

nextdoor

Pour travailler autrement

October 19th, 2017

ALL TOGETHER, REINVENTING WORK



WORLD FORUM FOR A
RESPONSIBLE ECONOMY



PART. 1 : THE CONTEXT

**THE WORLD IS NOT CHANGING,
THE WORLD HAS ALREADY CHANGED !**

WHY IS THIS « 3RD REVOLUTION » GROWING SO FAST ?

**TECHNOLOGICAL
REVOLUTION**

IOT & AI

**ECONOMIC
CONTEXT**

SHARING ECONOMY

**SOCIAL
DEVELOPMENTS**

EXPRESSION

BIG CHANGES IN THE WORKFORCE :

**40% OF THE WORKING AMERICAN POPULATION WILL
BE MADE UP OF FREELANCERS BY 2020.**

SOURCE: INTUIT 2020 REPORT, 2016

WHY ARE SUCH CHANGES NECESSARY? WHY NOW?

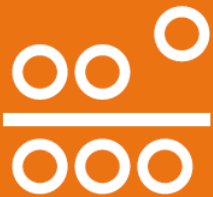
- FIRST, THESE (R)EVOLUTIONS GENERATE
A CHANGE IN WORK PATTERNS



WHY ARE SUCH CHANGES NECESSARY? WHY NOW?

- **SECONDLY, THESE (R)EVOLUTIONS GENERATE
A CHANGE IN WORKPLACE ORGANIZATION**

Working in silos is over.
Long live **innovative**
companies!

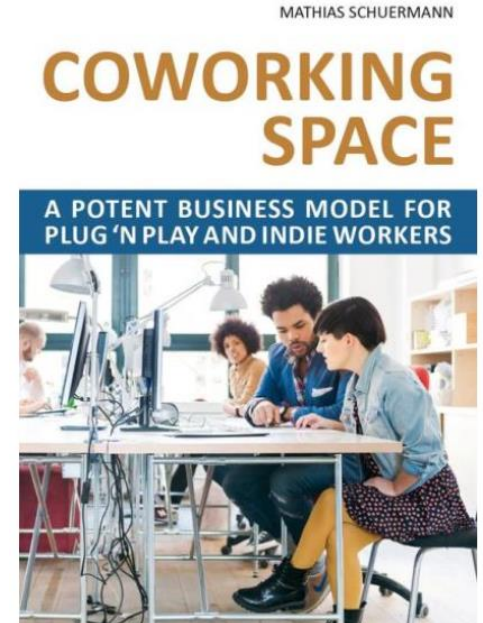


*The company "Whales"
to the company "School of Fish"*



WHY ARE SUCH CHANGES NECESSARY? WHY NOW?

- **THIRDLY, THESE (R)EVOLUTIONS GENERATE:
A CHANGE IN WORK SPACES**



PART. 2 : REAL ESTATE

THE IMPACT OF THESE 3 BIG TRENDS ON THE REAL ESTATE INDUSTRY

THERE HAVE NOT BEEN MANY CHANGES MADE TO COMMERCIAL REAL ESTATE IN THE PAST CENTURY...



1920 2015

A necessary alteration of our spaces, with new ways of working that are more connected and more collaborative.

COMMERCIAL REAL ESTATE IS TOO EXPENSIVE AND NOT FLEXIBLE



2ND Item cost for companies
After "open spaces," companies are seeking new ways of optimizing their real estate costs.

60% Average occupancy rate estimation of commercial real estate according to IDF *

As in Civil Aviation, the actual occupancy rate of offices is a financial issue.

3-6-9 Length of leases in years
These commitments are increasingly financially incompatible and do not meet the growing need of agility.

* Monday to Friday, between 8am and 7pm. May 2013.

PART. 3 : NEXTDOOR

DELIGHT COMPANIES AND WORKERS AGAIN TO RE-INVENT BUSINESSES

THE NEXTDOOR CONCEPT

- NEXTDOOR IS AN OPERATING COMPANY OF COLLABORATIVE WORKPLACES.
- NEXTDOOR TAKES CARE OF EVERYTHING FOR THE WELL-BEING AND DEVELOPMENT OF THE COMMUNITY.

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THE NEXTDOOR CONCEPT

3 GOOD REASONS
TO KNOCK ON

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Flexibility



Cost



Community



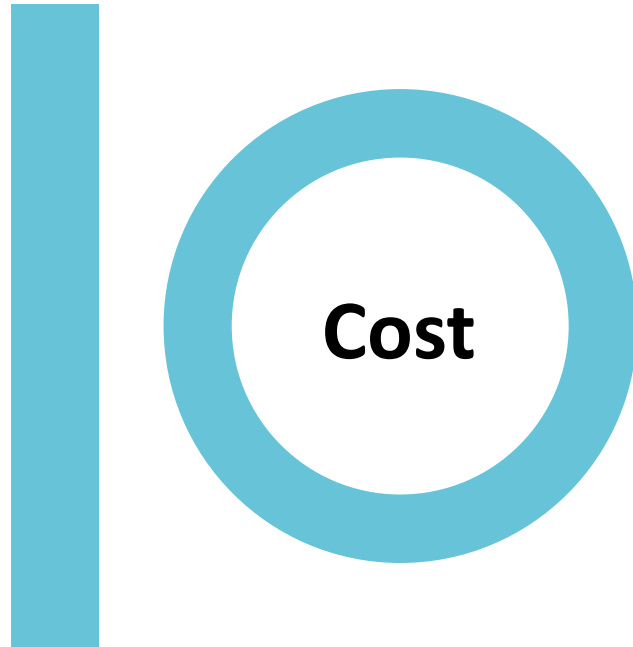
NEXTDOOR ... COMMITTED TO BEING BETTER

MORE FLEXIBILITY AND LESS CONSTRAINTS



- MONTHLY SUBSCRIPTION WITHOUT A COMMITMENT.
- YOU MAY ADJUST EACH MONTH ACCORDING TO YOUR NEEDS.
- > **Coworking:** No deposit or notice.
- > **Dedicated offices:** 1 month deposit and 1 month's notice.

NEXTDOOR ... COMMITTED TO BEING CHEAPER



FOR A LOWER COST:

- Coworking 300 €, Dedicated Offices 520 € per office/per month.
- That is 30% less expensive than a traditional lease !



**DON'T BLOW YOUR BUDGET
BEFORE YOUR BUSINESS IS
BOOMING.**

NEXTDOOR ...


ABOVE ALL A "GUESTHOUSE"



Community

NEXTDOOR TAKES CARE OF ITS COMMUNITY.

- Everything is included (welcome desk, wi-fi, open 24h/7d)
- ... with entertainment for business and well-being of employees



DO YOU LOVE
YOUR WORK?
WE ARE GOING
TO MAKE SURE
IT LASTS.



IT'S A
GOOD DAY
TO HAVE
A GOOD
DAY

NEXTDOOR ... HELPS COMPANIES GROW FASTER

Smart Cities



Le réseau
de l'intelligence
électrique



Mobility



RENAULT
La vie, avec passion

Digital Transformation



Consulting

HTS CONSULTING
HOMMES TENDANCES & STRATEGIES

Non-profit soc.



WellèBeing



haveagooday

TheCorporateGym
& Wellbeing

Media



Security



NEXTDOOR ...

HELPS BIG COMPANIES REINVENT
THEIR HEADQUARTERS

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business solutions

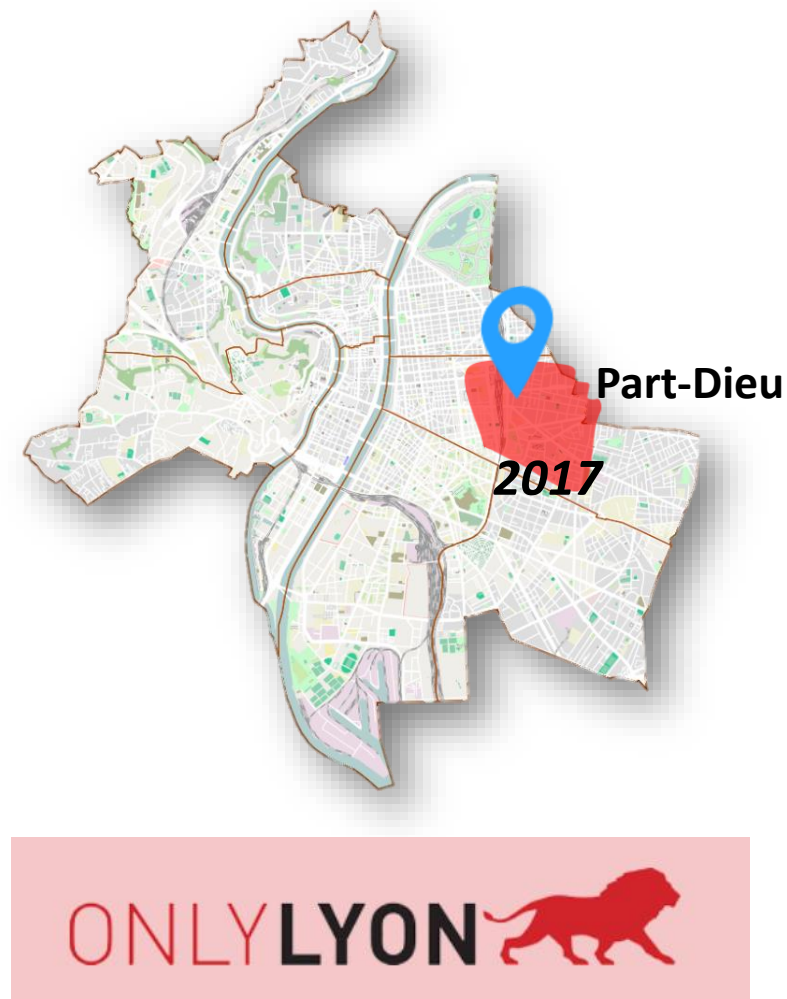
TOWARDS AN « EXPERIENTIAL COMPANY »



PART. 4 : NEXDOOR

**GROWING FASTER THAN THE DEMAND
IN FRANCE AND INTERNATIONALLY**

NEXTDOOR ... 9 sites & 4500 members by the end of 2017



Nextdoor « ISSY VILLAGE » : 820 members

41 – 43, rue Camille Desmoulins



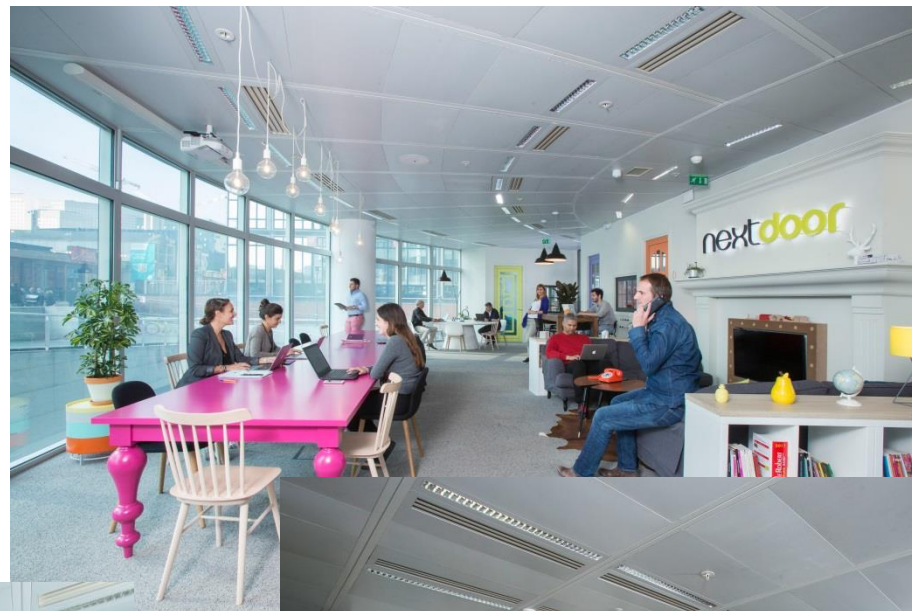
Nextdoor « ISSY VILLAGE » : 820 members

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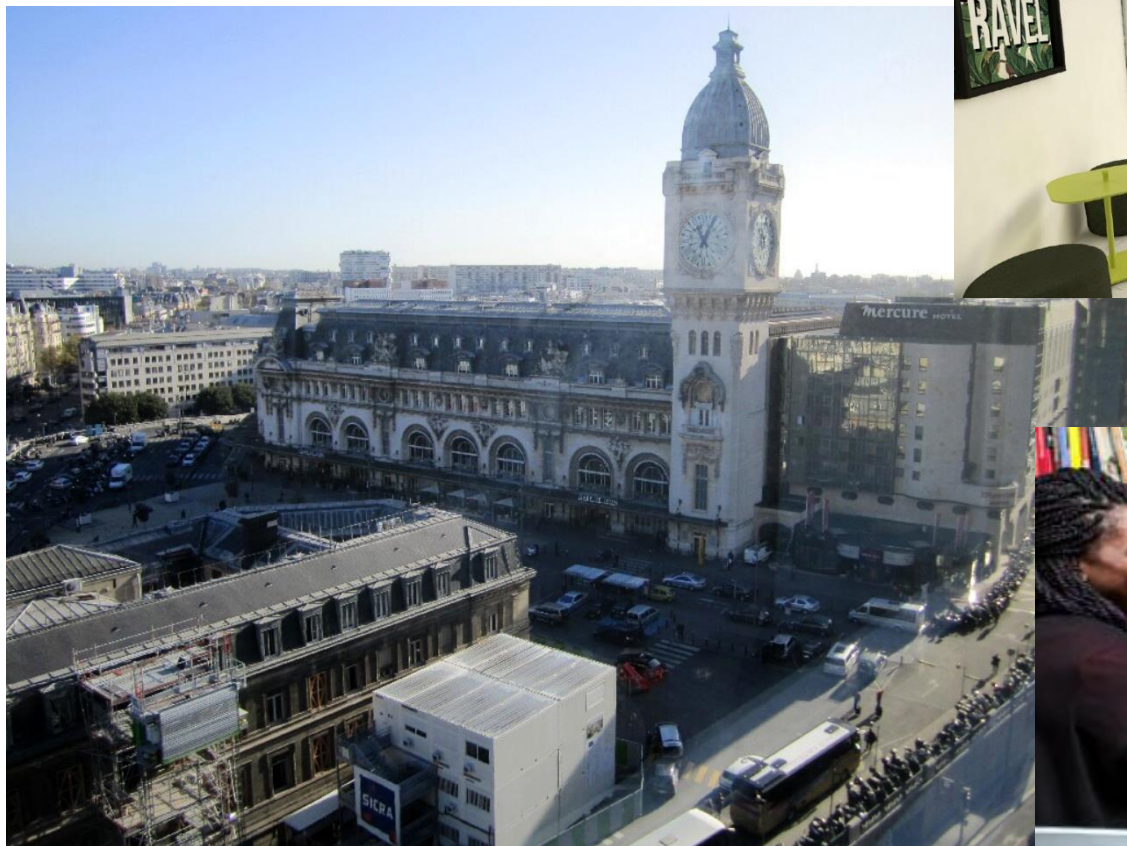
Nextdoor « CŒUR DEFENSE » : 450 members

110, Esplanade du Général De Gaulle



Nextdoor « GARE DE LYON » : 450 members

207, rue de Bercy



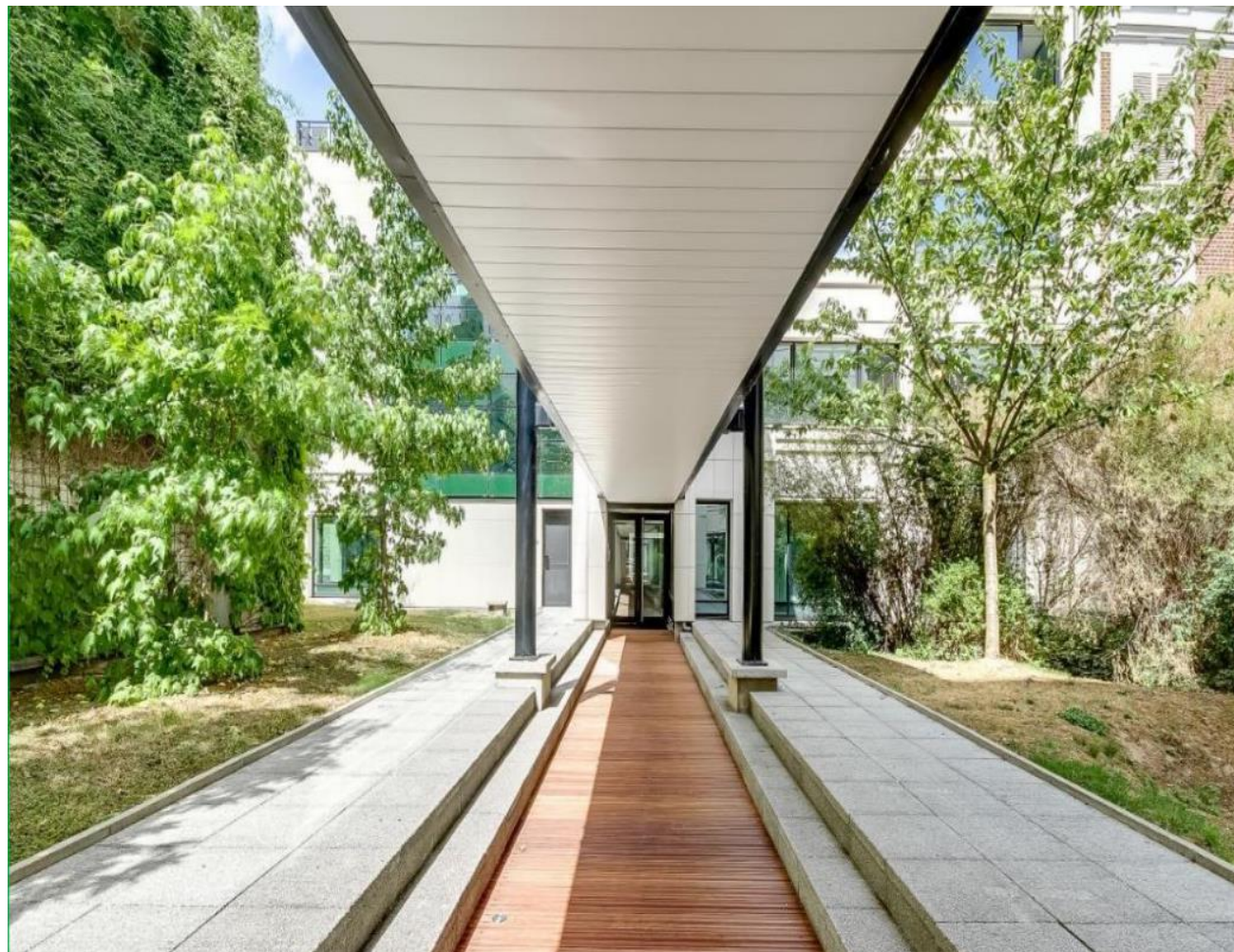
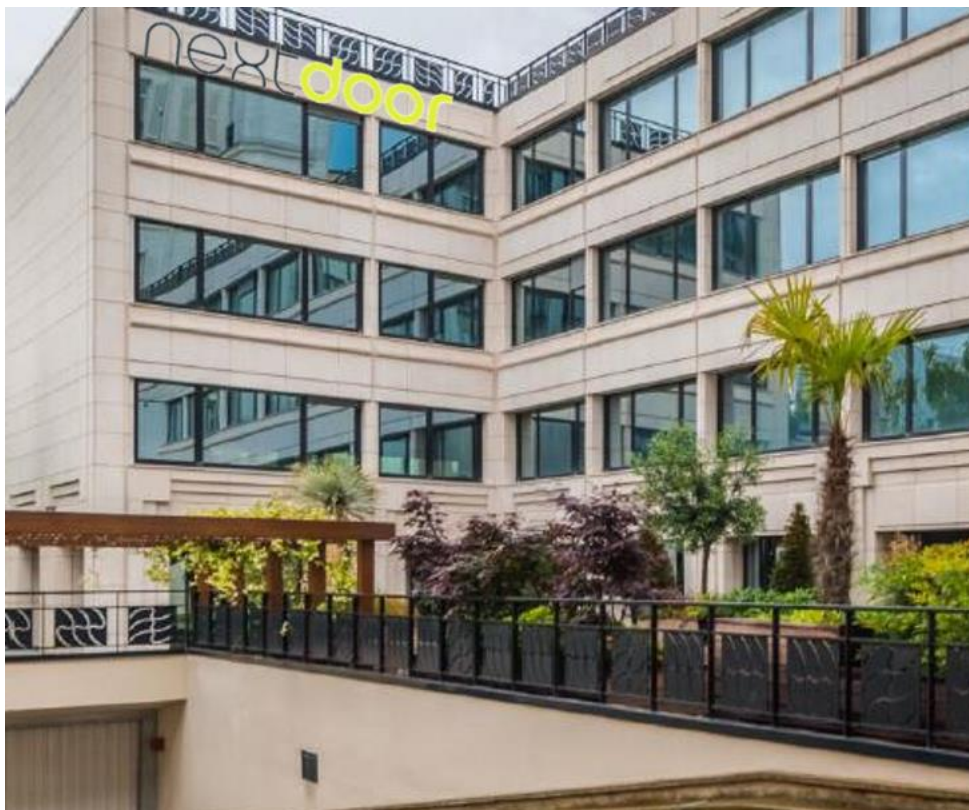
Nextdoor « NEUILLY » : 650 members (June, 2017)

88 – 92, av. Charles de Gaulle



Nextdoor « NEUILLY » : 650 members (June, 2017)

88 – 92, av. Charles de Gaulle



Opening in 2017



Lyon



Paris Saint-Lazare



Porte d'Orléans

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