

TKO SUITES



5540 CENTERVIEW
DRIVE

WHAT'S TO LOVE ABOUT 5540 CENTERVIEW DRIVE



4-story building with
12,000+ square feet to
grow into when you need it



Super
affordable
offices



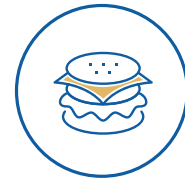
Minutes from
Downtown Raleigh
and RTP



Located right off the
Inner 440, Outer 440 and
Outer I-40 Beltline interstate.
10-15 minutes from Raleigh
Durham International Airport



Free
parking

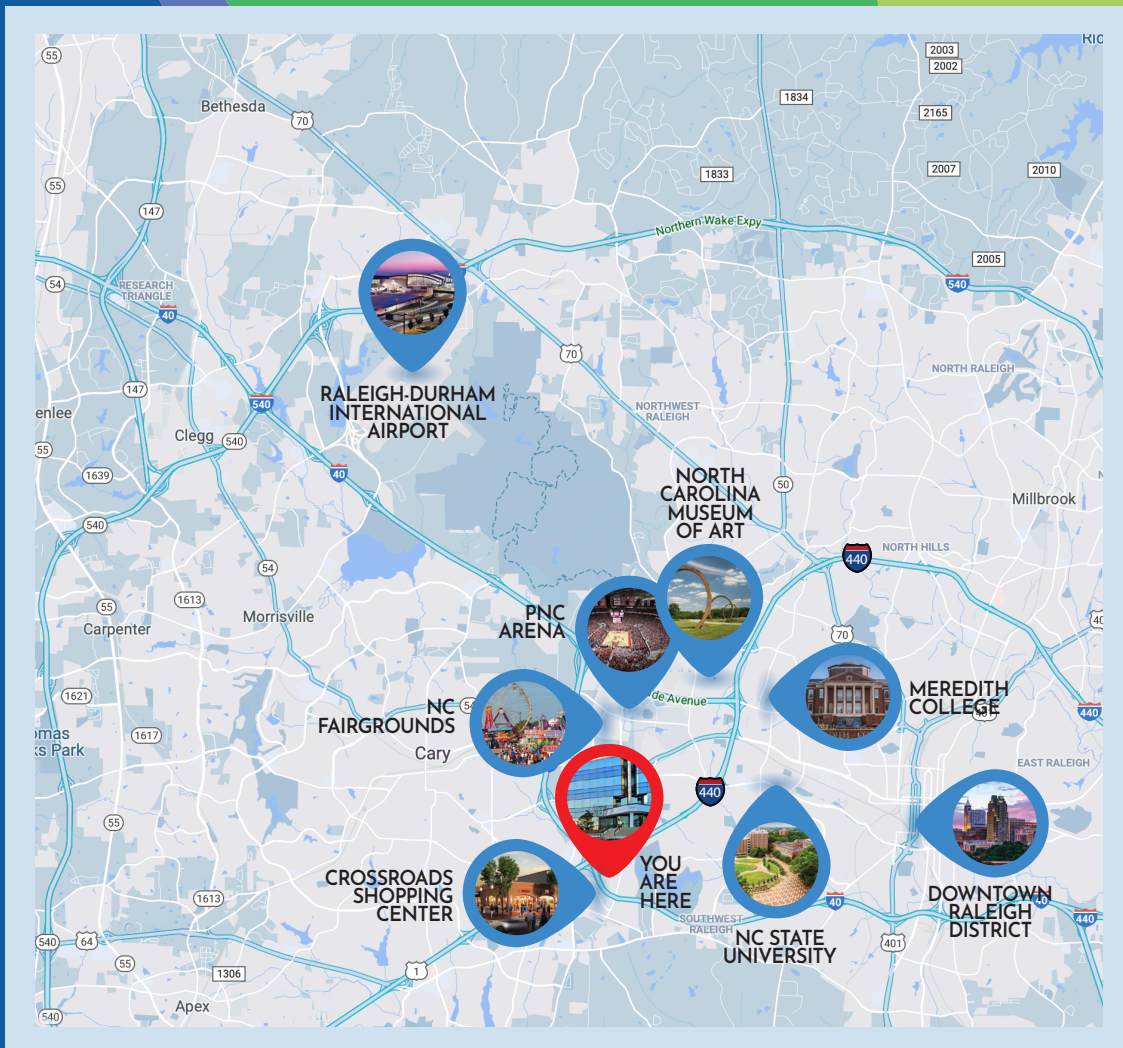


Right near many
restaurants and retail
stores at Crossroads
Shopping Center.



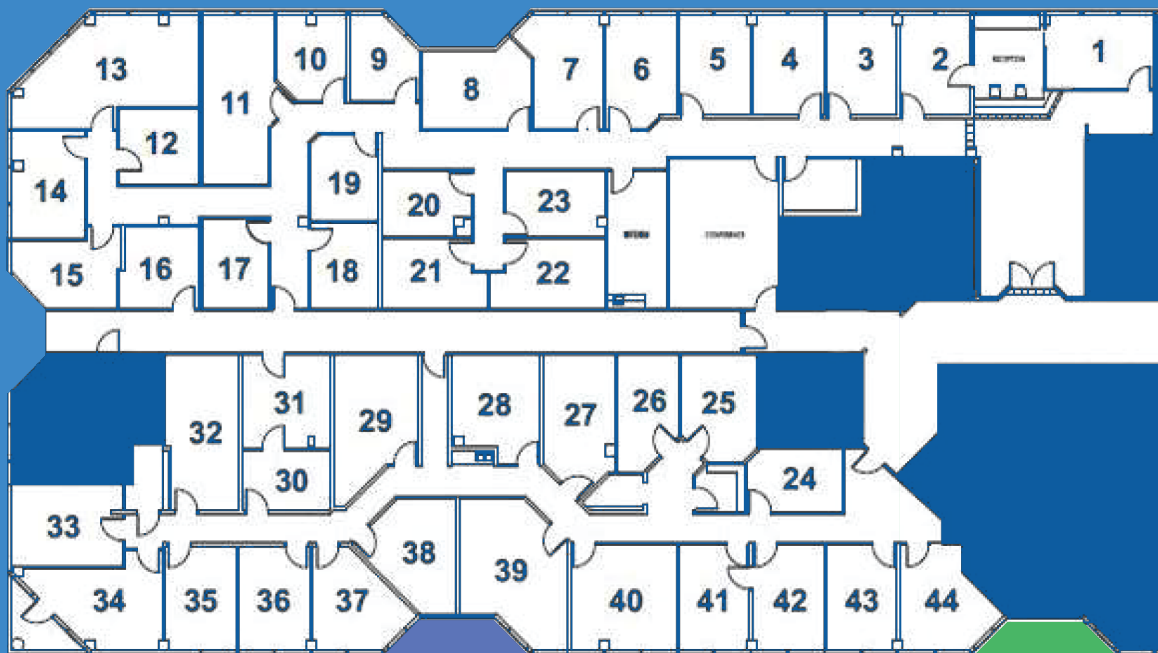
NEIGHBORHOOD HIGHLIGHTS

Conveniently located near the Inner 440 and Outer I-40 belt-line, 10-15 minutes from Raleigh Durham International Airport, and the Crossroads Plaza Shopping Center.



PROPERTY FLOOR PLAN

2ND FLOOR



INCLUDING EVERYTHING IT TAKES TO RUN AN OFFICE



Our private office suites come complete with tons of great amenities.



PRIME
LOCATION

12K

SQ. FT.

44

SUITES



*WIRED
INTERNET



*PHONE
SERVICE



CONFERENCE/
MEETING/DAY OFFICE



OFFICE
FURNITURE



ELECTRIC/HEATING
& COOLING



DAILY
CLEANING



PRINTER/SCAN/FAX
CAPABILITY



FREE
PARKING



MAINTENANCE



KITCHEN



MAIL HANDLING



RECEPTIONIST

ONLY PAY FOR WHAT YOU NEED WITH OPTIONAL ADD-ONS



LIVE
RECEPTION
ANSWERING



LOCAL PHONE
NUMBER CALL
FORWARDING



CONFERENCE
ROOM USAGE



CLERICAL
SUPPORT

WHY CHOOSE OFFICE SUITES OVER TRADITIONAL OFFICE SPACE?

TRADITIONAL OFFICE SPACES

THE SUITES

STARTUP COSTS

- Architect and contractor fees
- Building materials like sheetrock, carpeting, paint, and lighting
- Construction labor
- Heating and air-conditioning systems
- Networking infrastructure, including telecom cabling
- Furniture
- Office personnel (secretary, IT, etc.)
- Upgrades and maintenance
- Large security deposit
- Increase in real estate taxes and operational expenses
- Time to build out new suites

Starts at:

\$50,000

One-Month
Security Deposit
+ One Small Fee

Starts at:

\$1,300

MONTHLY COSTS

- High rent
- Real estate taxes
- Utility bills (electricity, gas/air conditioning, phone, water)
- Internet connection and phone service
- Salaries (secretary, IT, security, etc.)
- Ongoing upgrades, cleaning, and maintenance

Starts at:

\$5,000

One all-inclusive
payment:
no surprises

Starts at:

\$650

COMMITMENT

3 to 15 years

**NO RISK WITH
GREAT REWARDS!**

1 day to 5 years

As you grow, we grow
with you: easily add more
space when you need it.

WHY TKO SUITES?



Our fully serviced private office suites give your business a professional environment to **Focus and grow your business.**

We offer private office suites, virtual office plans, and hourly and daily meeting room rentals.

READY-TO-WORK

Forget the hassle of building an office from scratch, or waiting on hold to set up internet. Fully furnished and equipped, we're ready when you are. Just bring your laptop and can-do spirit.



PERSONALIZE

Don't just work in any space—work in your space. As long as you leave the office in its original condition, you can personalize the look and feel of your workspace, exactly as YOU like it. If you want, we can do it for you!



DEDICATED

Unlike other shared workspaces, you won't be disrupted by any paper-thin or glass walls here. Our suites give you the privacy, peace, and quiet you deserve.



MINIMAL RISK

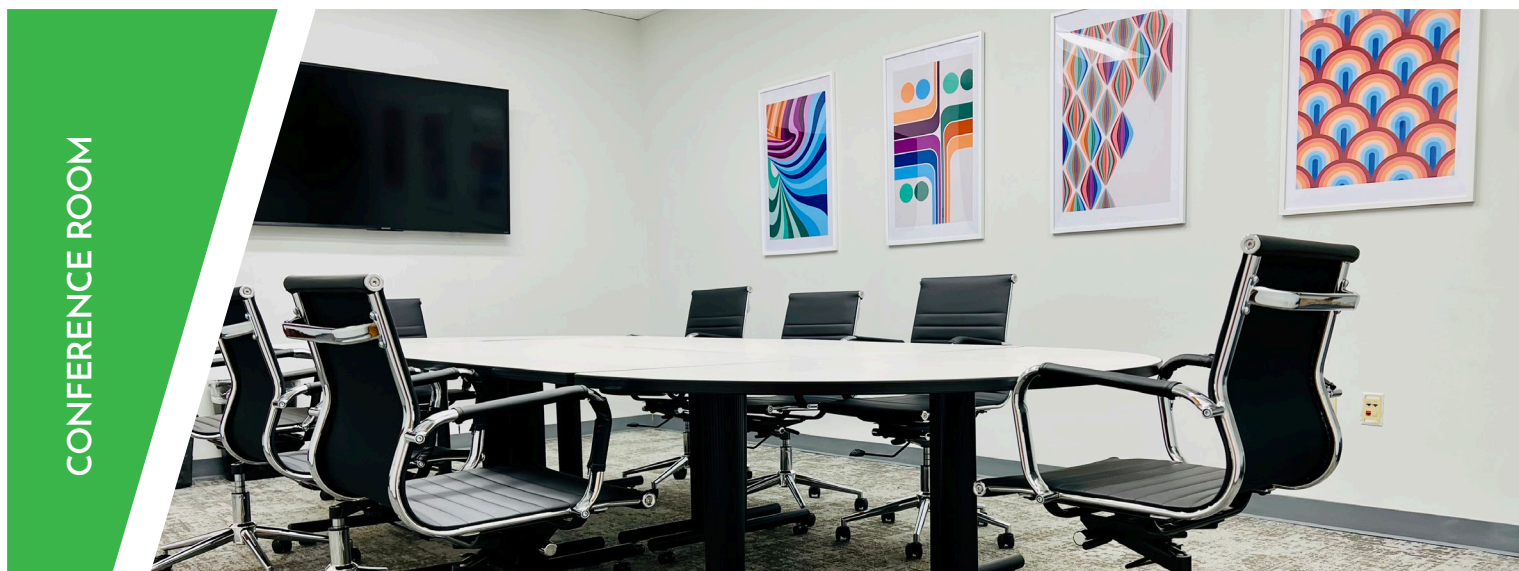
With a variety of flexible agreement terms and options, from an hour to years, lower your overhead by solely paying for what you use. Flat fees mean there are no surprise charges, ever.



PHOTO GALLERY



RECEPTION



CONFERENCE ROOM



BREAK ROOM

PHOTO GALLERY



SMALL CONFERENCE ROOM



WINDOWED OFFICE



KITCHENETTE

A city skyline at dusk, featuring several skyscrapers with lights on. The image is overlaid with large, colorful geometric shapes: a blue triangle on the left, a green triangle in the center, and a yellow triangle on the right.

WE'RE HERE FOR YOU

Choosing a workspace, even in the short term, is an important decision that affects the success of your business.

We're here to answer any questions you may have to make sure you get the most out of your space, or finalize your agreement at your convenience, when you're ready.

Thank you for considering TKO!

Zina Romero
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