

# Save Time and Money

## TPC Flexible Offices vs. Traditional Leases

A Comparison for Small Teams of 1-4  
people

*The*  
**Pioneer  
Collective**



**The idea that flexible  
offices cost more than  
traditional leases is  
wrong.**

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

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## Traditional Lease

## TPC Flexible Offices

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

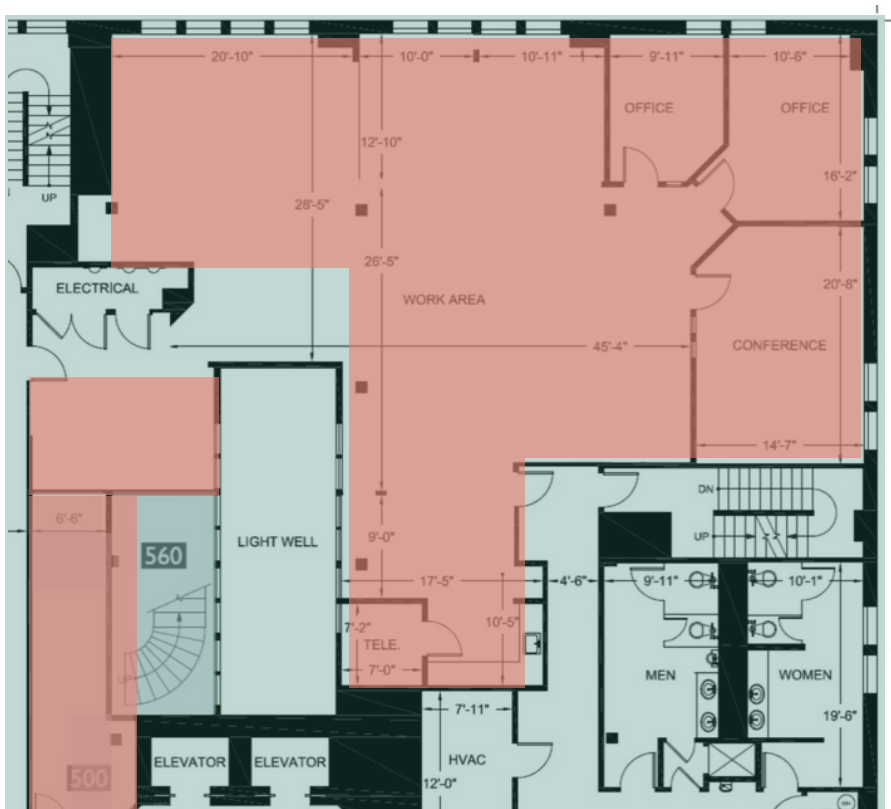


# What you pay for vs what you get: **Traditional Lease**

**Rentable Area** =  
(what you pay for)



**Usable Area** =  
(what you get)



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

## WHAT YOU PAY FOR

Rentable Area ..... **1,000 SF**

Load Factor (-20%) ..... **-200 SF**

Amenities (50%) ..... **500 SF**

**Workspace (30%)** ..... **300 SF**

## WHAT YOU GET

**Total Usable Area = 800 sq ft**  
**Actual Workspace = 200 SF**



# 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 access 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

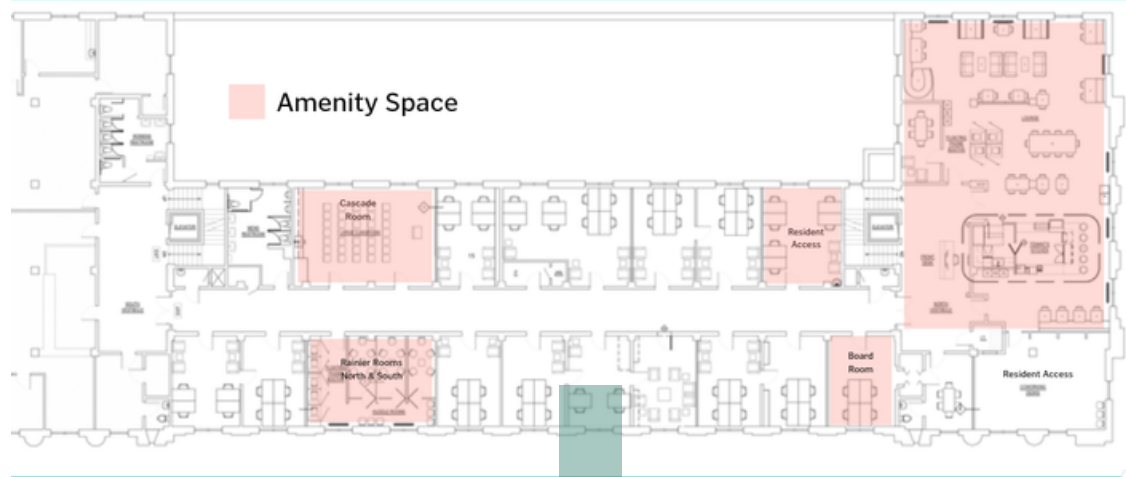
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**Dedicated Private Office** = 280 square feet

(what you pay for)

**Total Useable Area = 3,480 sq ft**

(what you get)





# Total Cost Per Month: A Comparison

## Traditional Office 1,000 sq ft minimum

**\$20 NNN rent =  
\$2,166 /mo**

\$500

\$100

\$100

\$500

\$500

\$2,000

**\$5,866**



1-4 Person  
Team

Construction

Maintenance and Utilities

Beverages

Furnishing

Internet, IT Support  
& Printing

On-site ops staff

**TOTAL PER MONTH**

## TPC Flexible Office 1-4 pers.

**Membership Fee @  
\$1400/mo**

\$0

\$0

\$0

\$0

\$0

\$0

**\$1400**

included

**More than \$4.6k in savings per month.**



The background image shows a bright, modern office space. A man and a woman are seated at a long, light-colored wooden desk, facing each other and smiling. The man is on the left, wearing a blue sweater, and the woman is on the right, wearing a grey sweater. They are both working on laptops. The desk is cluttered with various items, including a white mug, a small yellow ball, and some papers. In the background, there are large windows with light-colored curtains, a round clock on the wall, and a potted plant. A black square logo with the text 'The Pioneer Collective' is overlaid in the center of the image. The logo has a small teal horizontal line under the word 'Collective'.

# *The* Pioneer Collective

Where you do your most important work.

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