

# Making it Work.



## Making it Work for you

### Subleasing vs. subscription

	Traditional office sublease model*	Making it Work subscription model
DURATION	Dictated by sublessor	Your decision between 1-3 years
AGREEMENT	Sublease in line with existing head lease & subject to head landlord & sublessor approvals	Short form Making it Work membership agreement
RENT, RATES & SERVICE CHARGE	€80 per sq ft	Included ✓
UTILITIES & SPACE MANAGEMENT	€30 per sq ft	Included ✓
BUILD OUT MODIFICATIONS	€20 per sq ft	Included ✓
FURNITURE & BRANDING	€10 per sq ft	Included ✓
AGENT & PROJECT FEES	€10 per sq ft	Included ✓
<b>Total Occupier Cost Year 1</b>	<b>€150 per sq ft</b>	<b>€150 per sq ft</b>
REINSTATEMENT	€25 per sq ft	Included ✓
TIMELINES TO OCCUPATION	6- 9 mths (double overhead costs )	1-8 weeks

\*Indicative costs for comparison purposes only



**Smart space  
for your business**  
[makingitwork.ie](http://makingitwork.ie)

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