

We're already living the model.

THE HUB ISN'T STARTING FROM ZERO. IT'S SCALING 14,300 SF OF SHARED COMMUNITY INFRASTRUCTURE THAT'S HAPPENING TODAY.

CREC hosts a working ecosystem of nonprofits, businesses, workforce partners, entrepreneurs and remote professionals sharing space, resources and relationships.



Who is already here?

NONPROFIT
ORGANIZATIONS
+ PUBLIC SERVICE

- + 208 Recovery
- + Dogsmile Adventures
- + Love in Action Idaho
- + LPO Rep Theatre
- + NAMI Far North
- + Equus Workforce
- + Idaho Department of Labor
- + Pend Oreille Economic Development
- + Priest River Ministries Advocates for Women
- + Bonner County Housing Agency / LEAP
- + Bonner County Soil & Water Conservation District
- + Cedar Springs Community Water



Who is already here?

SMALL BUSINESS,
ENTREPRENEURS,
REMOTE WORKERS

- + CW Bookkeeping & Taxes
- + Box H Construction
- + Cedar Stream Media
- + Elevated House Cleaning
- + PreppComm
- + Tax Wise
- + Trystad Engineering
- + Oasis Logistics
- + JNK Trucking
- + Web Design / Marketing / Engineering / etc.
- + SAP, Mortenson, & LendingTree employees



Our exact active
roster changes
month-to-month
—which is part
of the story.

Different missions.
Different industries.
Shared infrastructure.



130 MCGHEE RD.
SUITE 220
SANDPOINT, ID



More than nonprofits...

Nonprofit +
Community



Business +
Entrepre-
neurship

Workforce +
Economic
Development



Today, 14,300 SF Already Shares:



OFFICE INFRASTRUCTURE

Offices
Cubicles
Internet
Utilities
24/7 access



MEETING INFRASTRUCTURE

Conference room
Private Board Room
Meeting space
Flexible space
Folding Tables



COMMS INFRASTRUCTURE

Podcast studio
Technology
Printing



COMMON INFRASTRUCTURE

Kitchen
Bathrooms
Common areas
Parking



COMMUNITY INFRASTRUCTURE

Visibility
Referrals
Relationships
Connections

One Investment. Many Users.



Shared Infrastructure Makes Every Dollar Work Harder

Our 14,300 SF isn't simply CREC office space. It's an operating ecosystem where tenant revenue helps support infrastructure used across organizations, clients and the community.

\$146,188

ANNUAL
OCCUPANCY
(14,300 SF)

\$87,900

ANNUAL
TENANT RENT
(37 renting organizations)

60%

OF OCCUPANCY
COST OFFSET BY
TENANT REVENUE

\$12,182
MONTH COST

60% — TENANT REVENUE ≈ \$7,325

40% — CREC + SHARED COMMUNITY INFRASTRUCTURE ≈ \$4,850

CREC's team + client services • shared meeting spaces • common infrastructure • community access • affordable workspace

Revenue helps carry the infrastructure. Mission determines how we use it.



The Power of Sharing

What one organization can't justify alone, a community of organizations can sustain together.

\$325/mo

ONE INTERNET
CONNECTION

- + Serves 37 tenants/orgs
- + CREC
- + Clients
- + Community groups
- + Drop-in users

1 Washer + Dryer

THREE VERY
DIFFERENT USES

- + Cleaning business supplies
- + Theater costumes
- + Occasional client needs

1 Conference Room

DOZENS OF
POSSIBILITIES

- + Free for tenants
- + Community meetings
- + Trainings & Workshops
- + 3 recurring outside organizations generating \$375/month





The Power of Proximity

FROM CRISIS TO OPPORTUNITY

A client facing a financial setback came to CREC for help and found an ecosystem. Within the same floor, she connected with the Department of Labor, Equus Workforce and Love in Action Idaho for employment and financial support. She even interviewed with a business down the hall and received an offer before ultimately accepting another job that better supported her family.

FROM COFFEE SHOPS TO COMMUNITY

Dogsmile Adventures once operated from coffee shops. Today, it has a professional home available 24/7—important for an unpredictable schedule. But the bigger benefit has been connection: its founder joined our ED Collaborative, built relationships with neighboring nonprofits, and has since taken several of those organizations' participants sailing.

ONE WASHER. MULTIPLE MISSIONS.

When Elevated House Cleaning joked that a washer and dryer would make their work easier, one was donated within a week. Today, it saves them hundreds in laundry costs and lets staff work while loads run. The same machines support occasional CREC client needs and help the Repertory Theatre clean costumes.

CONNECTION TO ECONOMIC IMPACT

A web designer working from our floor has received 6+ referrals through relationships formed at CREC—and converted those connections into paying clients. The result goes both ways: a local entrepreneur grows his business while nonprofits and local businesses gain stronger websites and digital capacity. Shared space creates business, not just connections.

Proximity turns a directory into a network.



14,300 SF Is Our Proof of Concept

WHAT BECOMES
POSSIBLE WITH
ROOM TO GROW?

[SEE WHAT'S POSSIBLE >](#)

HOST . UNITE . BUILD

the
Hub

EST. 2027

