



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.

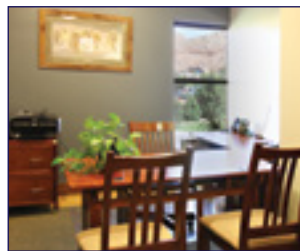
EXECUTIVE OFFICE LEASE PACKAGES INCLUDE THE FOLLOWING:

- Prestigious business address in a Class "A" building.
- 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 (435) business phone number with FREE unlimited local telephone calls.
- 100 FREE long distance minutes per month.
- Local (435) 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 (*requiring signature during business hours*).
- 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 with an Open Business Account with our preferred Banker/Town & Country Bank, includes FREE Deposit Pick-up service.
- Shared Receptionist to greet and announce your visitors (*if requested*).
- 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 suite.
- 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*).
- General outside parking for tenant and guests.
- Janitorial services and all utilities included.
- 8 hours Bloomington conference room usage (*reservation required*).
- Corporate rates at select hotels in immediate area.

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
with Wi-Fi. Starting at \$30/hour*
(Sits up to 8 individuals)

Bloomington Conference Room
with Wi-Fi. 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.

Faxing:

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

Scanning: \$.50/page or \$20/month (*unlimited*)*

Copies: \$.25/page*

Furniture Lease: \$75/month*

Directory & Office Signage:
1st & 2nd floor directory (*single line* \$35). Office (*quotes available*)*

Administrative Services:
\$30/hr (*typing, filing, mail service - first-come first-served, min /1 hr*)*

Subterranean Parking:
\$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:** 1st & 2nd floor directory - \$35
(single line, included with minimum 6 month lease).
- Signage on Office Door:** Can be ordered from our vendor, consistent with current signage (quotes available).*
- 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.
- Administrative Set-up Fee:** \$30 per office
- 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 OFFICE SUITES 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 (435) business phone number with unlimited local telephone calls.	\$40	INCLUDED
• 100 long distance minutes per month.	\$10	INCLUDED
• Local (435) 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 (requiring signature during business hours).	\$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 with an Open Business Account with our preferred Banker/Town & Country Bank, includes FREE Deposit Pick-up service.	\$30	INCLUDED
• Shared Receptionist services to greet and announce your visitors (if requested).	\$200	INCLUDED
• Unfurnished over-sized upscale executive offices (up to 223 sq. ft).	\$235	INCLUDED
• On-site office administrator to answer questions during business hours.	\$100	INCLUDED
• Janitorial services included.	\$75	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

Monthly Cost Comparison	\$1,185	\$550
Monthly Savings		\$635
Annual Savings		\$7,620

*Fully furnished additional charge.





Square Footage

	A	B	C	D	E	F	
Suite 201 approx. 1,771 sq. ft.	203 sq ft exterior w/fireplace	190 sq ft exterior corner w/fireplace	144 sq ft exterior	160 sq ft exterior w/fireplace	107 sq ft interior	107 sq ft interior	Reception Area 90 sq ft built-in cabinet & mini-fridge
Suite 202 approx. 1,868 sq. ft.	Dixie Conference Room 208 sq ft	176 sq ft exterior corner w/fireplace	Executive Virtual Office 160 sq ft	187 sq ft exterior w/fireplace	115 sq ft interior	Bloomington Conference Room 115 sq ft	
Suite 203 approx. 1,435 sq. ft.	223 sq ft exterior w/fireplace	174 sq ft exterior corner w/fireplace	144 sq ft exterior	164 sq ft exterior w/fireplace	111 sq ft interior	111 sq ft interior	
Suite 204 approx. 1,627 sq. ft.	204 sq ft exterior w/cabinet & mini-fridge	167 sq ft exterior w/fireplace	195 sq ft exterior corner w/fireplace	164 sq ft exterior w/fireplace	180 sq ft exterior w/fireplace	120 sq ft interior	G 120 sq ft interior

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