

Conventional Office vs. Front Range Business Centers

Features Comparison

Feature	Conventional Office	Executive Suite Office
Initial Start-Up Costs	Higher	Lower – see Cost Comparison below
Monthly Costs	Higher	Lower – see Cost Comparison below
Available Meeting Rooms	One – space you pay for, even if you don't use it frequently	Seven – seat up to 20, furnished and A/V equipped, <u>two</u> locations
Kitchen/Lounge Area	Maybe - you equip it and supply it, space you pay for even if not used much	Yes – fully equipped, we maintain and supply it
Length of Commitment	Typically 2–5 years	Flexible – Your choice of month-to-month, 3 months, or 12 months
Flexibility to Downsize/Expand	None or limited	Very flexible – add offices as you grow, downsize with ease
Availability	Wait 1-3 months for improvements	Move in today in many cases
Receptionist/Secretary	None or you hire and manage and must provide minimum # of hours	Available as needed – we hire and manage, you only pay for the time you really need
Office Equipment	You research and manage all equipment – phones, internet, copiers, postage meter, etc.	Already in place and available as you need them – no time on your part to research or manage them

Monthly & Start-Up Costs Comparison

500 sq. ft. Conventional Rented Office vs. Front Range Business Centers Office

Feature	Conventional Office	Executive Suite Office
Total Monthly Including:	\$2,758 (\$1,158 without receptionist)	\$825* (\$925 with optional furniture rental)
“Rent” + NNN Fees	\$625 + \$208 = \$833 (Assumes total 500 sq. ft. for office, meeting room, reception area and kitchen at \$15/sf plus \$5/sf NNN per year) divided by 12 months	\$825* (130 sq. ft. window office + 1,000 sq. ft. of furnished meeting rooms, lobby, and kitchen areas for 1,130sf total)
Phone & Internet Service	\$150 (estimated – 2 phone lines, high-speed internet)	\$0 (included with “rent”)
Receptionist/Assistant (wages and payroll taxes)	\$1,600/mo. part-time; \$3,200/mo. full-time	\$0 for Included Receptionist Secretarial service also available by the hour
Copier lease/maintenance	\$125 (usually requires 3-5 yr. lease)	\$0 (pay by the copy IF you need copies)
Kitchen Supplies (coffee, sugar, paper goods, etc.)	\$50 (plus your time to buy and manage)	\$0 (unlimited coffee and tea included)
Total Start-Up Costs Including:	\$2,666 or more + furniture	\$599 + furniture (if you provide your own)
Security Deposit	\$1,666 (usually first and last month's rent and NNN fees)	\$400
Furniture	\$0-\$2,000	\$0-\$2,000 (optional \$100/mo. for rental)
Other Start-Up Costs (phone equip., installation fees, tenant finish, a/v equip., kitchen equipment, etc.)	\$1,000 or more	\$199 set up fee

*Pricing is based on a sample office. Less expensive offices may be available starting at \$595/mo. Your total monthly cost will vary depending on the options you select.