



**JOIN THE NATION'S LEADING
COMMUNITY OF
HARDTECH INNOVATORS**

LOCATE AT mHUB



A CENTER FOR ALL THINGS HARDTECH

mHUB enables U.S. hardtech innovation and commercialization by fueling collaboration and providing an accessible, hyper-resourced environment to develop, fund and accelerate technology in clean energy, healthcare, sustainable manufacturing, and more.



mHUB AT A GLANCE

The mHUB community includes over 450 active and alumni startups supported by a deep talent pool of product designers and developers, manufacturers, corporate leaders, industry experts, and investors.

1,000+
Community
Members;
600+ Engineers,
Scientists,
Designers and
Developers

600+
Startups &
200+
Manufacturers
Supported

11
Prototyping
& Testing
Labs

50+
Programs +
Classes for
Business
Leadership &
Technical
Training

\$15M
Venture Fund
&
3 Sector-
Specific
Accelerator
Programs

IN 5 YEARS, THE mHUB COMMUNITY HAS GENERATED:



PATENT
REGISTRATIONS

443



BUSINESSES
SUPPORTED

450



DIRECT JOBS
CREATED

3,987



INDIRECT JOBS
CREATED

3,515



US MFG
SPEND

\$60M



REVENUE
GENERATED

\$721M



INVESTMENT
ATTRACTED

\$1.45B



CORE BUSINESS UNITS

Innovation Center & Membership

mHUB is where people come to build the physical technologies that will change the physical world. Through prototyping labs, industry partnerships, and a commitment to U.S. manufacturing, the mHUB ecosystem is changing the landscape of HardTech development.

HardTech Development Services

mHUB HardTech Development services connects corporate, startup, and manufacturing teams with a rich talent pool of over 500+ highly skilled engineers, designers, and developers for research and product development.

Accelerated Incubation & Fund

A 6-month startup accelerator for new product development and commercialization. mHUB accelerator cohorts are supported by industry partners and focus on demand-driven HardTech solutions for challenges in industrial IoT, MedTech, ClimateTech, and EnergyTech.

Catalyze

Catalyze programs are designed to tie non-dilutive capital and hands-on support to launch and scale for underrepresented founders, all in collaboration with community-based organizations.



CREATING A BEACON OF INNOVATION RECOGNIZED AROUND THE WORLD

In 2023, mHUB will relocate to Chicago's Kinzie Corridor, providing a generational investment that will position Chicago at the forefront of hardtech innovation and startup venture activities on a national and international stage.

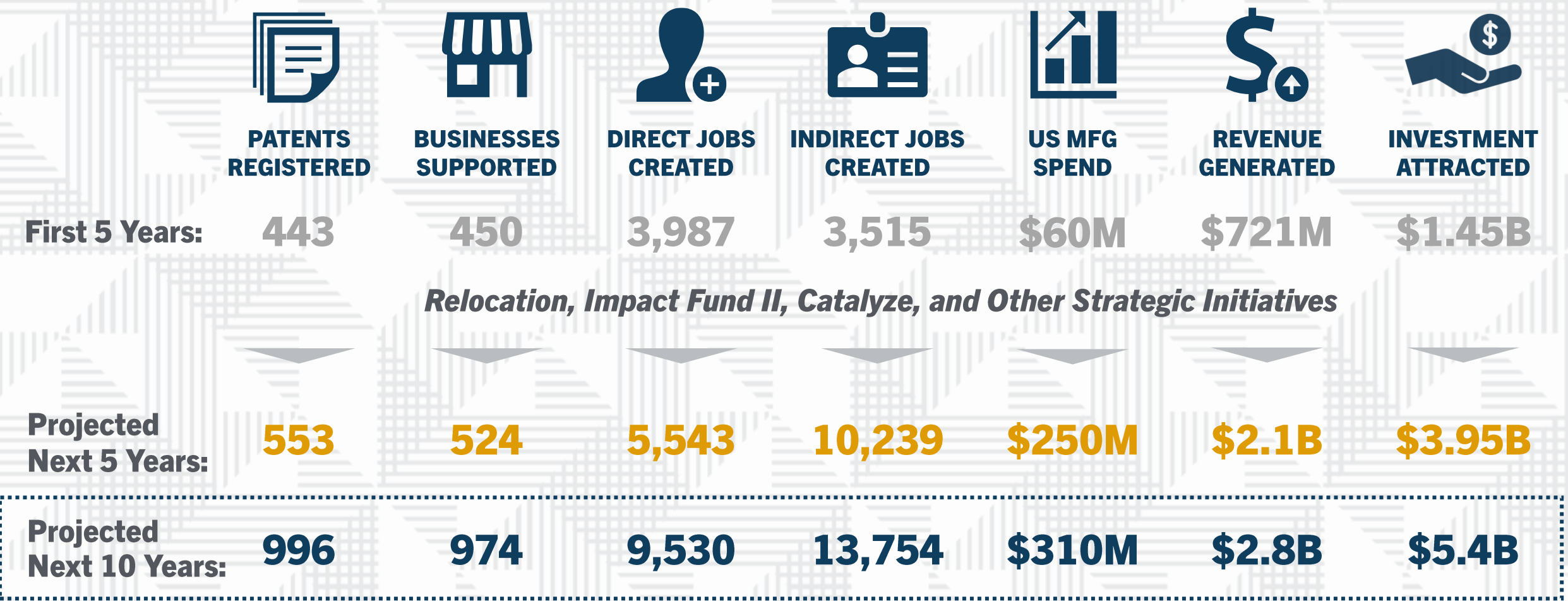




EXPANDING FOOTPRINT = EXPANDING IMPACT

- Increases physical space by 30% and usable space by 50%
- Expands prototyping and testing lab with specialized energy wet labs and expand testing/inspection capabilities
- Expands industry office space and lab studios allowing more corporate innovation/R&D teams to be immersed within the community.
- Expands collaboration and meeting space, industry convening, and ecosystem networking

FUTURE IMPACT IN NUMBERS





ALIGN WITH CUTTING EDGE THOUGHT LEADERS

mHUB industry partners experience the collaborative value-chain between early-stage innovators and idea creation.



PARTNERS GAIN ACCESS TO:



A talent
pool of
hardtech
innovators



Alignment
with other
thought
leaders



A seat at the
epicenter of
hardtech
innovation



Collaboration
within public
and private
sectors



A front seat
to early-stage
idea creation



Physical
state-of-the-
art office and
lab space

mHUB PARTNER NETWORK

FOUNDING PARTNER



ACCELERATED INCUBATION PARTNERS



LEADING & CATALYZE INITIATIVE PARTNERS



SUPPORTING PARTNERS

VENTURE, MANUFACTURING, AND LOCAL PARTNERS



mHUB STARTUP NETWORK

Smart Manufacturing



Medical Tech



Energy & Climate Tech



Consumer



Communication & Security



Home & Building



Agriculture



Smart Mobility



* EXITS



FIND YOUR PLACE AT mHUB

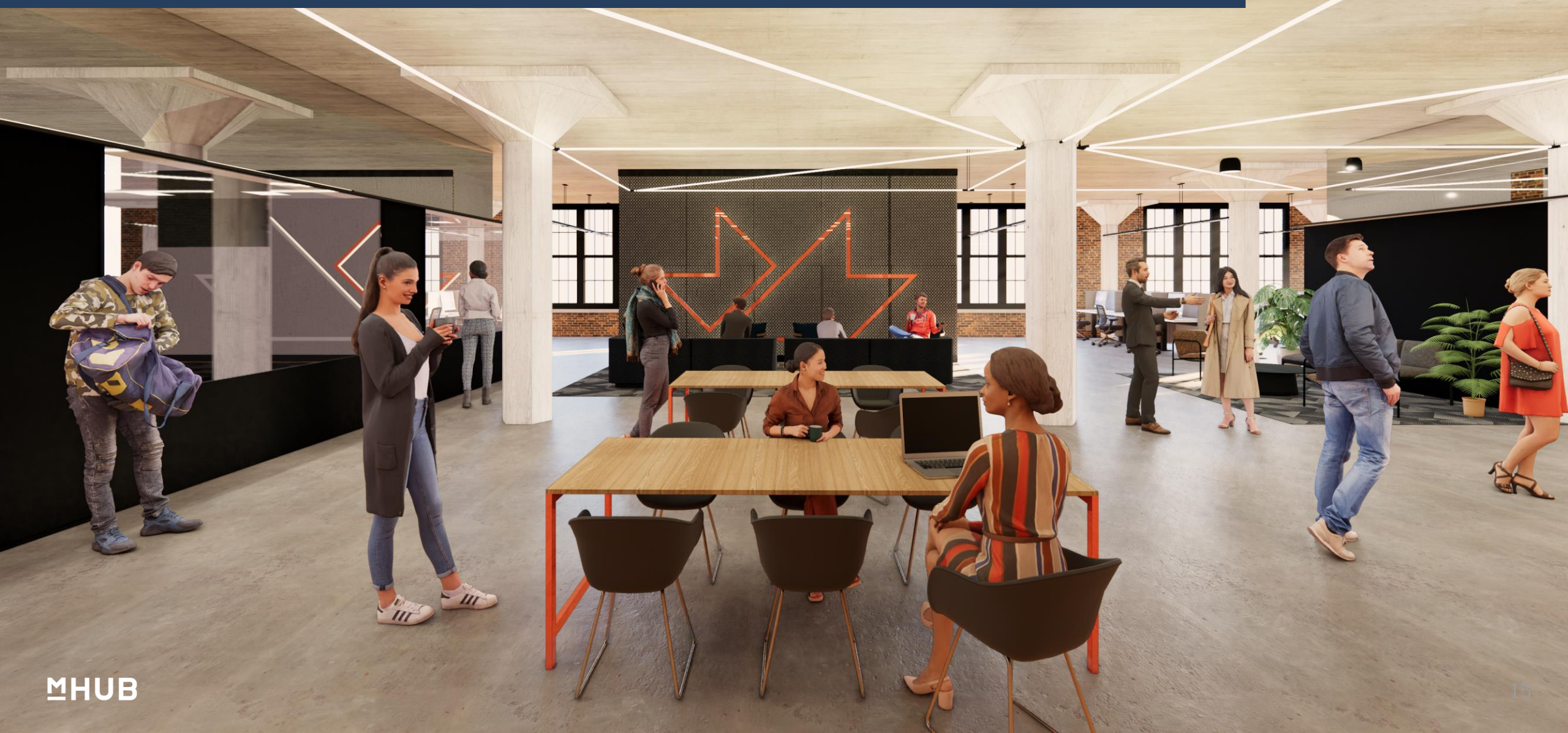
Discover unique opportunities to become a part of the
next generation of innovators at mHUB



PROTOTYPING & TESTING LABS



COLLABORATION LOUNGES



FULLY EQUIPPED EVENT SPACE



CUSTOMIZABLE & PRIVATE OFFICES



PRIVATE OFFICE SPACE + MORE

| Naming Opportunities | Office Space Rent / Mo. | Monthly Programs, Access & Utilities | Total Monthly Cost | Est. Square Footage | Memberships Included | Parking Included | Min. Term (Yrs.) |
|-----------------------------------|----------------------------|---|-----------------------|------------------------|-------------------------|---------------------|------------------------|
| Large Studio, Floor 1 | \$23,281 | \$15,469 | \$38,750 | 3,991 | 38 | 6 | 3 |
| Medium Studio, Floor 1 | \$15,469 | \$8,531 | \$24,000 | 2,475 | 26 | 4 | 2 |
| Medium Studio, Floor 3 | \$14,013 | \$7,738 | \$21,750 | 2,242 | 24 | 4 | 2 |
| Small Studio, Floor 3 | \$9,025 | \$4,975 | \$14,000 | 1,444 | 15 | 2 | 1 |
| Private Wet Lab + Small Office | \$1,785 | \$2,278 | \$4,063 | 238 | 4 | 1 | 1 |

Industry Offices include access to conference rooms, prototyping and testing labs, communal spaces, utilities, internet, reception

FLOOR 1 STUDIOS

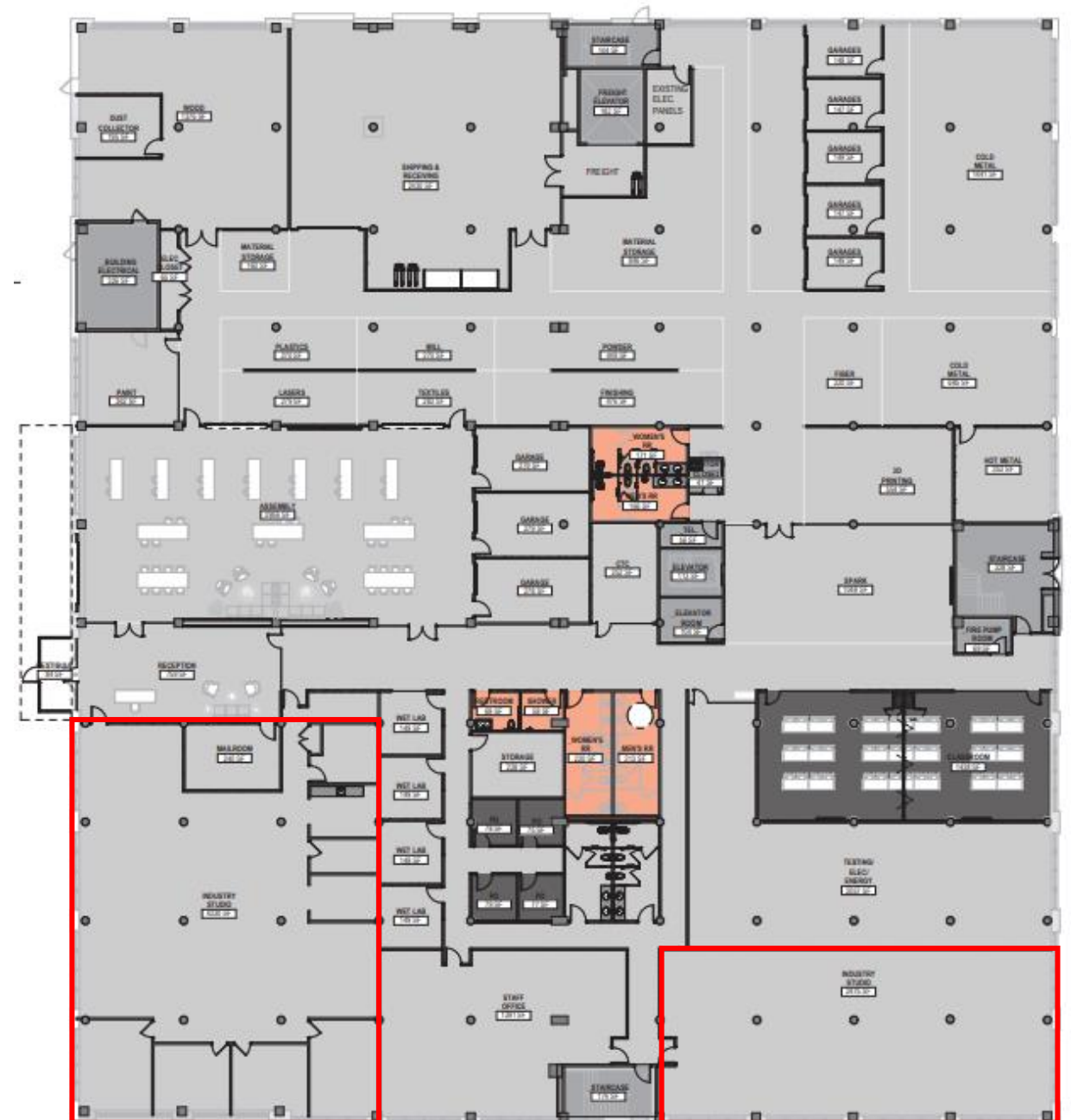
MAIN ENTRANCE NEAR PROTOTYPING LABS

LARGE STUDIO 1 | \$38,750/month

- 3,991 Sq Feet
- Adjacent to main entrance, located near Assembly Lab
- 2 Private offices, 2 conference rooms, and room to add private lab
- Water, power access in suite
- Comes with 38 member passes and 4 parking spots

MEDIUM STUDIO 1 | \$24,000/month

- 2,475 Sq Feet
- South-East corner of mHUB
- Includes a private office within suite
- Comes with 26 member passes and 4 parking spots



FLOOR 3 STUDIOS

TOP FLOOR, MORE PRIVACY

MEDIUM STUDIO 3 | \$21,750/ month

- 2,242 Sq Feet
- Located on top floor, most secluded from public
- Includes a private office within suite
- Includes 26 member passes and 4 parking spots

SMALL STUDIO 3 | \$14,000/month

- 1,444 Sq Feet
- Located on top floor, most secluded from public
- Includes 15 member passes and 2 parking spots





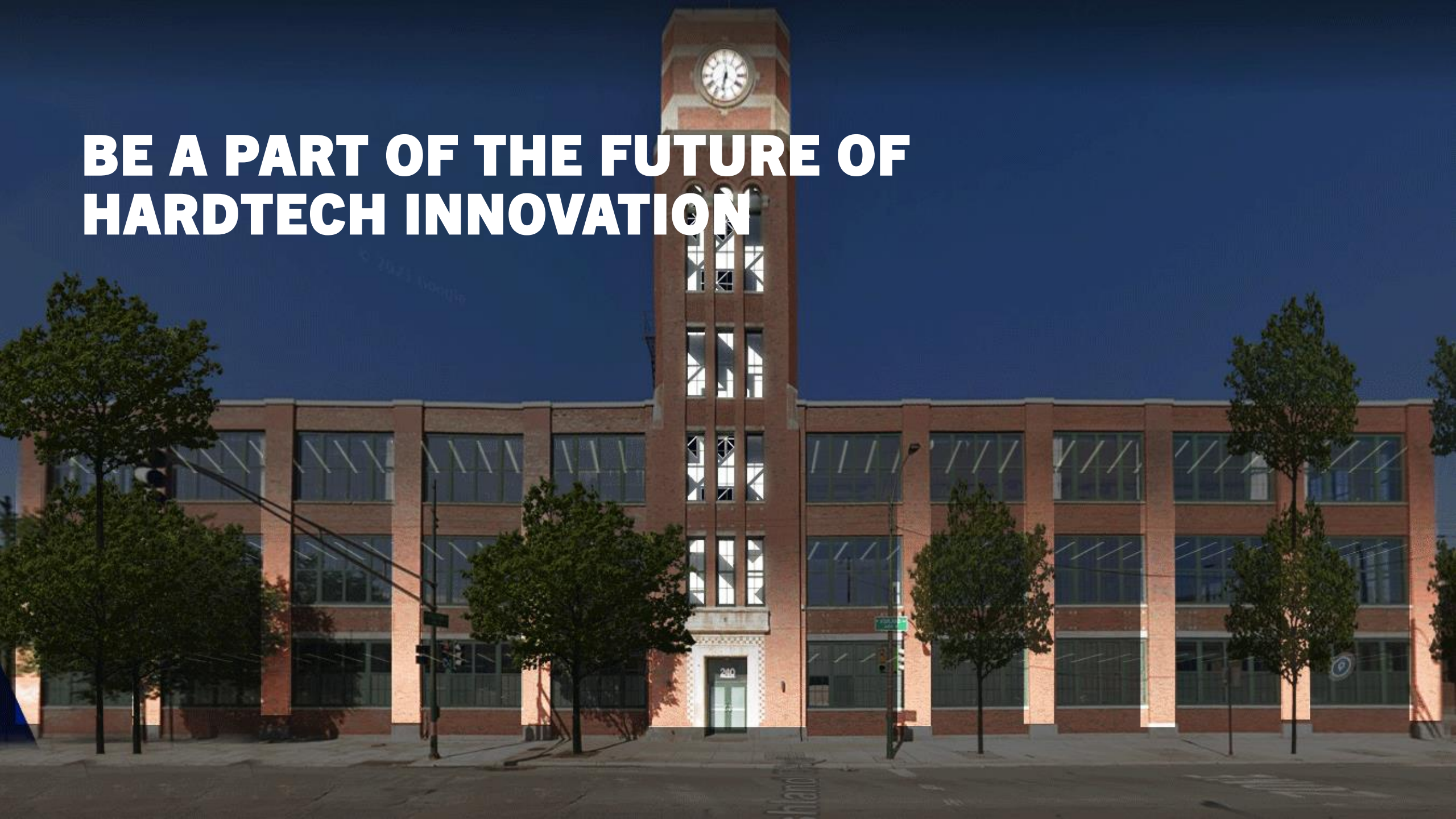
BUILT-IN COST SAVINGS

ON AN AVERAGE MONTH, mHUB COVERS THE COST OF:

- Business internet (\$200)
- Janitorial services (\$500)
- Front desk staffing (\$2,500)
- Business owner's policy insurance (\$85-\$1,500)
- Utilities (\$500)
- Real estate taxes/ operating expenses (\$750)
- Unforeseen repairs or maintenance (\$1,000)
- Access to Software licenses (\$2,500+)

Monthly savings = over \$8,500 in operating costs

**BE A PART OF THE FUTURE OF
HARDTECH INNOVATION**



JOIN US @ mHUB

mhubchicago.com | 312.248.8701



Haven Allen, CEO & Co-Founder

Haven@mhubchicago.com



Ben Berlin, Director, Corporate Partnerships

Ben@mhubchicago.com