



Dream Big, Think Green, Build Worcester
Worcester Clean Tech Incubator (WCTI)

WCTI is a clean tech oriented business incubator located at 44 Portland Street, in the heart of downtown Worcester. Its mission is to nurture and foster the growth of entrepreneurial enterprises that will address the most pressing issues of our time.

WCTI provides access to the physical, network, and capital resources companies need to propel ideas to market – to bring products to market cheaper and faster. In addition to space, we provide in-house advising, mentorship, networking support, and external services (i.e. legal services) to entrepreneurs and startups. Our 10,000 square foot space offers private offices, co-working space, conference rooms, event space, and prototyping labs. Members can rent a single desk, a private office, and/or prototyping space, according to their needs. With one simple membership fee, companies gain access to all of this as well as other shared resources such as paid utilities. This decreases the administrative overhead for entrepreneurs, so their focus can be on innovating.

WCTI is a centralized hub for economic development in the region, a hub that will foster innovation, facilitate business generation, and spark job creation. Incubators provide a vibrant community where similarly driven individuals can interact in a professional setting designed to decrease the barriers to innovation and growth. WCTI will expand economic activity in the greater Worcester region by supporting business development from early stage prototypes and market research, to design for manufacture, scale production, and product deployment.

WCTI is beginning to onboard new members in January 2016. Interested entrepreneurs and startups can tour our space and determine if WCTI is the right fit. WCTI sponsors regular events and will offer interested entrepreneurs, students, mentors, and industry partners the opportunity to attend, learn from, and network at these events.

CONTACT US:

508.344.1608 or jbush@energyandsustainability.com



WCTI Member Rates 2016:

1. Base Membership

Full-time with desk - **\$275/month**

Additional Chair (& key fob) **\$200/month** (one extra chair provided to existing member desk)

TERMS: All member organizations must rent at least one full-time desk. Every employee working at WCTI more than 1-2 days per week must be accounted for with a desk.

2. Office/Team Membership

Full-time with 3 desks in private space - **\$950/month**

3. Drop-in Rate **\$25/day or \$100 for 5-days**

TERMS: Anyone requiring access to WCTI more than 4 times per month requires either drop-in membership.

4. Prototyping Space

Per square foot - **\$1.50/sqft/month**

TERMS: Minimum of 100 square feet. All prototyping work must be done in dedicated space. Each company is responsible for providing their own equipment (WCTI can help).

Add-ons

5. Membership to Technocopia's Maker Space (6th floor of Printers Building)

8-hr/day - **\$75/month**

24-hr access - **\$125/month**

6. Parking - **\$45/month**



What is included in the base member rate?

- 24/7 access to the WCTI facility
- Complimentary use of desk furniture, printer, 3 conference rooms, broadband internet (wifi) service, basic IT services, access to kitchen with refrigerator, coffee service, secure indoor bike storage, mail and freight delivery address, cleaning, trash and recycling services.
- Access to a growing community of WCTI entrepreneurs and associated partners (including seed investors), internal mailing list
- Access to free/reduced price software from Autodesk and other software programs as needed
- Eligibility for pro-bono legal and accounting services
- Full-time (business hours) WCTI management staff on duty to: facilitate new company on-boarding, tend to existing company needs as they arise, set up internal programming and seminars for companies, develop and maintain sponsor relationships that provide reduced cost/free services, and organize WCTI events/tours to showcase companies to potential partners and investors.

We will notify members of additional available services and perks as they become available.

What other policies should I know about?

- Members can lock in rates by signing agreements of 3, 6, or 12 months. Rates are subject to change after lease end. The first month's rent and a one-month security deposit are required upon signing a lease. Quarterly or monthly invoicing is available; electronic payments are available.
- Facility access is available 24/7. Any new part-time employee, full-time employee or affiliated visitor who works out of WCTI at least one day a week must have a lease agreement and a key fob for access.



About WCTI

WCTI is a community of entrepreneurs making the world better through innovation.

WORKSPACE

The 10,000 sq. ft. facility in downtown Worcester includes customizable prototyping space and walk-in ready desk and office space. In addition to the in-house business resources, management guidance, technical assistance, and consulting services provided by IES/WCTI and its network, Technocopia, a light manufacturing and electronic/robotic maker space, is located in the same building. By leveraging partnership with Technocopia, IES can offer rapid prototyping services at a fraction of the cost of developing and operating these resources in-house.

The facility also includes event space in which to host seminars, speaker series, and networking events to further collaboration around clean tech efforts and innovation in the region. Amenities include three conference rooms, fiber optic wifi, a kitchen with complimentary beverages, mail service, access to internship programs, an indoor bike rack, and secure 24-7 access.

NETWORK

With access to industry specific mentors, a capital investment fund manager, and OEM manufacturers, WCTI will ensure your company has the resources it needs to grow. Our mission is to get your products into customer's hands faster and cheaper.

WCTI is affiliated with regional industry associations including NECEC, Cleantech Open Northeast, ACTION, and MassCEC. Whether you need access to advanced testing facilities, IP services, public policy guidance, design for manufacture or global distribution, WCTI will make sure you are connected.

LOCATION

WCTI is located in the heart of downtown Worcester, just a few minutes walk from Union Station—providing frequent commuter rail service to Boston and beyond. Just minutes from WCTI you can access Worcester's premier restaurants on Shrewsbury Street, see a show at the famous Hanover Theatre or DCU Center, grab a drink at local Wormtown Brewery, and explore Worcester's social scene in the Canal District. Worcester Common is just steps away for a quick break outdoors for the Out to Lunch Summer Concert Series and farmer's market or ice skating in the winter.

WCTI is operated through the Institute for Energy and Sustainability, a 501c3 non-profit

www.energyandsustainability.com Contact: jbush@energyandsustainability.com



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