



**Edmond Professional Center**  
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**405-509-5305**  
**1/27/2025**

**Jordan Jackson**

**Subject: Framework for Co-Working Space Lease Pricing**

Dear Jordan,

We are pleased to present the framework for the lease pricing of our co-working space, which includes detailed pricing structures and amenities. We are open for pre-leasing and hope to be ready for the spaces to be occupied by this Spring. Below are the key components of our proposal:

## **Pricing**

- **EPC Private Suites:**
  - **Office 180A:** 151 sq. ft. - \$830.50/month
  - **Office 180B:** 173 sq. ft. - \$951.50/month
  - **Office 180C:** 235 sq. ft. - \$1,292.50/month
  - **Office 180D:** 142 sq. ft. - \$781.00/month
  - **Office 180E:** 134 sq. ft. - \$737.00/month
  - **Office 180F:** 99 sq. ft. - \$544.50/month
  - **Office 180G:** 99 sq. ft. - \$544.50/month
  - **Office 180H:** 99 sq. ft. - \$544.50/month
- **Community Desk:** \$150.00/month
  - Open seating
  - Admission to Workshops, Classes, and Networking Events
  - High-Speed Wifi
  - Unlimited Coffee & Tea
  - Printing, Copying, and Scanning – 25 B&W & 10 color per month
  - Fully Equipped Conference Rooms – 4 Hours of Access per month
  - 24/7 Access – Pending Background Check
- **Personal Station:** \$275.00/month
  - Desk with locked storage
  - Admission to Workshops, Classes, and Networking Events
  - High-Speed Wifi
  - Unlimited Coffee & Tea
  - Printing, Copying, and Scanning – 50 B&W & 20 color per month
  - Fully Equipped Conference Rooms – 8 Hours of Access per month
  - 24/7 Access – Pending Background Check
  - Mail Service
  - Locked Storage



- **Private Suite:** Starting at \$544.50
  - Admission to Workshops, Classes, and Networking Events
  - High-Speed Wifi
  - Unlimited Coffee & Tea
  - Printing, Copying, and Scanning – 75 B&W & 30 color per month
  - Fully Equipped Conference Rooms – 12 Hours of Access per month
  - 24/7 Access – Pending Background Check
  - Mail Service
  - Private, Locked Suite
  - 6- or 12-Month Memberships

## Amenities

- **Wifi**
- **Coffee, Water, Tea**
- **24/7 Access**
- **Conference Room**
- **Locked Storage**
- **Mail Service**
- **Podcast Room**
- **Janitorial**

## Covenants / Guidelines

1. **Usage:** The space is to be used solely for office purposes.
2. **Maintenance:** Tenants are responsible for maintaining their designated areas in a clean and orderly condition.
3. **Security:** Access to the premises will be controlled through a secure entry system. Tenants are required to adhere to all security protocols.
4. **Compliance:** All tenants must comply with local laws and regulations, including health and safety standards.
5. **Membership Terms:** Tenants can choose between 6 or 12-month memberships.

We believe our co-working space offers a productive and enjoyable environment for all tenants.

Please feel free to contact us if you have any questions or require further information. We look forward to your positive response and the opportunity to work together.

Yours sincerely,

Gerri