

# AoPlan


















Space Planning For The Next  
Generation

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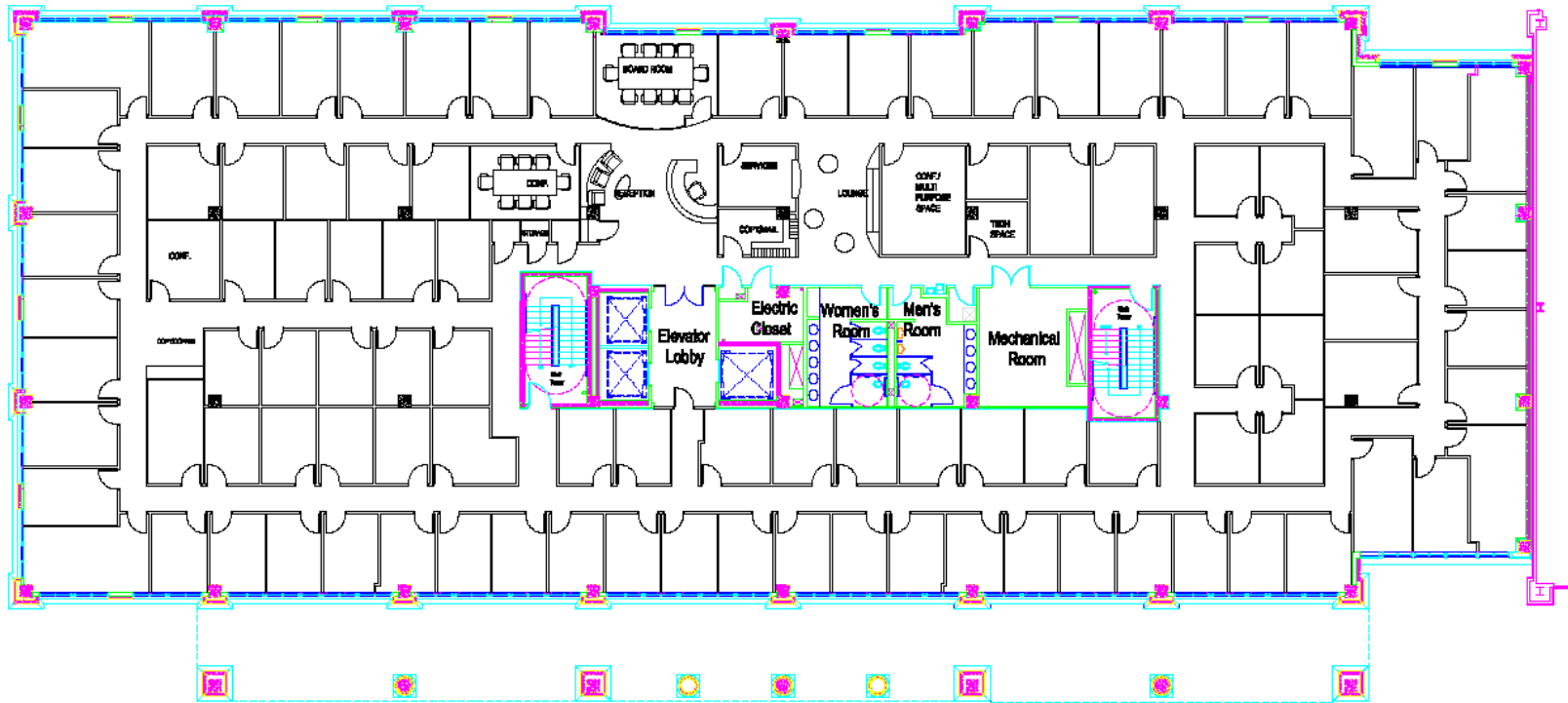
# Current Office Business Center Space Planning Methods

- Develop a facility program – include types of spaces, amenities, market requirements
- Test plans for the proposed center
- Analyze test plans for space efficiency
- Apply estimated costs and revenues to a profit/loss model
- Revise as necessary prior to architectural and interior design

# Space Comparison

<b>SPACE LIST:</b>	<b>CONVENTIONAL</b>	<b>CO-WORK</b>
	<b>BUSINESS CENTER</b>	<b>BUSINESS CENTER</b>
RECEPTION AREA		
CONFERENCE ROOM(S)		
KITCHEN/LOUNGE		
SERVICE OFFICE		
MANAGER'S OFFICE		
COPY/WORK AREA		
MAIL ROOM		
PRIVATE OFFICES		
PRIVATE DEDICATED WORK STATION(S)		
NON-COMMITTED OPEN WORKSTATION(S)		
CONCIERGE STATION		
TIME OUT PRIVATE SPACES		
SNACK BAR		
COMMUNITY LOUNGE		

# Conventional Center Space Plan



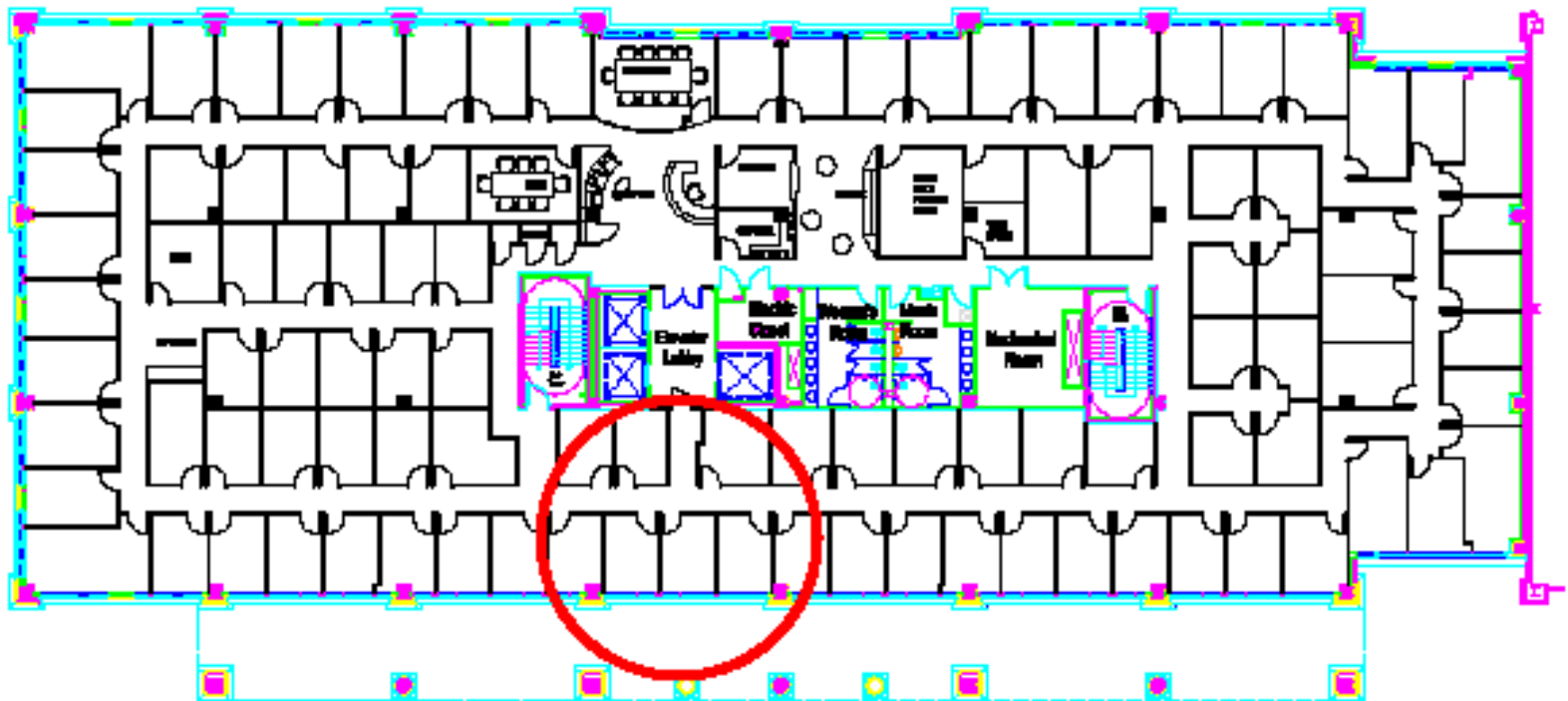
19,329 Usf  
53 windows  
48 interiors

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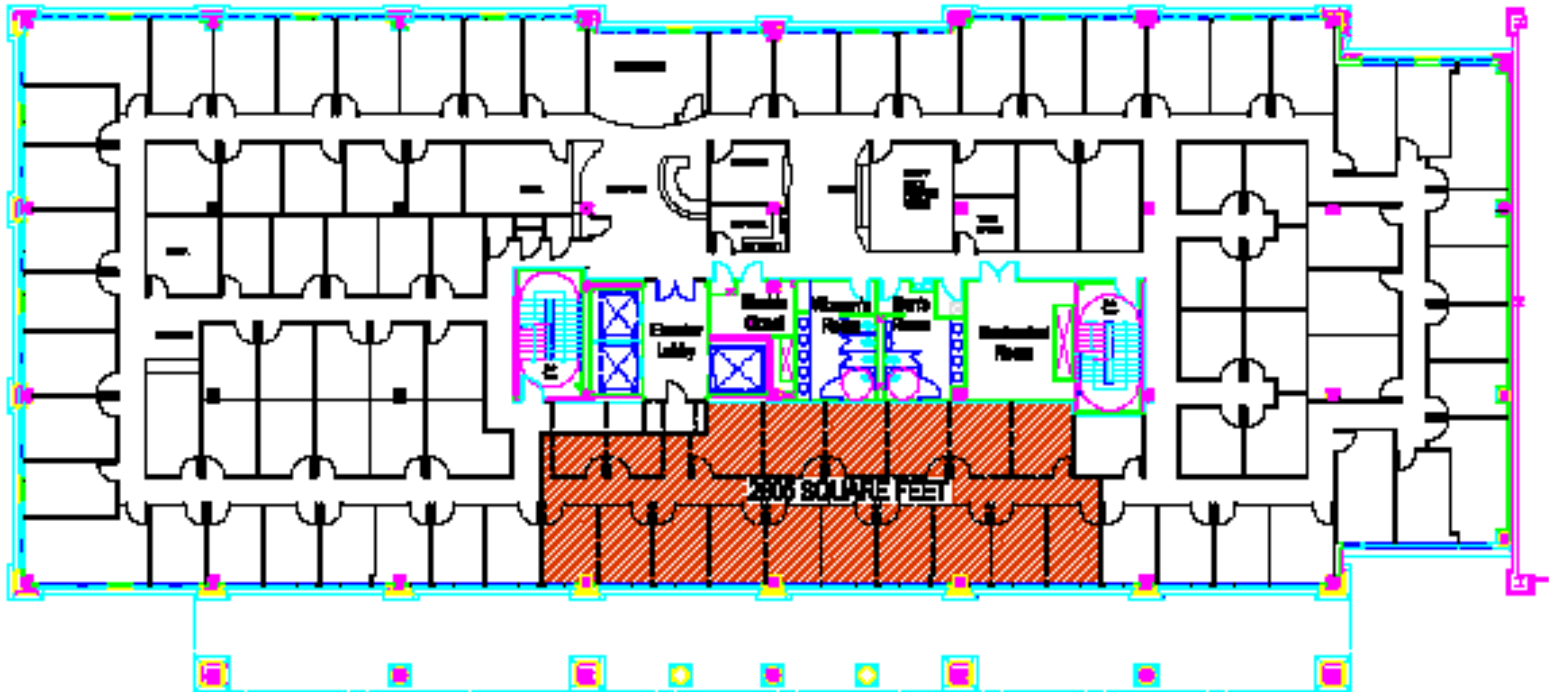
# Space Allocation Criteria

- Direct access to the elevator lobby
- Access to bathrooms without leaving the co-work center
- Maximum exterior window exposure
- Contiguous open space
- Remove 15% or less useable space from the conventional workplace center

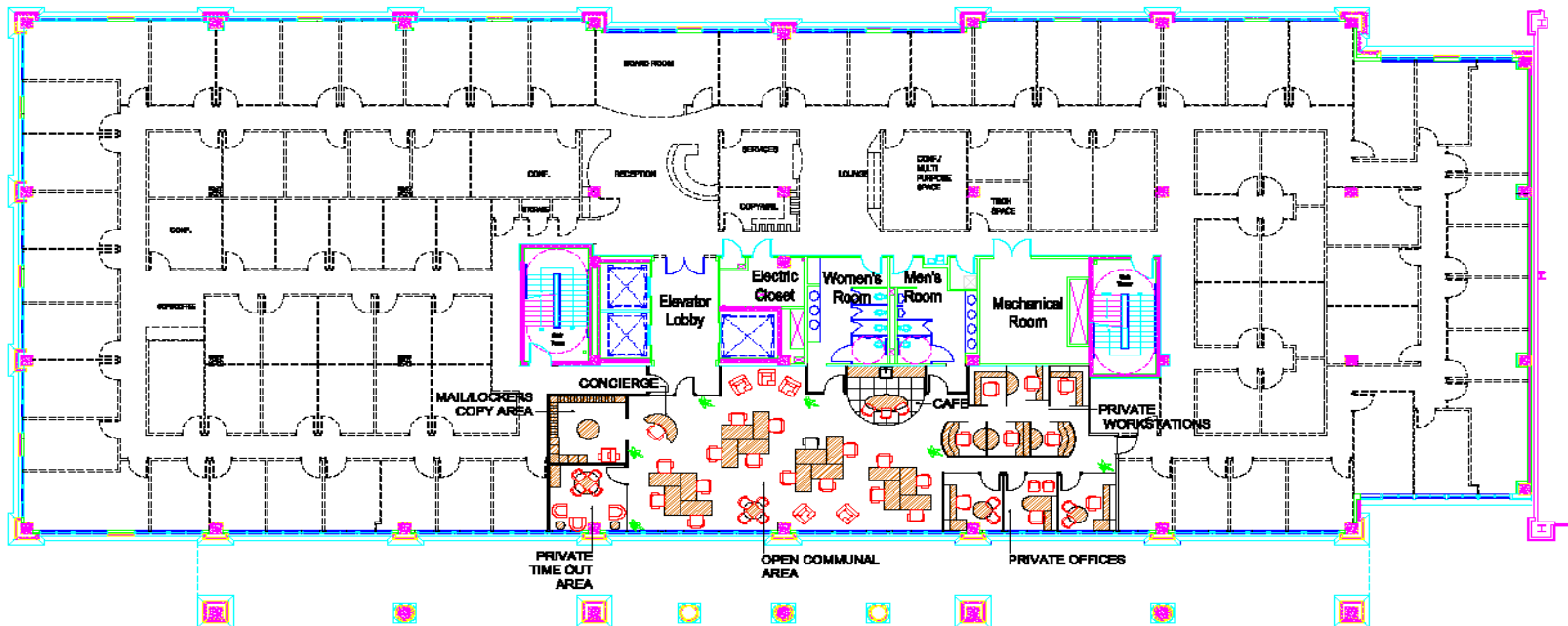
# Co-Work Center Location



# Co-Work Center Space Allocation

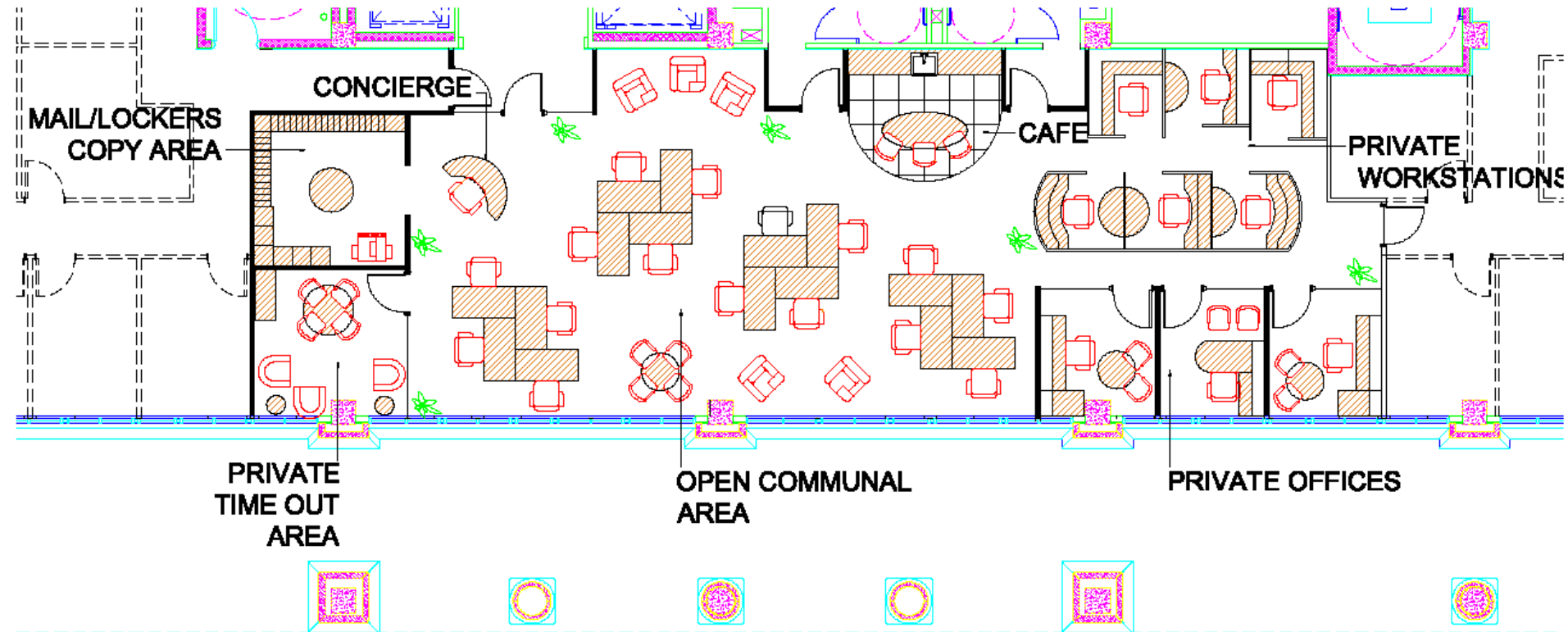


# Co-work Center Space Plan





# Space Plan Enlarged



# Pricing structure

## MEMBER PLANS

**MAIL BOX** \$ 60.00 PER MO  
(144 square feet)

### **SHARED USE WORKSTATION**

#### INCLUDES:

MAILBOX, ACCESS TO  
OFFICE EQUIPMENT,  
COFFEE & TEA, WIFI  
10 DAY USE PER MO

\$ 160.00 PER MO  
(36 square feet)

### **PRIVATE WORKSTATION**

#### INCLUDES:

MAILBOX, ACCESS TO  
OFFICE EQUIPMENT,  
COFFEE & TEA, WIFI

\$ 375.00 PER MO  
(45 square feet)

### **PRIVATE OFFICE**

#### INCLUDES:

MAILBOX, ACCESS TO  
OFFICE EQUIPMENT,  
COFFEE & TEA, WIFI

\$ 775.00 PER MO  
(100 square feet)

### **DAY TRIPPERS**

INCLUDES WORKSTATION, WIFI.

COFFEE & TEA. All rights reserved. \$ 35.00 PER DAY

# Revenue Comparison

## REVENUE COMPARISON

## BASED ON 2605 USEABLE SQUARE FEET

<b>CONVENTIONAL BUSINESS CENTER PROJECTED MAX. REVENUE PER MONTH:</b>		<b>CO-WORK SPACE PROJECTED MAXIMUM REVENUE PER MONTH (223 MEMBERSHIPS)</b>			
10 WINDOW OFFICES	\$ 995.00	\$9,950.00	140 MAILBOX ONLY PROGRAMS	\$ 60.00	\$ 8,400.00 PER MO
8 INTERIOR OFFICES	\$ 750.00	\$ 6,000.00	74 COMMON USE WORK STATION PROGRAMS (3.5 MEMS/STA)	\$ 160.00	\$ 11,840.00 PER MO
AMENITIES & SERVICES		\$ 3,600.00	6 DEDICATED WORKSTATION PROGRAMS	\$ 375.00	\$ 2,250.00 PER MO
TOTAL		\$19,550.00	3 PRIVATE OFFICE PROGTAMS	\$ 775.00	\$ 2,325.00 PER MO
			15 "DAY TRIPPERS"	\$ 35.00	\$ 525.00 PER MO
			SUB TOTAL		\$ 24,815.00
			LESS ADDITIONAL COSTS OF PERSONNEL AND CAPX (\$125K @5.5% FOR 10 YRS) (CONCIERGE: 25K PLUS BENS)		\$ (3,776.00) PER MO
			TOTAL		\$ 21,564.00