




25N

*Want to Expand
Your Opportunities?*

**YOUR GUIDE TO BROKER BENEFITS AND
SOLUTIONS WITH 25N COWORKING**



About 25N Coworking

SOMETHING FOR EVERYONE

25N Coworking—an alternative to traditional office space—offers affordable shared workspace, private offices, and meeting rooms for corporate teams, small businesses, and independent professionals.

25N's coworking model is built on deliberate economic development within flexible workspaces that are professionally-designed for productivity, comfort, and collaboration.

WORKSPACE AS A SERVICE

25N Coworking is a unique experience for enterprise clients and independent professionals from virtually any industry or corporate structure, and conducting business at 25N is easy: every location boasts a competent on-site Community Manager that's responsible for all member hospitality concerns and feedback

including facilities maintenance, meeting and/or events coordination, reception/greeting duties, and day-to-day concierge services.

SHARE ECONOMY PRINCIPLES

Companies such as Airbnb, Uber, Kickstarter, and UpWork have been taking advantage of the concept of the “share economy” for years now, and coworking is one of the best examples of this shift. But coworking doesn't just spread overhead costs among workers in dozens of different fields—it's also a collaborative experience that puts people in environments that inspire innovation and economic development.

By 2030, coworking spaces will make up 30% of the office market. -Colliers International



Office Suites + Team Rooms

RIGHT-SIZING WITH EASE

25N Coworking's flexible model offers a myriad of options and combinations for **business owners, independent professionals, and corporate teams of 2-20+ people**. Shared common areas and utilities put offices and team room pricing on a sliding scale based on number of employees, not square footage alone. Plus, different types of 25N workspaces can be packaged together. For example, a 10-person team room can be packaged with 2 dedicated desks in 25N flex workspace, and this agreement can also include reserved conference room time.

*And, if 25N can't find the right package for your client, they will **build or modify to suit with no additional buildout costs.***

EVERY PRIVATE OFFICE SUITE INCLUDES

- 24/7 secure access with Kisi™
- Utilities and CAM
- Cleaning/janitorial services
- Onsite hospitality team
- Professional interior design package from Workplace Studio™
- Fully Furnished with ergonomic office furniture
- Conference rooms available by the hour*
- High-performance Wi-Fi + hard-wired ethernet
- Printing and scanning*
- Daily coffee/tea service
- Mail + VOiP services*
- Break rooms and lounges
- HIIT-equipped fitness studio membership

*Available on-site. Extra fees may apply.

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25N Coworking vs. Traditional Lease

CLIENT SATISFACTION

When compared with costs per employee per year, 25N Coworking offers businesses of all sizes significant savings over traditional leases, as well as **customizable workspaces and flexible terms**.

In comparison to a traditional lease, **25N Coworking can save businesses up to 50% on workspace**.

1. REDUCED OVERALL COSTS

In addition to lower rents per employee, workspace at 25N Coworking comes move-in ready, **eliminating the costs of buildout and/or tenant improvements**.

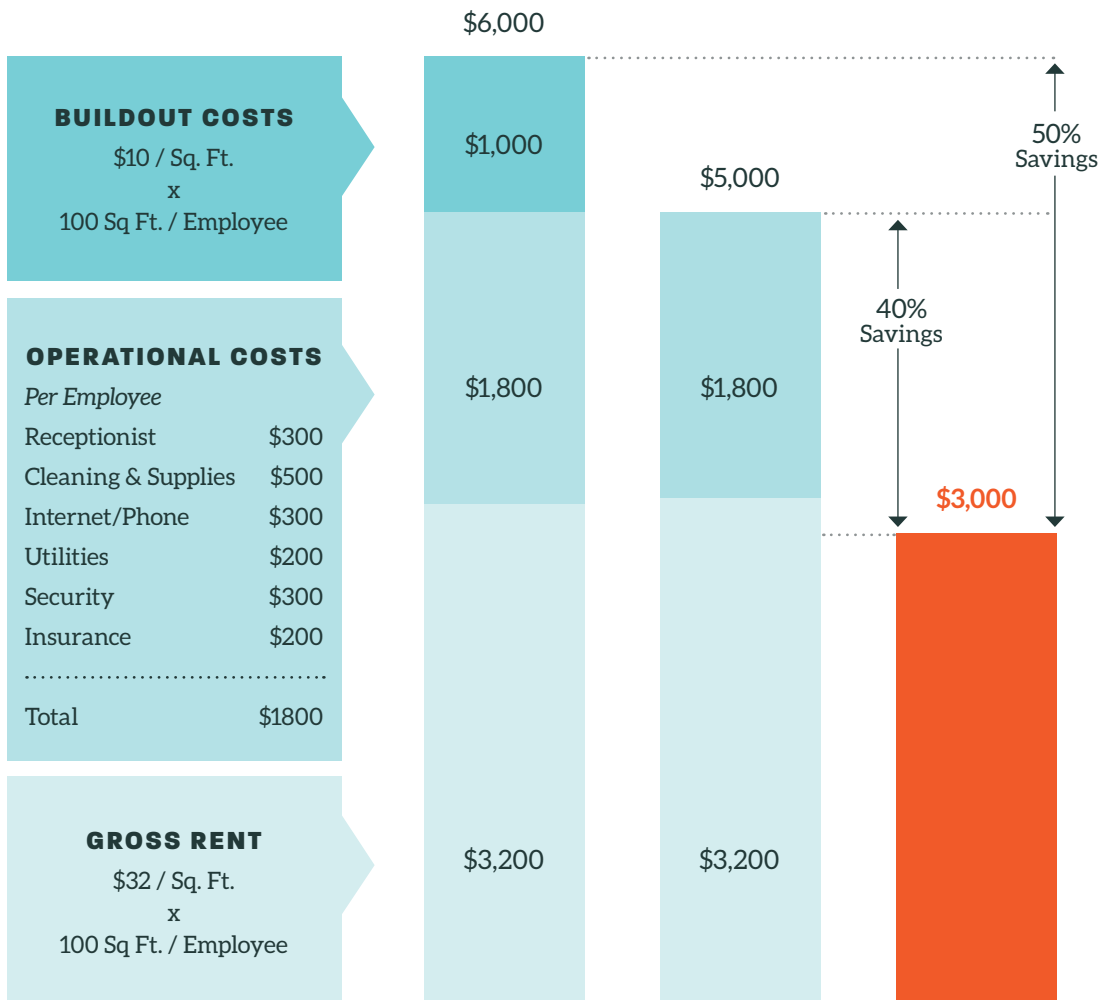
2. NO OPERATIONAL EXPENSES

25N Coworking's inclusive pricing covers all NNN utilities and taxes, high performance office furniture, high-speed Internet, receptionist, 24/7 secure access, janitorial services, community kitchen, open common areas/lounges, and ready-made coffee.

In fact, 25N's all-inclusive pricing **eliminates additional CAM charges** without sacrificing flexible common areas and building maintenance.

3. FLEXIBLE GROWTH POTENTIAL

With flexible terms and a variety of office sizes and setups, enterprise clients at 25N Coworking can scale as their business grows. If best-fit options aren't immediately available, **25N will build or modify to suit with no additional buildout costs**.



*Illustrative price of \$250 per employee per month. Specific pricing varies by office and location.

Sample Floor Plan

FLEXIBLE SOLUTIONS FOR ENTERPRISE CLIENTS

25N workspaces are professionally designed for collaboration and productivity, and they are uniquely suited for creative combinations that fit corporate needs like privacy and team workspace. Diverse choices like shared flex spaces, private phone booths, or dedicated conference rooms bridge the gap in complex organizational structures.



- Private Offices
- Dedicated Desks
- Shared Workspace
- Conference Rooms
- Common Areas



“Wow Factors” to Close the Deal

GAAP COMPLIANCE

Office Suite and Private Office agreements with a duration of three years or less at 25N Coworking are ASU-2016-02 compliant and do not require disclosure on company balance sheets under GAAP.

NOT-SO-COMMON AREAS

- Visitor reception area
- Private phone booths
- Community Café with kitchenette
- Production Room
- Break rooms + lounges
- Modern restrooms
- Lockers and coat room
- Private mother's/wellness room

AMENITIES THAT GO ABOVE AND BEYOND

- Mail + VOiP services*
- Networking events
- Concierge services and catering*
- Virtual assistants*
- HR and Employee Benefits Services*

LIVE/WORK/PLAY CULTURE

- Select locations located in residential buildings
- Access to onsite fitness centers and recreation*
- Proximity to downtown retail and restaurant districts
- Onsite event space for corporate events and team-building*

**Available on-site. Additional fees may apply.*



Broker Opportunities with 25N

BROADEN YOUR POOL OF POTENTIAL CLIENTS

Whether it's a client with a challenging budget or a challenging corporate structure, 25N Coworking has flexible workspace solutions. This means that you'll be saying "yes, I can help you" to virtually any client profile.

10% STRAIGHT INTO YOUR POCKET

25N Coworking pays a **10% commission on every closed referral** for up to a year (12 months) of new client agreements. Commission payments are paid up front and in full for a hassle-free partnership.

NEXT STEPS

There's no waiting list to bring your client in for a tour, and 25N Coworking can provide a list of available offices and accommodations for your review before you set foot in the door.

START THE CONVERSATION

(419) 344-5198

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