

Save Time and Money

TPC Flexible Offices vs. Traditional Leases

A comparison for medium to large organizations.

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


Traditional Lease

TPC Flexible Offices

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

Rentable Area **1,400 SF** (what you pay for)

Load Factor (-20%) **-280 SF**

Amenities (50%) **560 SF**

Workspace (30%) 336 SF

(what you get)

Total Usable Area = 1,120 sq

Actual usable workspace = 336 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

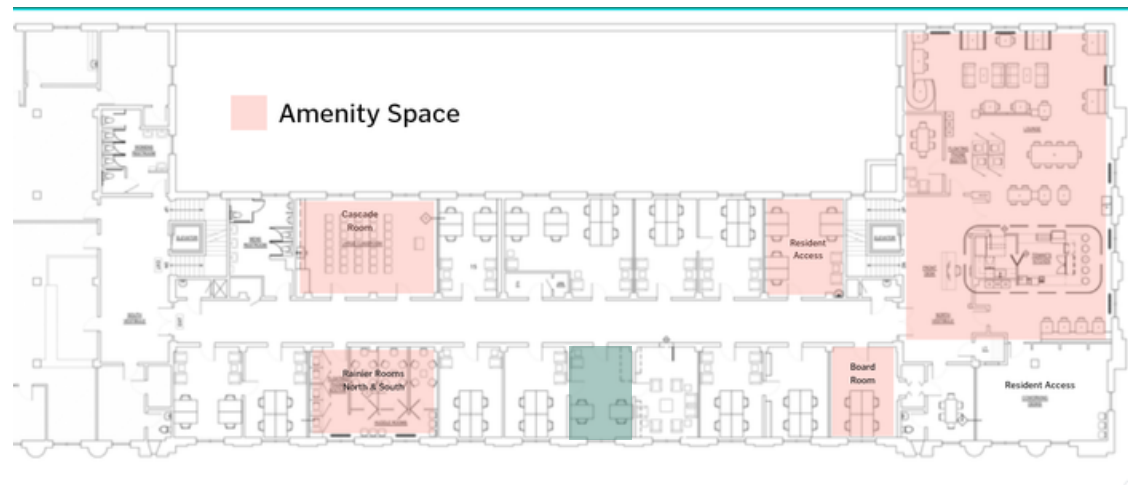
+

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

**\$30 NNN rent =
\$43,200**

plus

\$10,000

\$2,000

\$1,000

\$6,000

\$8,000

\$20,000

\$90,200



6 Person
Team

Construction

Maintenance and Utilities

Beverages

Furnishing

Internet, IT Support
& Printing

On-site ops staff

TOTAL PER YEAR

TPC Flexible Office

**Membership Fee @
\$2,500/mo =
\$30,000**

included

\$0

\$0

\$0

\$0

\$0

\$0

\$30,000

More than \$50k in savings.

A bright, modern office with large windows, a man and a woman sitting at a desk, and a logo overlay. The man is on the left, wearing a blue sweater, and the woman is on the right, wearing a grey sweater. They are both looking at each other and talking. The desk has a laptop, a mug, and some papers. There are plants and a clock on the wall. The logo is a black square with white text.

The
**Pioneer
Collective**

Where you do your most important work.

www.thepioneercollective.com

hello@thepioneercollective.com