

The idea that flexible offices cost more than traditional leases is a fallacy.

By pooling resources and paying for the space they use, when they use it, companies end up saving money and more efficiently allocating resources.

Save precious time - move-in immediately

Traditional Office



3-12 months

TPC Offices



1-2 days

Minimize Risk: More Flexibility, Better ROI

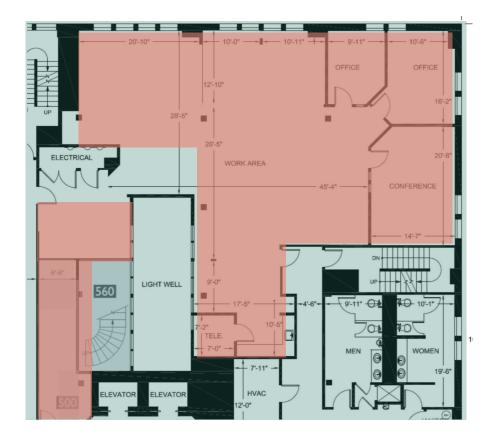
Traditional Lease TPC Flexible Offices

Human Resources	You manage, extra complexity	X	Managed by TPC, you focus on your business	/
Initial Investment	Significant initial capex	X	No initial investment, pay monthly	/
Terms	Long term commitment, personal guarantee	X	No long term commitment or guarantees	/
Flexibility	Space locked in for term	X	Scale up or down in size as needed	✓
Other Expenses	You pay for Tls, IT, furniture	X	Turnkey, TPC pays for furniture, Tls, IT	/

What you pay for vs what you get: Traditional Lease

Rentable Area = (what you pay for)

Usable Area = (what you get)



Rentable Area = interior measurement of an office + proportionate share of amenities (load factor)

 Rentable Area
 1,400 SF

 Load Factor (-20%)
 -280 SF

 Amenities (50%)
 560 SF

 Workspace (30%)
 336 SF

Total Usable Area = 1,120 sq ft

What you pay for vs what you get: TPC Flexible Offices

You pay for your private office

You Also Get:

- Intentionally designed and functional space
- Kitchen and complimentary beverages
- Bike storage
- Full acess to coworking areas including phone booths
- Free conference room hours
- Full-time onsite staff
- Member perks such as worldwide network of coworking spaces

Extra Amenity Space = 3,200 Square feet

+

Dedicated Private Office = 280 square feet

(what you pay for)

Total Useable Area = 3,480 sq ft

(what you get)



Total Cost Per Year: A Comparison

Traditional Office TPC Flexible Office 6 Person Team **Membership Fee @** \$30 Rent / sf = \$2,500/mo = \$36,000 \$30,000 Construction \$0 \$10,000 Maintenance and Utilities \$0 \$2,000 included Beverages \$0 \$1,000 Furnishing \$0 \$6,000 Internet, IT Support \$0 \$8,000 & Printing \$20,000 On-site ops staff \$0

\$83,000 TOTAL PER YEAR

\$30,000

More than \$50k in savings.



hello@thepioneercollective.com

www.thepioneercollective.com