



## LEASING at ST. GEORGE EXECUTIVE SUITES

St. George Executive Suites provides turnkey, fully serviced, furnished and unfurnished offices with the infrastructure, technology, and support that professionals require. Our objective is to offer you the services you need to be successful.

At St. George Executive Suites you will have access to the support resources that you need, on a cost effective basis. You pay a fraction of the actual cost at St. George Executive Suites as opposed to setting up a traditional office. Starting at \$350/month.

### EXECUTIVE OFFICE LEASE PACKAGES INCLUDE THE FOLLOWING:

- Prestigious business address in a Class "A" building.
- Press release announcing your office move to St. George Executive Suites.
- Signage on 1st and 2nd floor directories (*included with 6 month minimum lease*).
- 24/7 to access private mailbox.
- High speed internet and Wi-Fi. (*ask about HS internet plus - additional fee*).
- 24/7 automated state-of-the-art phone system.
- Local business phone number with FREE unlimited local telephone calls.
- 100 FREE long distance minutes per month.
- Local e-fax number for FREE unlimited inbound and outbound activity.
- Voicemail with email notification (*24/7 access*).
- Call forwarding, transferring, and conference calling (*ask about custom features at additional fee*).
- Handling of incoming mail and packages (*including UPS, FedEx, and other carriers*).
- 100 FREE black and white copies and/or scans per month (*\$.10/page thereafter*).
- Access to state-of-the-art office equipment such as photocopier, scanner, and fax (*nominal charge*).
- 6 Notarized documents per month (*included with an account at our preferred bank*).
- Reception services to greet and announce your visitors.
- Unfurnished over-sized upscale executive offices (up to 223 sq. ft.).\*\*
- Ceiling to floor windows with spectacular views (*exterior offices only*).
- High quality carpeting and bamboo flooring throughout.
- Men's and Women's restrooms in each office condo.
- On-site office administrator to answer questions during business hours.
- 24/7 access with full A/C and heating system during weekends and after hours.
- Access to elevators and common area services (*kitchen/break room during business hours*).
- Access to our select vendor list (*including hotel, insurance, telephone provider, and restaurants*).
- General outside parking for tenant and guests.
- Janitorial services and all utilities included.
- 8 hours Bloomington conference room usage (*reservation required*).

**Note:**

- *Two individuals maximum per office.*
- *Tenants are allowed to bring in own copier/scanner/fax machines with management approval.*

\*\* Fully furnished additional charge.



#### Additional Services:

##### Dixie Conference Room:

Starting at \$30/hour\*  
(Sits up to 8 individuals)

##### Bloomington Conference Room:

Starting at \$20/hour\*  
(Sits up to 5 individuals)

**Daily Access to Fully Furnished Private Office with Wi-Fi and Internet:** \$80/day or \$15/hour\*

##### Video Conferencing with Dual Screen:

Starting at \$150/hour\*

\* 10 Hour Prepaid Blocks 25% Discount.  
Lock in Discount Rates - No Expiration.  
Great for Recurring or Extended Use.

#### Beverage & Catering Services:

Available upon request

#### Faxing:

\$.50/page (*incoming/outgoing*)

**Scanning:** \$.10/page or \$20/month (*unlimited*)

**Copies:** \$.10/page

**Furniture Lease:** \$75/month

#### Suite Directory & Office Signage:

Nominal charge

**Subterranean Parking (assigned):** \$75/month (*upon availability*)

**All pricing subject to change without notice prior to signing lease.**



## LEASING at ST. GEORGE EXECUTIVE SUITES

### Installation & Set-Up Charges

- Signage on Directories:** Nominal fee (*included with minimum 6 month lease*).
- Signage on Office Door:** Can be ordered from our vendor at \$85 (*consistent with current signage*).
- Security Access FOB Key:** \$50 each - Refundable when returned to Landlord.
- Security Deposit:** Same as monthly rent (*additional 50% if furnished*)
- Communication Services:** All offices are pre-wired for internet, telephone and cable television service. Ask us about installation charges with our authorized preferred professionals.
- IT/Internet** - \$75/hour (*minimum one hour*).
- Voice/Data/Phone** - \$65/hour (*minimum one hour*).

If you bring your own Technical Support, a "shadowing charge" will apply for the above approved vendors to oversee your technician's install/hook-up.



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## LEASING at ST. GEORGE EXECUTIVE SUITES

### MONTHLY COST COMPARISON

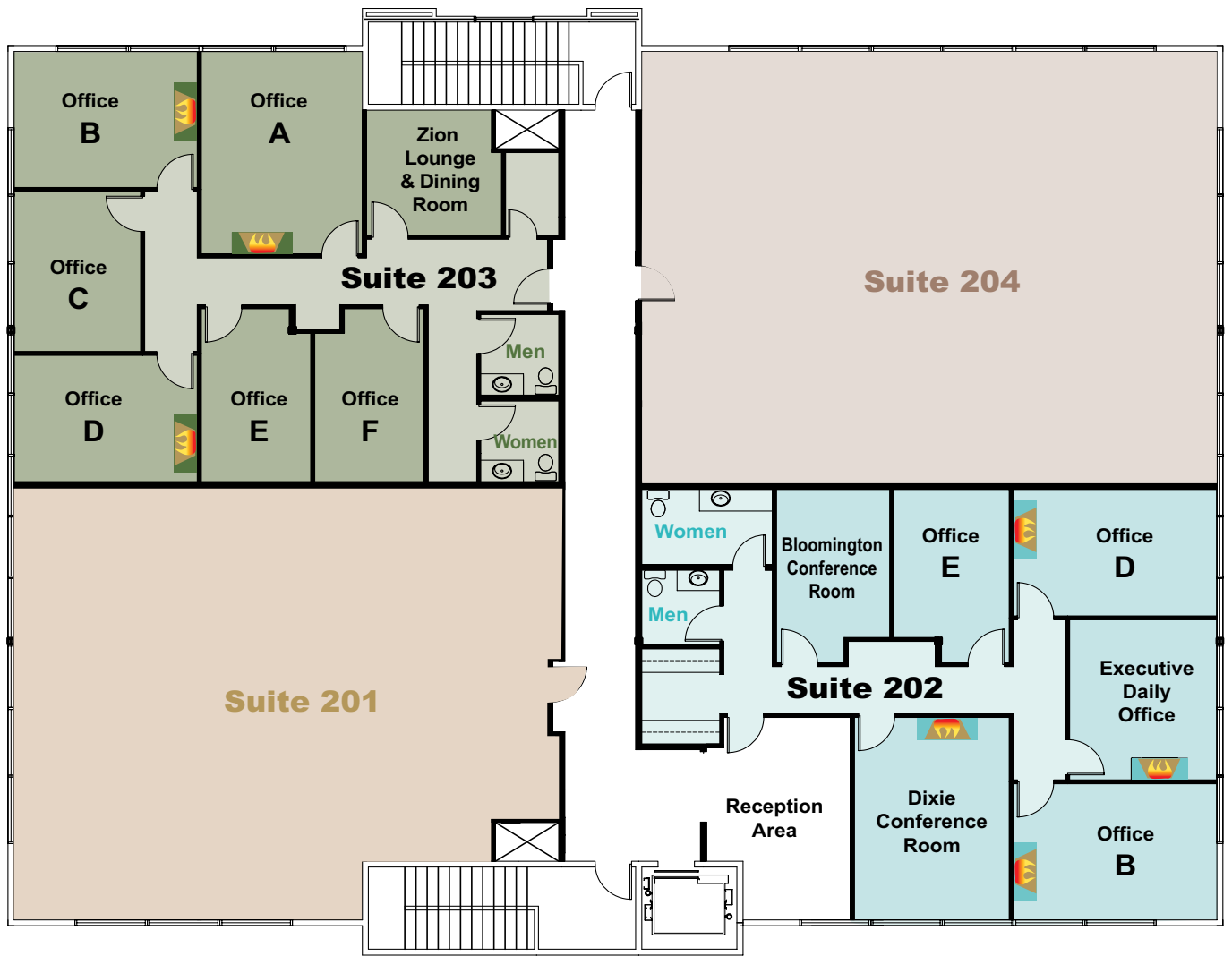
### TRADITIONAL OFFICE SPACE VS. ST. GEORGE EXECUTIVE SUITES

	Traditional Office Space	St. George Executive Suites
• High speed internet and Wi-Fi.	\$50	INCLUDED
• 24/7 automated state-of-the-art phone system with call forwarding, transferring, and conference calling.	\$40	INCLUDED
• Local business phone number with unlimited local telephone calls.	\$40	INCLUDED
• 100 long distance minutes per month.	\$10	INCLUDED
• Local e-fax number for unlimited inbound and outbound activity.	\$20	INCLUDED
• Voicemail with email notification (24/7 access).	\$10	INCLUDED
• 24/7 to Private mailbox	\$25	INCLUDED
• Handling of incoming mail and packages including UPS, FedEx, and other carriers.	\$25	INCLUDED
• 100 black and white copies and/or scans per month (\$ .10/page thereafter).	\$10	INCLUDED
• Access to state-of-the-art office equipment such as photocopier, scanner, and fax (nominal charge).	\$25	INCLUDED
• 6 Notarized documents per month.	\$30	INCLUDED
• Shared Reception services to greet and announce your visitors.	\$200	INCLUDED
• Unfurnished over-sized upscale executive offices (up to 223 sq. ft).	\$135	INCLUDED
• On-site office administrator to answer questions during business hours.	\$100	INCLUDED
• General outside parking for tenant and guests.	\$25	INCLUDED
• Janitorial services included.	\$50	INCLUDED
• Property taxes and common area expenses including elevators, kitchen, and breakroom.	\$50	INCLUDED
• Utilities (electricity, water, and garbage service) included, full A/C and heating system during weekends and after hours.	\$80	INCLUDED
• 8 hours Bloomington conference room usage (reservation required).	\$160	INCLUDED

\*Fully furnished additional charge.

Monthly Cost Comparison	\$1,085	\$450
Monthly Savings		\$635
<b>Annual Savings</b>		<b>\$7,620</b>





2011 OMH 1494

### Lease Rates & Square Footage

	A	B	C	D	E	F	G
Suite 201							
<b>Suite 202</b> approx. 1,884 sq. ft.	Dixie Conference Room	\$550 176 sq ft exterior corner w/fireplace	Executive Daily Office	\$525 187 sq ft exterior w/fireplace	\$450 115 sq ft interior	Bloomington Conference Room	
<b>Suite 203</b> approx. 1,548 sq. ft.	\$550 223 sq ft exterior w/fireplace	\$550 174 sq ft exterior corner w/fireplace	\$500 144 sq ft exterior	\$525 164 sq ft exterior w/fireplace	\$450 111 sq ft interior	\$450 111 sq ft interior	
Suite 204							