


LEDGER WORKPLACE

COMPENSATION COMPARISON

3-year lease comparison chart

		LEDGER		MARKET
		 FLEX OFFICES	 CUSTOM SPACES	 CLASS A
	Desks	40	40	40
	Total Sq Feet		10,000	10,000
Comparison	Space Rent	\$1,080,000	\$1,350,000	\$1,050,000
	Furniture Cost	Included	\$250,000	\$250,000
	Tenant Finish Cost	N/A	\$700,000	\$700,000
	Cabling Cost	N/A	\$25,000	\$25,000
	Move-In Cost	None	\$10,000	\$10,000
	Total Cost	\$1,080,000	\$2,335,000	\$2,035,000
Options	Amenity Package	\$288,000	\$288,000	Not Available
	Secure Covered Parking	\$129,600	\$129,600	Not Available
	Varying Sizes of Meeting Rooms	Available	Available	Not Available
Base for Lease Fee	Space	\$1,080,000	\$1,350,000	\$1,050,000
	Lease Fee	\$54,000	\$54,000	\$42,000



HELP YOUR CLIENT DECIDE



CUSTOM SPACES



FLEX OFFICES



PRIVATE OFFICES

How long do I want to be in the space?	5+ yrs	2+ yrs	1 month+
How many employees do I have?	50+	20+	1 - 40
Can I incur upfront capital expenditures?	Yes	No	No
Will I increase or decrease headcount in the next year?	No	Maybe	Yes
Do I need access to breakout work space?	Custom	Add-on	Yes
Do I want furniture included?	Optional	Yes	Yes
What level of interactions with other tenants do I prefer?	Low	Medium	High

BUILDING AMENITIES

Always included

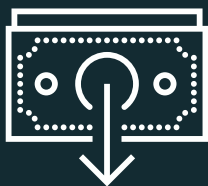
- Bookable space
- Coffee shop
- Grab & go food
- Common area cleaning
- Guest check-in
- Video surveillance
- Bike to any floor
- On-site showers
- Keycard access

+ ADD ONS • Mail & package services • Bike locks • Printing services • Secure deck parking • Reserved bike locker

LEDGER MEMBERSHIP PERKS

Members only

- High-speed WiFi
- Common space and soft seating
- Printing stations
- On-site document shredding
- Power outlets & USB ports
- Adjustable desks & chairs
- Secure bike storage
- Bikers refresh lounge
- Preferred meeting room pricing
- Daily cleaning
- Private phone booths
- Coffee and tea
- Shared pantry
- Wellness & mother's rooms
- Rooftop bar
- Outdoor space access
- eBike charging
- Community programming



COMMITMENT BASED PAYOUTS

- Traditional broker payout **for custom spaces**
- 5% of annual contract value × commitment term **for all other offerings**