

# THE HIDDEN COSTS OF CREATING A COOL WORKSPACE

## THE TIP OF THE ICEBERG

A cool workspace attracts top talent and helps establish your brand identity. Paint, carpet, desks, chairs, internet...these are things companies typically account for when planning to outfit their office. But like an iceberg, there is much more beneath the surface in unanticipated costs.



### COST OF CREATING A COOL WORKSPACE

# \$ 3 0 0 K

5,000 SQ. FT. SPACE FOR THREE YEARS

## NEW OFFICE SETUP CHECKLIST

As companies get further into the planning process, other expenses start to pop up.

### TECH

- Access Security
- Cabling
- Power to Desks
- Network Monitoring
- TV/Monitors
- IT Rack
- UPS for IT Rack
- IP Switch
- WiFi Repeaters
- Monitors

### FURNITURE

- Desks
- Chairs
- Area Partitions
- File Cabinets
- Trash Baskets
- Whiteboards
- Couches
- Coffee Tables

### KITCHEN

- Food & Beverage
- Fridge
- Toaster
- Kitchen Supplies
- Dishes, Glasses
- Ice Maker
- Water Dispenser
- Coffee
- Tea
- Snacks

### DESIGN & DECOR

- Architect
- Interior Designer
- Accent Lighting
- Plants/Plant Service
- Area Rugs
- Artwork

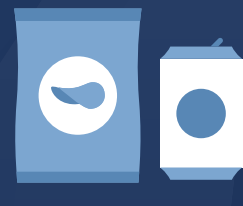
## SIGNIFICANT EXPENSES YOU MAY OVERLOOK



### ACCESS SECURITY

## \$15K

Smart locks and access management systems are an often overlooked tenant responsibility



### FOOD AND BEVERAGE

## \$15K/yr

Most companies don't tally the cost of stocking beverages and snacks ...which are an important part of employee engagement

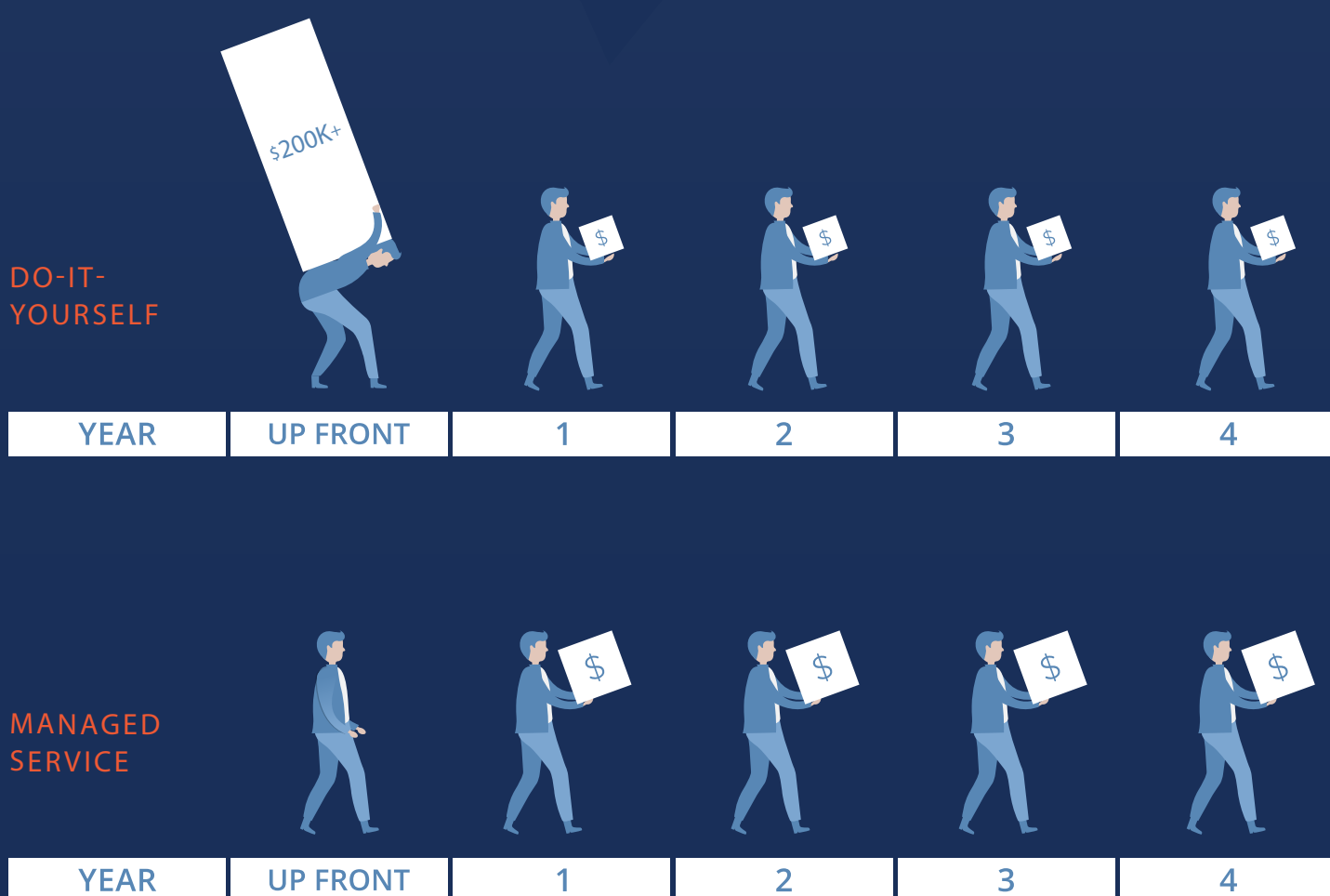


### ARCHITECTURE AND DESIGN

## \$15K

Human-centered, professional design is the difference that transforms offices into workspaces that enhance brand and culture

## PAYMENT OPTIONS: DIY VS. MANAGED WORKSPACE



The majority - as much as 80% - of the cost of furnishing an office can be incurred up-front before your employees ever show up, placing a huge financial burden on growing companies watching their cash flows.

Managed workspaces allow companies to spread those costs evenly over the term of their stay, preserving precious cash for things like hiring.