

Traditional Lease vs. Full Service Executive Suites
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Traditional Leased Space	**Full Service Vineyard Office Center (VOC)	Benefits			
Monthly Lease Fee + NNN Charges*	Monthly fee includes NNN which is the same each month	Your annual budget based on fixed monthly lease			
Leased space based on square footage	VOC has various office sizes to fit your business	Flexibility to fit the size of your company now and in the future			
Tenant employs a receptionist and or secretary at full time status	Executive Concierge employed by VOC	No payroll, employee absences, etc.			
Building security non existent or provided by tenants	24 hour access for tenant, access limited to clients and guests	No initial capital outlay plus no solicitors at your door			
Tenant must purchase or lease and maintain phone system	Phone system, voicemail and high speed internet provided	No initial capital for phone system, plus time meeting installers			
Off site management evaluates your problem by phone	On site building management committed to quality maintenance	Timely response to maintenance needs as they arise			
Tenant must purchase all furnishings	Reception areas and Conference Rooms beautifully furnished	No initial capital outlay or maintenance expense			
Tenant purchases and maintains presentation technology	Up to date projection equipment provided by management	No initial capital outlay or maintenance expense			
Postage & mail to the closest off site facilities	On site postal services, UPS, FedEx and DHL	Great time saver plus great address			
Tenant purchases office furniture	Office Furnishings available for rent	No initial capital outlay or maintenance expense			
Tenant pays parking fees and limited parking	Free Parking close to building	No parking fees or hikes to your office			
Lease terms usually 3-5 years	Flexible lease lengths to match the needs of your growth	Commitment for short leases is easy			
Tenant furnishes Kitchen with appliances and dining furniture	Stocked kitchen with refrigerator, dishwasher, microwave, supplies	No shopping for coffee, tea and supplies			
Tenant hires staff or from a temp service contract	Administrative support services available at concierge desk	Notary, copying, faxes and clerical available			
Property desirability determines lease base	1111 Main St., Grapevine, TX is a great address	10 Minutes from DFW, easy freeway access			
Tenant network in leased space	Automatic Suite Neighbor Network	Priceless!!			

**Full Service means concierge availability during regular business hours, 9-5, M-F.

*NNN= utilities, property taxes, property insurance, property maintenance, property management fees.