



Innovation
Centre

Co. Innovation Centre

Membership Terms & Benefits.

Meagan Kay-Fowlow | June 2025



Overview.

- Membership Tiers & Benefits
- Membership Terms & Pricing
- Space & General Amenities
- Collaboration Philosophy
- Membership Application



MEMBERSHIP BENEFITS



BENEFITS	HYBRID	LEVEL 1 (DESK)	LEVEL 2 (OFFICE)	LIGHT INDUSTRIAL
SPACE				
Full-Time Building Access	■	■	■	■
Dedicated Private Office			■	
Dedicated Private Desk	■	■		
Dedicated Fit-Up Space				■
Boardroom Booking Access	■	■	■	■
Meeting Room Booking Access	■	■	■	■
Private Phone Booth Access	■	■	■	■
Access to Classroom Space	■	■	■	■
PROGRAMMING & SERVICES				
Access to COIC-Led Programming	■	■	■	■
Discounts on Hosting Events at COIC	■	■	■	■
Access to Pre-Public Registration		■	■	■
OTHER				
Complimentary Parking	■	■	■	■
Mail Services	■	■	■	■
Secure Shared Internet	■	■	■	■
Social Media Promotion		■	■	■
Website Member Directory		■	■	■

■ = Unlimited Access

■ = Limited Access

Membership Terms & Pricing.

2025 Monthly Pricing- Office Space

Term/Tier	Private Office (Level 1)	Private Desk (Level 2)	Hybrid Desk (Per Month)
6 Months	N/A	N/A	\$ 275.00
1 Year	\$ 1,300.00	\$ 850.00	TBD

Open Collaboration Space



View from mezzanine - open desks and collaboration space

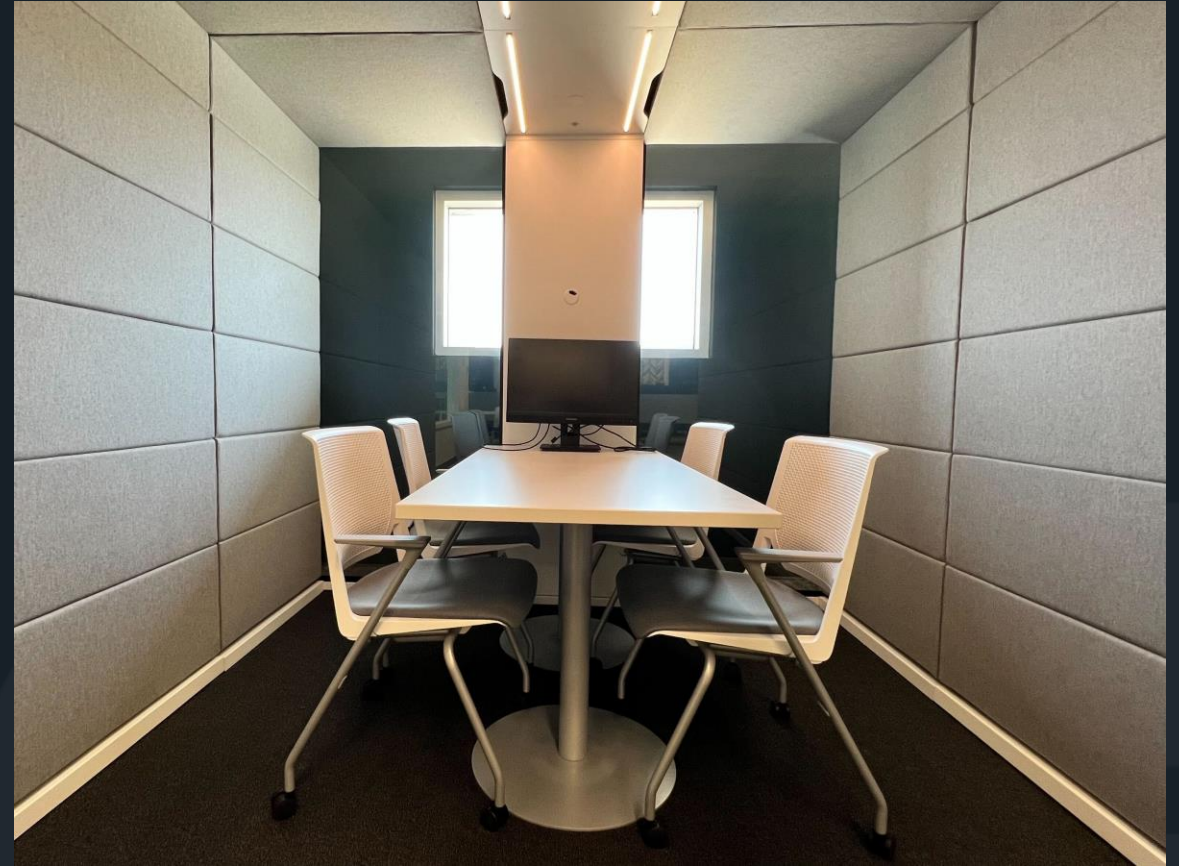


View from front of building (1st floor) - open desks and collaboration space

Offices & Meeting Rooms



View of private office (1st floor)



View of meeting rooms(1st floor)

Additional Spaces



Presentation Space (1st Floor)



View of café (1st floor)

Location & Building.

710 Torbay Road, St. John's, NL

- Physically **located in St. John's, NL**, in a newly renovated, **54,143 sq ft building**, situated centrally within a growing innovation district.
- Ease of access to the **St. John's International Airport**, proximity to provincial highways, and co-location to various key Industries, businesses and ecosystem partners.
- Developing the space as a **demonstration destination**, showcasing what established and growing businesses across the province have to offer.
- Approximately **20,699 sq ft of office space** - includes a variety of working, collaboration, and meeting spaces.

Location & Building.

710 Torbay Road, St. John's, NL

- **Mezzanine level offers 10,270 sq ft** of future office space, which will include a mix of working, collaboration and meeting spaces.
- An open **1,356 sq ft public café & meeting space**, which includes a locally run coffee shop, and variety of seating and conversation spaces.
- An additional **21,818 sq ft of Light industrial and custom maker space**, divided into leasable fit-up spaces (customizable based on need).
- Leasable **external lay-down space** available for members, at the back of the building.
- **Free on-site parking** available.

Collaboration Philosophy.

Ensuring alignment of partners & collaborators

COIC offers a space to **converge** with other businesses, **collaborate** across sectors, and **cocreate** with ecosystem colleagues.

Our commitment is to provide a **multipurpose & thoughtfully designed environment** that encourages and supports members.

To support collaborations that are **impactful and mutually beneficial**, we ask that all members reflect on the following key principles that should guide all Innovation Centre related activities:

- Clear Communication
- Shared Goals
- Mutual Respect
- Trust
- Flexibility
- Accountability
- Conflict Resolution
- Empowerment
- Feedback
- Celebration of Success



Membership Application.

- All interested businesses and individuals must **apply online-** you can access application form [here](#).
- Members joining COIC must be aligned with our approach to **collaboration & partnership**.
- Applications are reviewed and approved by an internal COIC team. **Applications will be assessed against the following considerations:**
 - Willingness to collaborate with other member organizations.
 - Working or intending to work on a technology development project with relevance to one or more sectors.
 - Ability to add value to Co. Innovation Centre community (infrastructure, expertise, assets, digital content sharing, investment, etc.).
 - Financially capability of maintaining membership.
 - Connection with remote operations or remote operations enabling technology is an asset.



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Interested in Joining Us?
Contact us at: info@coic.co