

Making it Work.

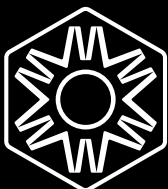


Making it Work for you

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 ✓
Total Occupier Cost Year 1	€150 per sq ft	€150 per sq ft
REINSTATEMENT	€25 per sq ft	Included ✓
TIMELINES TO OCCUPATION	6- 9 mths (double overhead costs)	1-8 weeks

*Indicative costs for comparison purposes only



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