge Capital/Katovich Law Group

Jenny is an attorney who specializes in socially responsible ventures. Her team helps small businesses raise capital without venture capitalists, angels, or banks. She earned her J.D. from Yale.

"What makes the Hatch project special is its commitment to community ownership. All the stakeholders will have meaningful participation in shaping the future of Hatch!"

Hatch Building Development Team

We have an extraordinary group of professionals helping to make Hatch a reality for our community.

Shiels Oblatz Johnsen (SOJ) - Development Project Manager
 Allied Works - Architect
 KPFF Consulting Engineers - Engineering Firm
 Howard S. Wright - General Contractor

LEASING NOW FOR EARLY 2013 OPENING

Contact
Us

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POWERED BY:

