

Cost Benefit Analysis

Private Serviced Office vs your own Commercial Lease - July 2018

Serviced offices are a most effective way of operating a small business or branch office. Both service and operating costs are able to be shared across all tenants in the tenancy, allowing individual tenants to conduct business in a professional environment at an affordable price.

And there is **NO LONG TERM LEASE OR BOND REQUIRED.**

An average Noosa Boardroom tenant pays a **TOTAL** of approximately **\$1,950 per month** / \$23k per year.

This is for one or two people in an office with full use of our common areas, standard Receptionist services, internet, all body corp type expenses, equipment, electricity, tea and real barista coffee.

THERE IS NOTHING ELSE TO PAY

Table below for Average Commercial Lease NOT with Noosa Boardroom

The Essentials	Approx cost per month
Small office space lease in Noosa area (60sqm x \$300 - \$500 per sqm + outgoings \$60 per sqm)	\$1,800 - \$2,800
Electricity	\$150
Phone and line rental	\$50
Internet connection and plan	\$100
Insurance	\$50
Coffee	\$100
Approximate total per month	\$2,250 - \$3,250 + start up costs

Other Possible Operational Expenses	Approx cost per month
Receptionist (\$35 - \$40k p/a wages, super and leave)	\$2,500 - \$3,333
Office equipment rental	\$100
Cleaning, repairs and maintenance	\$100
Misc (kitchen supplies, photo copier supplies etc)	\$75
Approximate total per month	\$3,000+

Other Possible Start Up Costs	
Bank guarantee for landlord – 3 months' rent	\$6,000
Furniture	\$1,000 - \$5,000
Telephone and installation/connection	\$300
Fit out (partitions, carpet, painting, cabling etc)	\$30,000+
(Risk element per year of lease - \$22,000 - \$33,000)	
Approximate start up total	\$50,000+

All prices ex GST

