

CONVERGENT »

BRINGING IT TOGETHER



» Entry, Western Façade

introducing

CONVERGENT



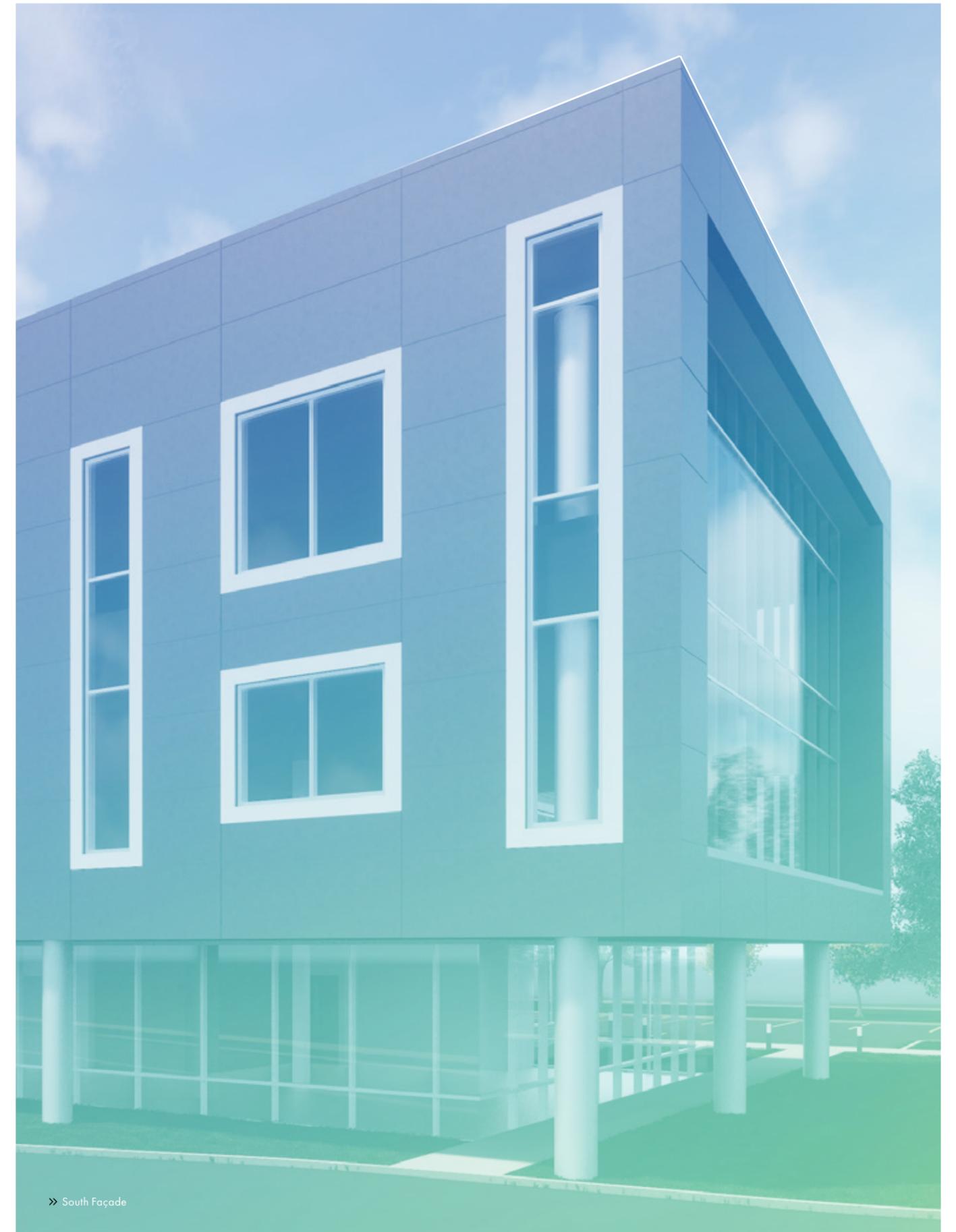
➤ COMING TOGETHER
in ideas, characteristics,
and now in an
environment created to
bring company
and culture together.



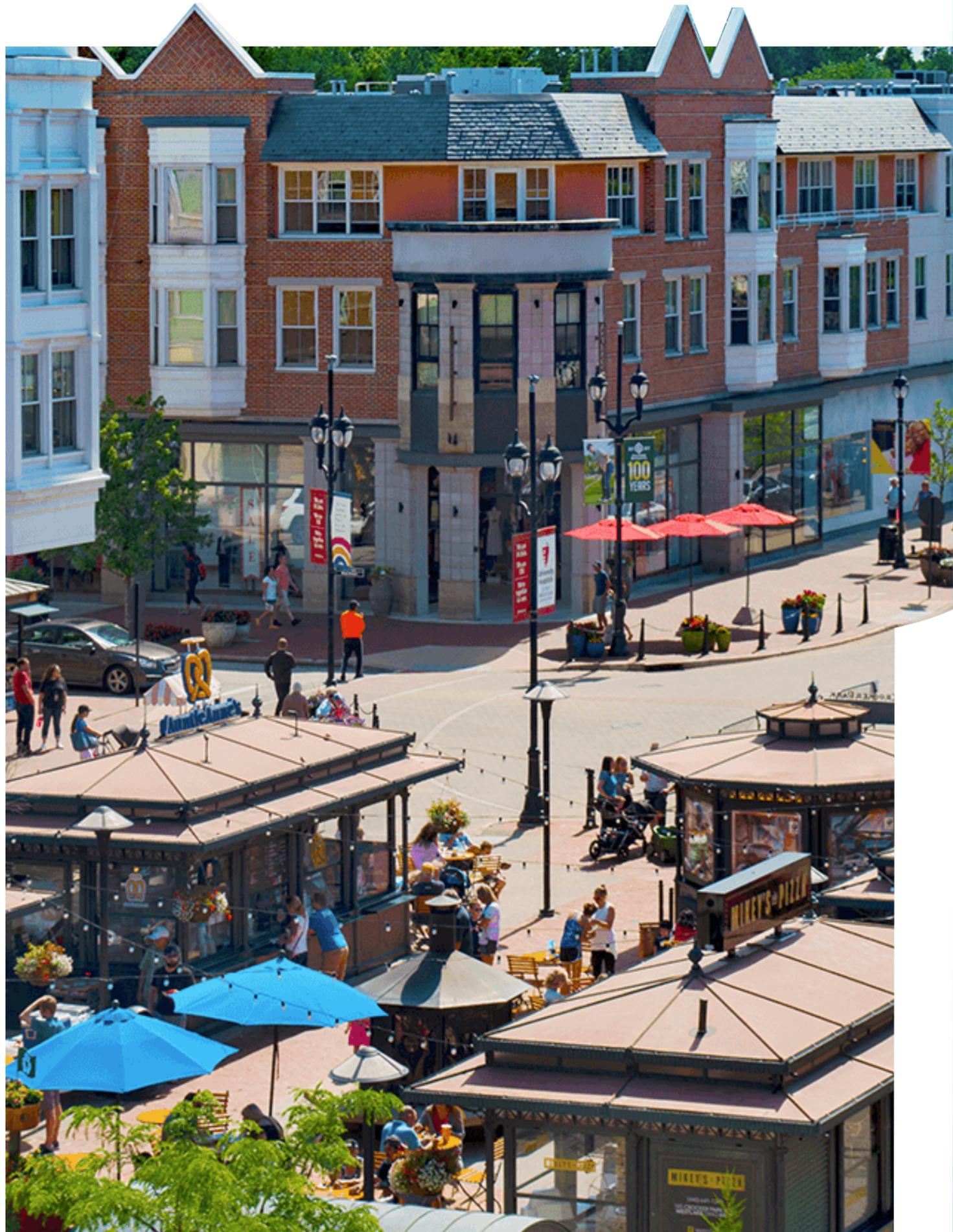
A modern, advanced workplace designed with meticulous detail. Encompassing more than 100,000 square feet of state-of-the-art office space and amenities.



Located in **Westlake**, one of the most desirable live/work communities anywhere in Northeast Ohio.



» South Façade



the CITY



Convergent lives in **Westlake**:
a true business-friendly
community in Northeast Ohio



Business incentives available



Home to several major
corporate headquarters



3 minutes from **Crocker Park**,
one of Northeast Ohio's most
vibrant shopping/dining/
entertainment venues



20 minutes to
Cleveland's CBD



20 minutes to
Cleveland-Hopkins
International Airport





VISIBILITY



Located at the **intersection of I-90 and Crocker Road**, one of the most-traveled highways in Northeast Ohio



Convergent offers one-of-a-kind exposures with attractive **signage opportunities**



Average daily traffic of 87,610 vehicles per day along the Northwest Freeway



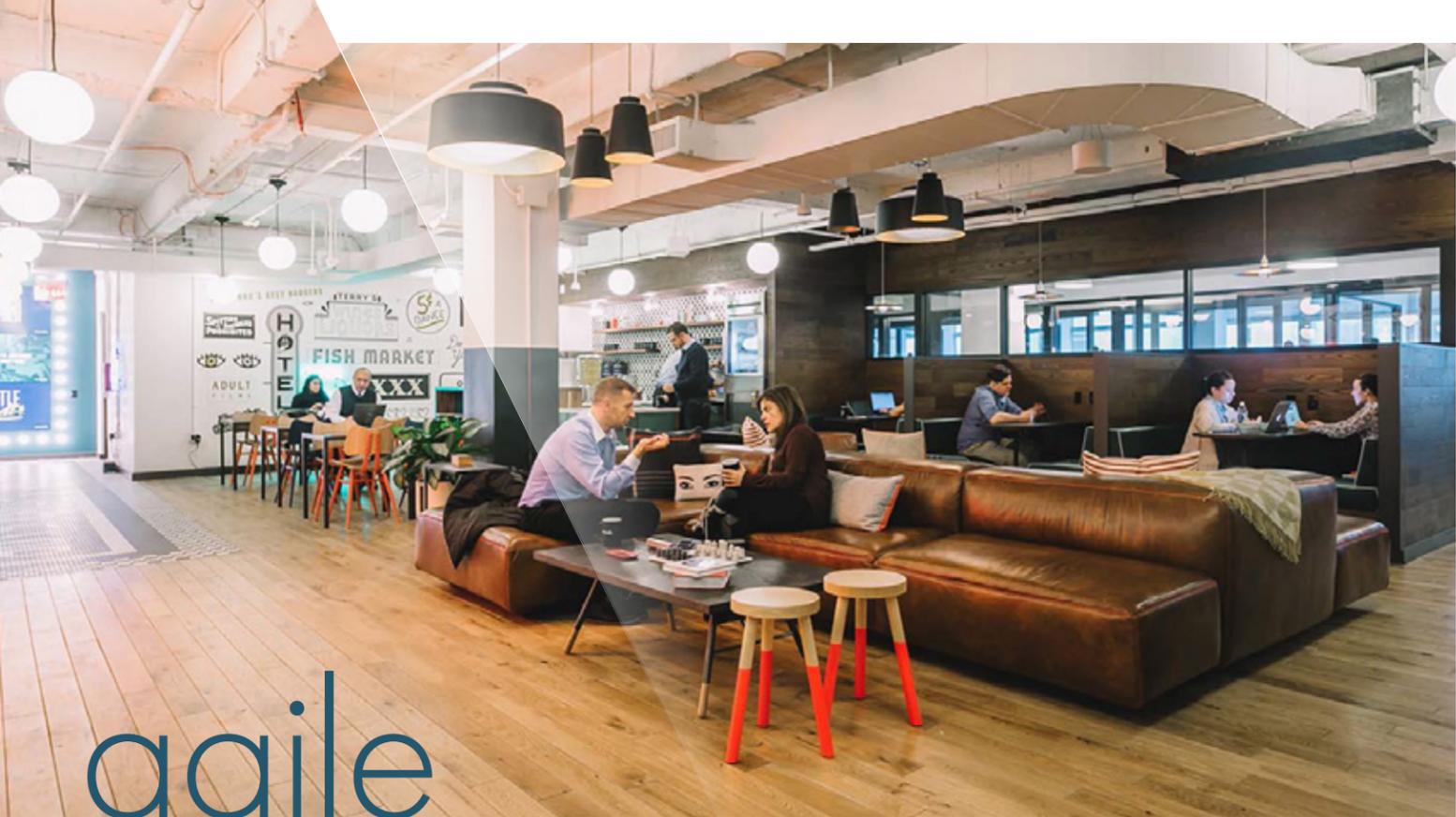
Northwest Fwy

C O N V E

R G E N T
E A S T







agile WORKSPACE

Convergent will incorporate agile design. An agile design includes multi-functional, flexible spaces that can be modified easily to grow with an organization, while supporting worker's individual work styles and a corporation's work flow.



Photo credit / Matthew Carbone

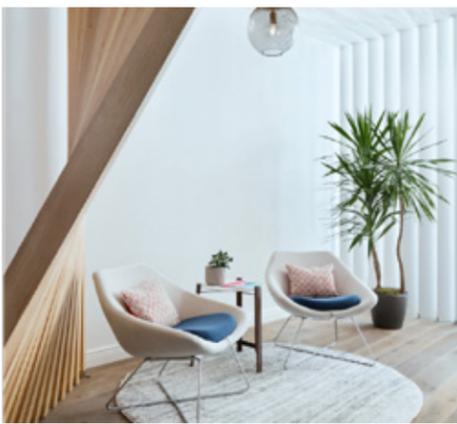


Photo credit / Will Ellis



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8 FACTORS of a thriving, productive workplace



Look & Feel
Workplace design influences competition for top talent and emphasizes an emotional connection to the organization's legacy, mission and goals. 41% of job seekers base their decision on the physical workspace¹. Convergent has been designed to challenge traditional Midwest suburban office design utilizing the world-renowned Cleveland Museum of Art as its inspiration.



Thermal Comfort
While an 'ideal' working temperature is debatable, results show that a modest degree of personal control can seriously impact productivity. Thermal comfort can reduce performance by 4% when it is too cold and 6% when it is too warm⁵. Convergent will offer customizable heating and cooling plans, utilizing a variable air volume system, designed for each individual user's needs.



Interior Layout & Active Design
Workplace design and occupancy needs to be fluid and flexible, matching an office environment to employee tasks. Research shows a 6% reduction in stress and a reduction in employee turnover, from 40% to 12%, by focusing on social connectivity amongst colleagues². Workplaces at Convergent provide the ability to reimagine your workspace. Convergent's design team is led by Vocon, a nationally-recognized leader in workplace design.



Biophilia & Views
Access to outdoor space and a connection to nature are natural stress relievers for employees. Better views have been connected to an 8-15% increased productivity⁶. Convergent's design team has created an environment that connects humans to nature and maximizes health and wellbeing. Convergent will be a parklike setting with access to walking trails, water features and outdoor common areas.



Lighting & Daylight
Lighting can impact comfort, mood, health, safety, and aesthetics of office space. Workers with greater access to natural light are up to 18% more productive³. Convergent will provide market leading window to wall ratios with full heights ribbon glass designed to maximize natural light into the office.



Location & Access
Access to amenities and services provides benefits to office workers, but perhaps most important is the access to childcare facilities, which can have a significant impact on workplace productivity⁷. Convergent is located less than one mile from Crocker Park and provides access to more than 12 childcare facilities within a 10-minute drive.



Indoor Air Quality & Ventilation
Better air quality not only reduces absenteeism but in a re-cent study has shown an average of 101% higher cognitive test results from improved ventilation⁴. Convergent will have the leading high efficiency HVAC systems to provide the highest quality ventilation.



Noise & Acoustics
Proper workplace design can help alleviate the issue of distracting noise levels, which studies show can cause a 66% drop in performance of memory-based tasks³. Convergent's design team will ensure that external and internal sound is engineered to support occupants' needs.

1 World Green Building Council – Building the Business Case: Health, Wellbeing and Productivity in Green Offices October 2016
 2 Weber B. (2013) People Analytics: How Social Sensing Technology Will Transform Business and What It Tells Us about the Future of Work Financial Times Press, Chapter 3
 3 World Green Building Council - Health, Wellbeing and Productivity in Offices September 2014
 4 Harvard University & Suny - The Impacts of Green Buildings on Cognitive Function - COGFX Study © 2016
 5 Lan L. Wargocki P. Wyon DP. Lian Z. (2011) Effects of thermal discomfort in an office on perceived air quality, SBS symptoms, physiological responses, and human performance. Indoor Air 21:5, pp 376-90
 6 Heschong Mahone Group (2003) Windows and Offices: a Study of Worker Performance and the Indoor Environment (Technical Report) for California Energy Commission, 2003, pp 2-4
 7 Bright Horizons Inc. (2005) The real savings from employer sponsored child care: Investment impact study results



vocon.

J.R. Fairman
1 216 937 4387
JR.Fairman@am.jll.com

Bob Gross
1 216 937 2389
Bob.Gross@am.jll.com

