

Cost Benefit Analysis: Serviced office vs. your own commercial lease
July 2008

Serviced offices are a most effective way of operating a small business or branch office. This is due to the efficient and cost effective manner in which they operate. Because both service and operating costs are able to be shared across the tenancy, individual tenants are able to conduct business in a professional environment at an affordable price. And there is **NO LONG TERM LEASE**, you only pay for the time you need.

An average Noosa Boardroom tenant may pay a total of approximately \$1,500 per month (based on average rates of rent, telephone usage and printing volumes).

This is for one or two people in one of our offices with full use of our common areas and the all inclusive standard receptionist services.

Table below for Average Commercial Lease NOT with Noosa Boardroom

The Essentials	Approximate cost per month
Small office space lease in Noosa area (60sqm X \$400 per sqm + outgoings \$40 per sqm)	\$2,200
Electricity	\$120
Phone line rental	\$50
Internet connection and plan	\$50
Insurance	\$50
Approximate total per month	\$2,470 + start up costs

Operational expenses	
Receptionist (wages, super & leave)	\$2,600
Office equipment rental	\$300
Security and alarm monitoring	\$40
Cleaning	\$150
Misc (kitchen supplies, photo copier supplies etc)	\$75
Approximate total per month	\$3,165

Start up costs	
Bank gaurantee for landlord	\$6,000
Furniture	\$5,000
Telephone and installation/connection	\$200
Fit out (partitions, carpet, painting, cabling etc)	\$30,000+
Air conditioning	\$8,000
(Risk element per year of long term lease - \$25,000)	
Approximate start up total	\$50,000+