



Managed Workspace

Customized, Private Workspaces –
Delivered and Managed by Helix

February 2025



Companies need more from their workspace

The market is flush with vacant, furnished spaces almost ready to occupy. Fast-growing SMBs and mid-market companies face challenges with traditional leasing, so are increasingly demanding flexible, high-quality, private workspaces.



SPEED & FLEXIBILITY

Business moves fast; workspace solutions need to keep pace



BRAND IDENTITY

Your workplace should reflect your brand



HAPPY EMPLOYEES

A high-quality workplace experience is essential for talent retention and engagement



SIMPLIFIED EXPERIENCE

Design, construction, and office management can be overwhelming and distracting



FOCUS

You want to dedicate resources to growing your business, not managing real estate

Introducing Helix Managed Workspace

The Simplest Way to Achieve a Premium Workplace Experience.

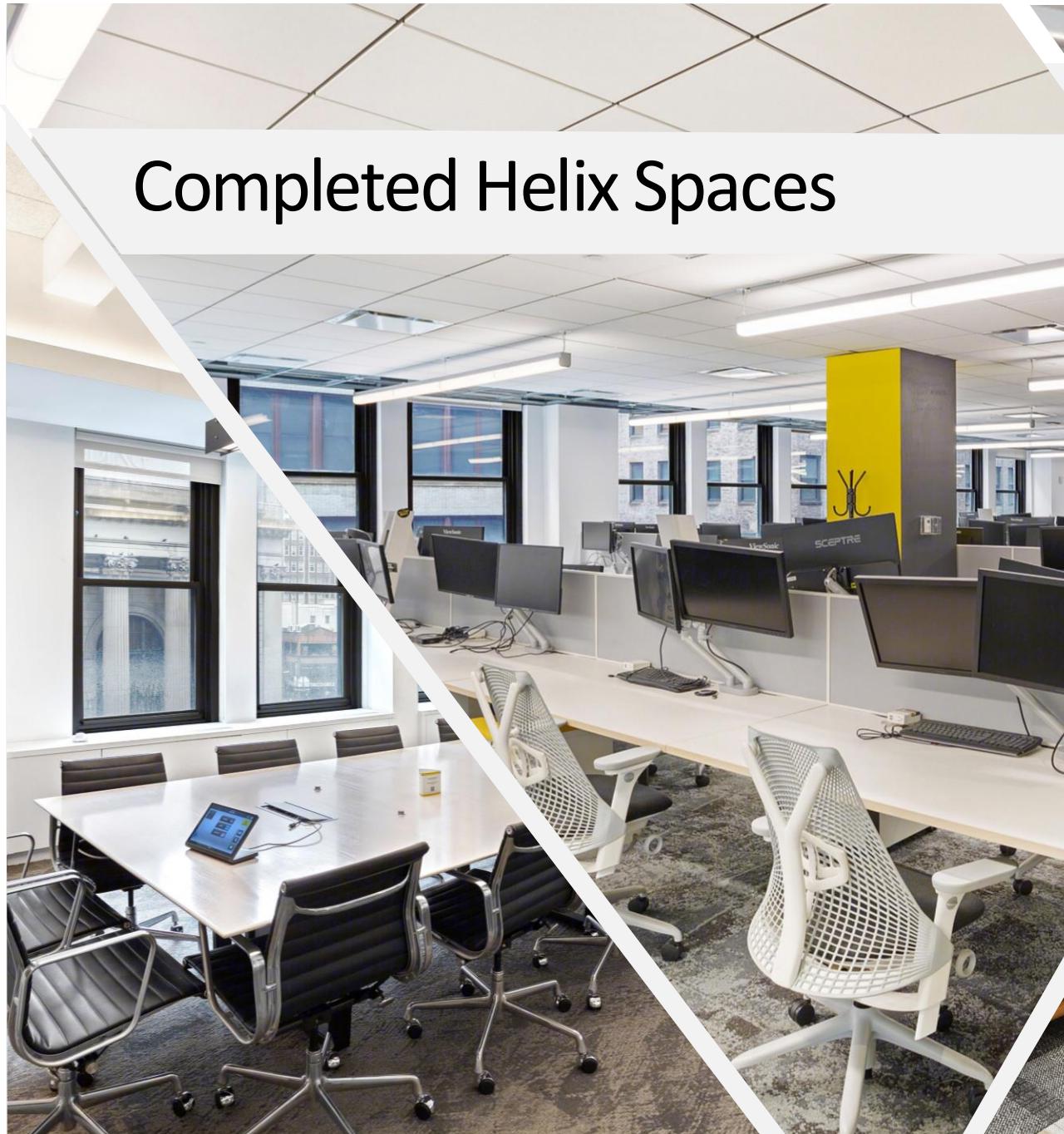
▶ Fully managed workspaces that reflect your brand and culture

▶ Simple all-inclusive monthly price covers rent and workplace experience

▶ Occupancy in as little as three weeks with no upfront costs



Completed Helix Spaces



Hospitality is in our DNA



ACCESSIBILITY

Helix is available, easy to reach, friendly in their response, and action oriented.



RESPONSIVENESS

Helix commits to timely responses and quickly executed service level agreements.



COMMUNICATION

Communication with Helix staff / resources is easy and tech enabled.

What Helix Offers your Business



HAPPY PEOPLE

We deliver a productive environment where your people want to be



QUICK TO OCCUPY

We coordinate the move and deliver the space in as little as three weeks so you can get to work



FLEXIBLE TERMS

Shorter term commitments with room to scale



FRiction-FREE HOSPITALITY

Everything from technology to coffee and snacks is handled to give you peace of mind



PRIVATE, BRANDED SPACE

Your brand, not ours



COST EFFICIENCY

A fully serviced workspace at a competitive price and no upfront costs

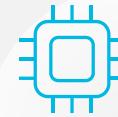
Everything you get with our all-inclusive pricing

In addition to covering real estate costs, your simple monthly pricing includes:



HOSPITALITY & MAINTENANCE

- ▶ Central hospitality resources for space and experience management
- ▶ Friction-free communication
- ▶ Moving service & coordination
- ▶ Base cleaning & maintenance
- ▶ Health & safety program



WORKPLACE TECHNOLOGY

- ▶ Internet fiber and circuit
- ▶ Configured WiFi, hardware, and licensing
- ▶ Utilization reporting
- ▶ Audio visual and video conferencing
- ▶ Access control and security



FURNISHINGS & BRAND

- ▶ Space and furniture plans
- ▶ Base furniture: desks, meeting room setups, and breakout spaces
- ▶ Branding graphics
- ▶ Design & accessory allowance



FOOD & BEVERAGE

- ▶ Professional Keurig machine & coffee service included
- ▶ Kitchen accessories: cups, utensils, soap, paper towels, etc.
- ▶ Snack & beverage service
- ▶ Weekly restocking service

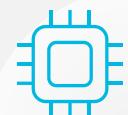
With options to customize the experience

Upgrade your experience with us and receive the Enhanced Package Options.



HOSPITALITY & MAINTENANCE

- ▶ Enhanced cleaning service
- ▶ Enhanced on-site management
- ▶ Premium moving service



WORKPLACE TECHNOLOGY

- ▶ Faster internet speeds
- ▶ Higher security WiFi and hardware
- ▶ Premium AV & videoconferencing



FURNISHINGS & BRAND

- ▶ Enhanced furniture options: phone booths, soft seating, etc.
- ▶ Enhanced branding package



FOOD & BEVERAGE

- ▶ Bean to cup coffee service
- ▶ Multiple enhanced snack & beverage options
- ▶ Daily restocking



Getting started with Helix

How does it work?

1►

WORKSPACE
SELECTION AND
SERVICE MENU
REVIEW

2►

ALL-INCLUSIVE
PRICING AND TERM
SHEET AGREEMENT

3►

SIGN LICENSE
AGREEMENT
INCLUSIVE OF
SERVICES EXHIBIT

4►

CUSTOM BRANDING,
FINISHES, AND
ENHANCED PACKAGE
CONFIGURATION

5

MOVE IN WITH
FULL OPERATIONAL
SUPPORT FROM
DAY ONE

What makes us different?

The best of both worlds. The exclusivity of traditional leasing with the hospitality of a serviced office space. Offering flexibility and seamless transition at competitive pricing.



CASE STUDY

Ironclad

CHALLENGE

Fast-growing tech company needed a high-quality workspace within 30 days for their NYC based sales team. The workplace and real estate team based on the West Coast, with no East Coast operational workspace, needed someone to quickly take care of everything for them.

SOLUTION

Helix provided a move-in-ready, Chelsea property. Branded and managed workspace. Increasing productivity and improving employee satisfaction.



"With our Workplace team based in SF, we needed a reliable partner in NYC—Helix delivered. They handled everything from office setup to daily operations, making our space seamless and stress-free.

Their responsiveness and support have been invaluable."

Director of Workplace & Employee Experience

| Ironclad |



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