

Business Opportunity

Bean Work Play Cafe

Bean Work Play Cafe, located in family and business-friendly Decatur, GA provides a modern coworking space for adults with a separate, on-site flexible play care space and a preschool for children. We are seeking a passionate, financially-qualified individual or group who is interested in owning and growing this business. Serious inquiries, please contact adela@beanworkplaycafe.com



Bean is among the first to combine the concepts of coworking and childcare under one roof. Others include Plug & Play in Austin, NextKids in LA, Third Door in London and The Juice Box in Philly.

Bean is a lifestyle business—where parents can bring their children to work and be their own best client. They get to spend time in a beautifully-designed space among a community of coworkers and families who are creating lives that happily meld the personal and professional.

Business annual gross income: \$140,000–\$225,000. Current revenue primarily from flexible half-day Nido preschool and Bean coworking memberships. Growth potential in after school and weekend services for classes, birthday parties and events.

Stand-alone, leased facility: \$3,600/mo (includes CAM), in year 2 of a 5 year lease, subject to negotiation. 3,200 sf indoor facility plus outdoor space includes keyless entry, 3 natural wood-furnished early childhood classrooms (each with sinks), a separate art studio, conference room, 2 private work pods, open coworking space, office, 2 child and 2 adult bathrooms, appliances and grease trap.

Includes developed brands for Bean Work Play Café and Nido School. Both are supported by:

- Social media
- Marketing database
- Websites
- Systems
- Operational policies & procedures
- Custom furniture, fixtures & equipment

In just under two years in operation (and five years in development), Bean has grown to over 50 coworking members and 30 families attending the Nido morning preschool, summer camp and drop in care year round.

With six highly-trained staff and managers, the business operates without requiring an owner on site for day-to-day activities.

Media mentions include *Atlanta Magazine*, *Latina Style*, *Champion*, *saportareport.com*, *tentblogger.com* among others.

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Bean Work Play Café / Nido School
134 New Street
Decatur, GA 30030

(Part of the East Decatur Station complex off East College Avenue, one mile east of Agnes Scott College)

beanworkplaycafe.com
nidoschool.com