

evolve[®]
by **Granite**

evolvegranite.work



The Evolution of Office

Welcome to **evolve**[®], Granite's innovative collection of office leasing solutions designed to fit your *evolving* business needs.

evolve[®] by Granite delivers a broad range of customer-centric office environments focused on adaptability and simplicity with solutions tailored to the size, lease terms and amenities your business requires to flourish.





THE LOUNGE CUSTOMER SPACE

3333 Lee Parkway, Dallas

Leasing with Granite

When you lease with **evolve**® by Granite, you become a part of our community. As one of the nation's premier commercial office owners, developers and operators, Granite offers high quality spaces managed by the best professional services in the industry.

With markets in Atlanta, Dallas, Denver, Houston, and Southern California, Granite has the size, strength and expertise to deliver the perfect **evolve**® office space solution for you.

evolve®



NAIOP

DEVELOPER

OF THE YEAR

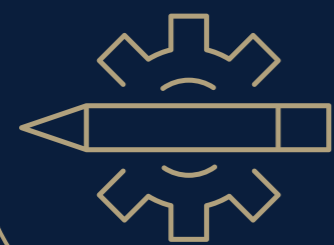
Granite

2022

Solutions for Every Need

WHETHER it's a fully furnished, on-demand office space for entrepreneurial start-ups and small businesses, or a customized corporate

office with satellite locations, **evolve**[®] provides the ability to build the perfect lease solution for your business.



Create

Custom workspaces and lease terms with full access to Granite amenities.



Ready

Move-in ready workspaces including monthly to yearly lease terms and full amenities.



On-Demand

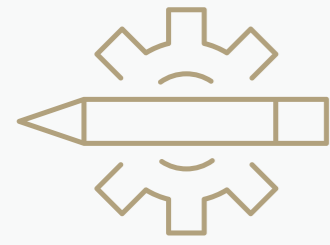
Available with any Granite lease

Portfolio-wide amenities and remote office spaces with access to partners.



THE LOUNGE CUSTOMER SPACE

@TheBrand, Southern California



Create

EVOLVE® CREATE delivers fully-customized solutions to fit your office space needs. Granite's established approach to leasing connects your business with our customer-centric communities.

Create

evolve® Create gives you unlimited possibilities to design the office space and environment that fits your company culture for optimum collaboration and productivity.

- ✓ **CONDITION** Customized
- ✓ **TERM** 1-10 Years
- ✓ **OCCUPANCY** Varies
- ✓ **ACCESS** 24-Hour
- ✓ **FURNITURE** Optional
- ✓ **TELECOM** Optional
- ✓ **AMENITIES** Full Access





EATS ON-SITE CAFÉ
Eldridge, Houston



Ready

EVOLVE® READY offers all-inclusive monthly and yearly pricing options, giving you the utmost in flexibility, simplicity and predictability with consistent and engaging environments in all Granite locations.

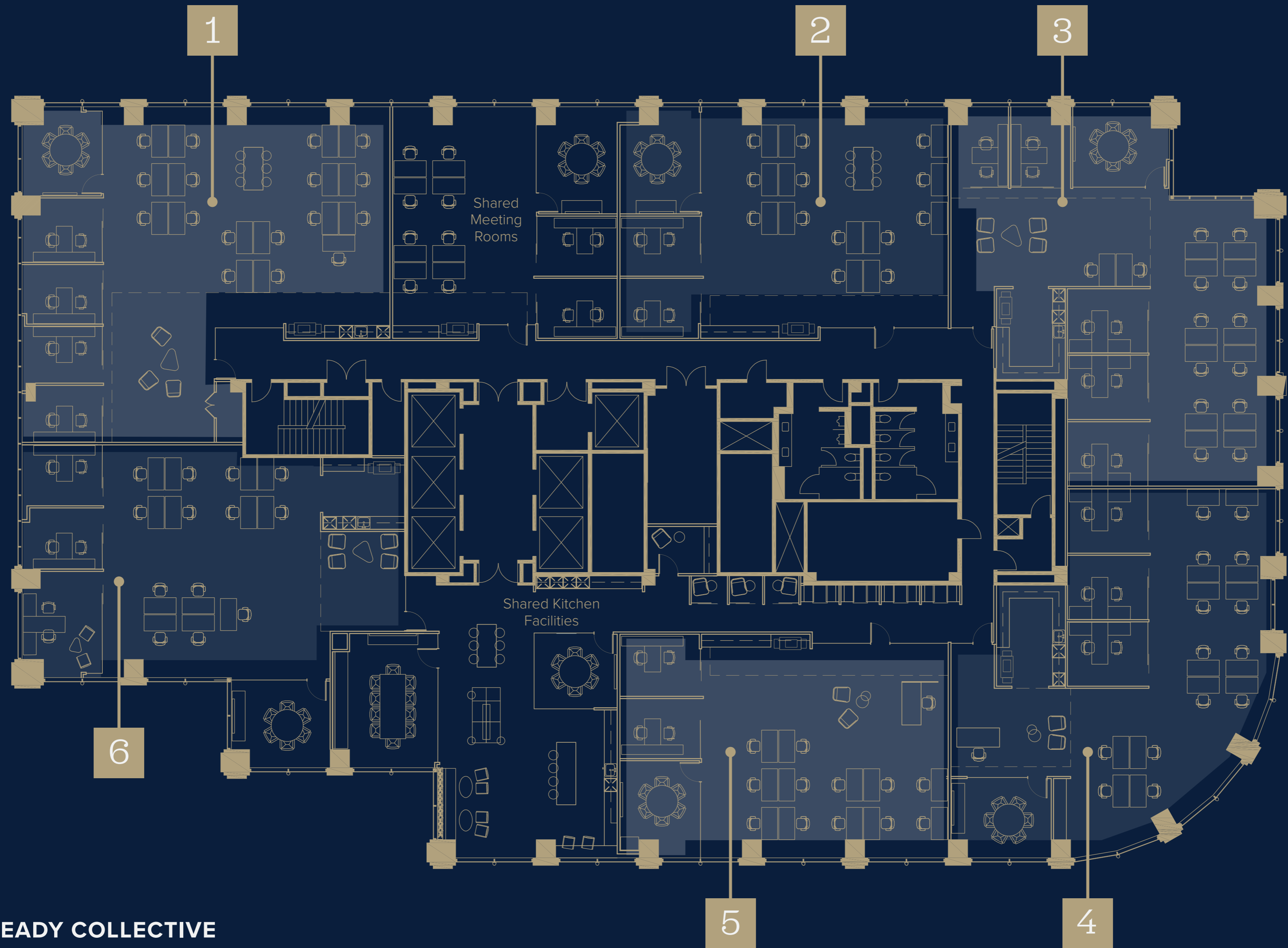
Ready Suites & Ready Suites+

Ready Suites & Ready Suites+ simplify your office environment needs while delivering the flexibility of 1 to 5 year leases.

Ready Collective

Ready Collective provides highly amenitized communal space with dedicated suites for an enhanced professional footprint. Enjoy exclusive on-floor amenities within the space such as meeting rooms, collaborative areas, coffee bars, or kitchen facilities. Each private suite comes fully built-out, furnished, and WiFi connected for immediate occupancy.

	READY SUITES	READY SUITES+	READY COLLECTIVE
CONDITION	Built Out	Built Out	Built Out
TERM	1-5 Years	1-5 Years	Monthly-Yearly
OCCUPANCY	< 30 Days	Immediate	Immediate
ACCESS	24-Hour	24-Hour	24-Hour
FURNISHED	—	✓	✓
TELECOM	In 2 Weeks	Wired	Wired
AMENITIES	Full Access	Full Access	Full Access + Exclusive Collective Amenities



SAMPLE READY COLLECTIVE

Private Suites with Exclusive On-floor Amenities



THE YARD ROOFTOP TERRACE
Midtown Union, Atlanta



On-Demand

GRANITE'S ON-DEMAND "G.O." program provides our customers with additional workspace options designed for ultimate collaboration, comfort, connectivity and consistency in every location across our national network of offices. Whether you are looking for remote office options for employees, a fitness center while on the road, or a furniture layout for your corporate HQ, G.O. is the solution for you!

G.O. Amenities *included with any Granite Lease*

Officing in Atlanta, but meeting a client in Dallas? Use one of our conference centers! When leasing with Granite, you gain access to amenities at every building, in every market.

- ✓ **MEET** Conference Centers
- ✓ **MOVE** Fitness Centers
- ✓ **THE LOUNGE** Customer Spaces
- ✓ **THE YARD** Outdoor Spaces
- ✓ **EATS** On-site Cafés

G.O. Pass *special rates with any Granite Lease*

Quickly set up a hub-and-spoke workplace by leasing your central headquarters with Granite, while establishing satellite offices supporting remote employees through our co-working partnerships with Industrious and Common Desk — available at a special rate.

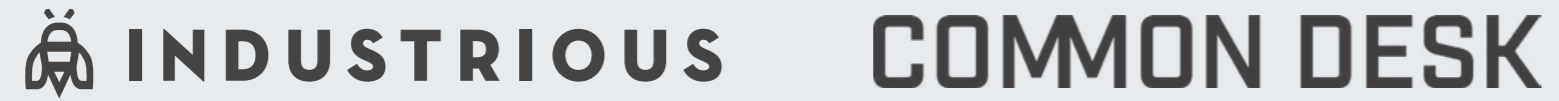
- | | |
|------------------------------|-----------------|
| ✓ CONDITION Built Out | ✓ Telecom Wired |
| ✓ TERM Daily-Yearly | ✓ On-site staff |
| ✓ OCCUPANCY Immediate | ✓ Fast Wifi |
| ✓ ACCESS 24-Hour | ✓ Coffee |
| ✓ FURNITURE Included | ✓ Meeting rooms |

G.O. Network *included with any Granite Lease*

Every **evolve**® lease grants you special rates with partners across the U.S. Our G.O. Network partners make it easy to extend your businesses footprint in the markets they serve.

CO-WORKING PARTNERS

Our G.O. Network makes it easy to extend your businesses footprint and access co-working space at a discounted rate through Industrious and Common Desk.



FURNITURE PARTNERS

Whether you require move-in ready or customized solutions, our partnership with national furniture providers Haworth and Spencer make access to commercial office furniture solutions faster, flexible and more affordable.



TELECOM PARTNERS

Get fast, secure internet and cloud services at a special rate with our telecom partners, 5x5 and IT Dreamwire.



INDUSTRIOUS

Part of our G.O. Pass & G.O. Network



COMMON DESK

Part of our G.O. Pass & G.O. Network



THE LOUNGE CUSTOMER SPACE
Regency Plaza, Denver



evolve[®] your business

To find your perfect office solution contact:

ATLANTA John Robbins, jrobbins@graniteprop.com, 770.200.7325

DALLAS & SOCAL Paul Bennett, pbennett@graniteprop.com, 972.731.2333

DENVER Stephanie Lawrence, slawrence@graniteprop.com, 303.592.2626

HOUSTON Scott Martin, smartin@graniteprop.com, 713.800.9520

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