



# Ballard Flex Office Suites

Now Available

Tommer Building - Ballard  
5101 14th Ave NW  
Seattle, WA  
98107

*The*  
**Pioneer Collective**

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TPC Ballard offers over two dozen turnkey private office suites ranging in size for teams of 1-9 people. These furnished office suites come with flexible terms and all of the benefits and amenities of a TPC coworking membership.

Offices come wired with high speed fiber internet and furnished with custom solid white oak desks, ergonomic task chairs and task lamps. These offices are located inside of the Tommer building, a four-story gorgeous cedar cladded building with a clean, Scandinavian aesthetic and heavy brick & beam construction.





# Membership Benefits

- On-site staff and Community Manager
- 1 Gb fiber internet & ethernet port options
- Kitchen, lounge space, phone booths, huddle rooms, rooftop deck and bike storage
- Coffee, tea, beverages
- Printing, scanning, fax machine
- 24/7 access w/custom key code
- Business address & mail handling services
- Discounted meeting room rentals
- Hosted VoIP phone lines (\$50 per month)
- Free drop-in days at TPC Downtown and Tacoma
- Coworking access around the world with LExC
- Member perks & events







**TPC Ballard communal space, huddle rooms, meeting spaces, offices, phone booths, and kitchen**



# Floor 2



# Floor 3



 = Available Soon

# Office Suite Pricing

Suite #	Seats	Price/mo
205	6	\$2975
207	4	\$2495
208	4	\$2395
209	4	\$2395
210	3	\$1895
211	3	\$1795
213	1-2	\$1195
214	1-2	\$1195
215	1-2	\$1195
218	7	\$2995

Suite #	Seats	Price/mo
219	8	\$4795
220	5	\$3195
221	5	\$2895
222	5	\$2995
223	5	\$3495
305	3	\$1495
306	3	\$1495
307	7	\$4595
308	6	\$3995
309	4	\$2595

Suite #	Seats	Price/mo
310	4	\$2595
311	9	\$5895
313	1	\$750
314	2	\$1455
315	2	\$1495
316	2	\$1395

 = Available Soon



# The Neighborhood

Located in the heart of the brewery district, The Tommer Building is within walking distance of public transport stops, grocery stores, gyms and other retailers.





# A Flexible Package to Reduce Your Cost and Inspire Your Team

We've had the same conversation with customers repeatedly this year. Companies are unsure of when to implement a back to office plan and what their split of hybrid/on-site/and remote usage will be when it hits its steady state. Every employee has settled into a different work routine and it's hard to find a workplace solution that will keep everyone happy.

To address this uncertainty and increase your return on each dollar, we've bundled a generous number of flex memberships with each private office. This will allow your company to offer private touchdown space for power users, but offer the rest of the team workspace as a perk at an affordable cost per employee. WFO employees are happy, the WFH crowd is happy, and your team has space to collaborate in person when necessary.

It's simple. Take the max number of desks included in your private space, and you'll get 1.5x that number of coworking memberships for your team.

- Small Offices (2 desks) includes up to 3 24/7 coworking memberships
- Medium Offices (up to 4 desks) includes up to 6 24/7 coworking memberships
- Large Offices (up to 8 desks) includes up to 12 24/7 coworking memberships
- XL Offices (up to 10 desks) includes up to 15 24/7 coworking memberships





# Thank you for considering TPC!

For questions or to reserve your suite, email  
[ballard@thepioneercollective](mailto:ballard@thepioneercollective) or call (206) 207-1050.