

TKO SUITES



1451

ROCKVILLE
PIKE

WHAT'S TO LOVE ABOUT 1451 ROCKVILLE PIKE



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



Affordable
offices



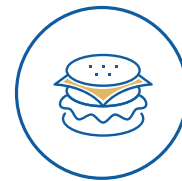
Within walking distance
from Twinbrook
Metro station



About an hour away from
Dulles, Reagan National,
and Baltimore airports



Affordable
parking



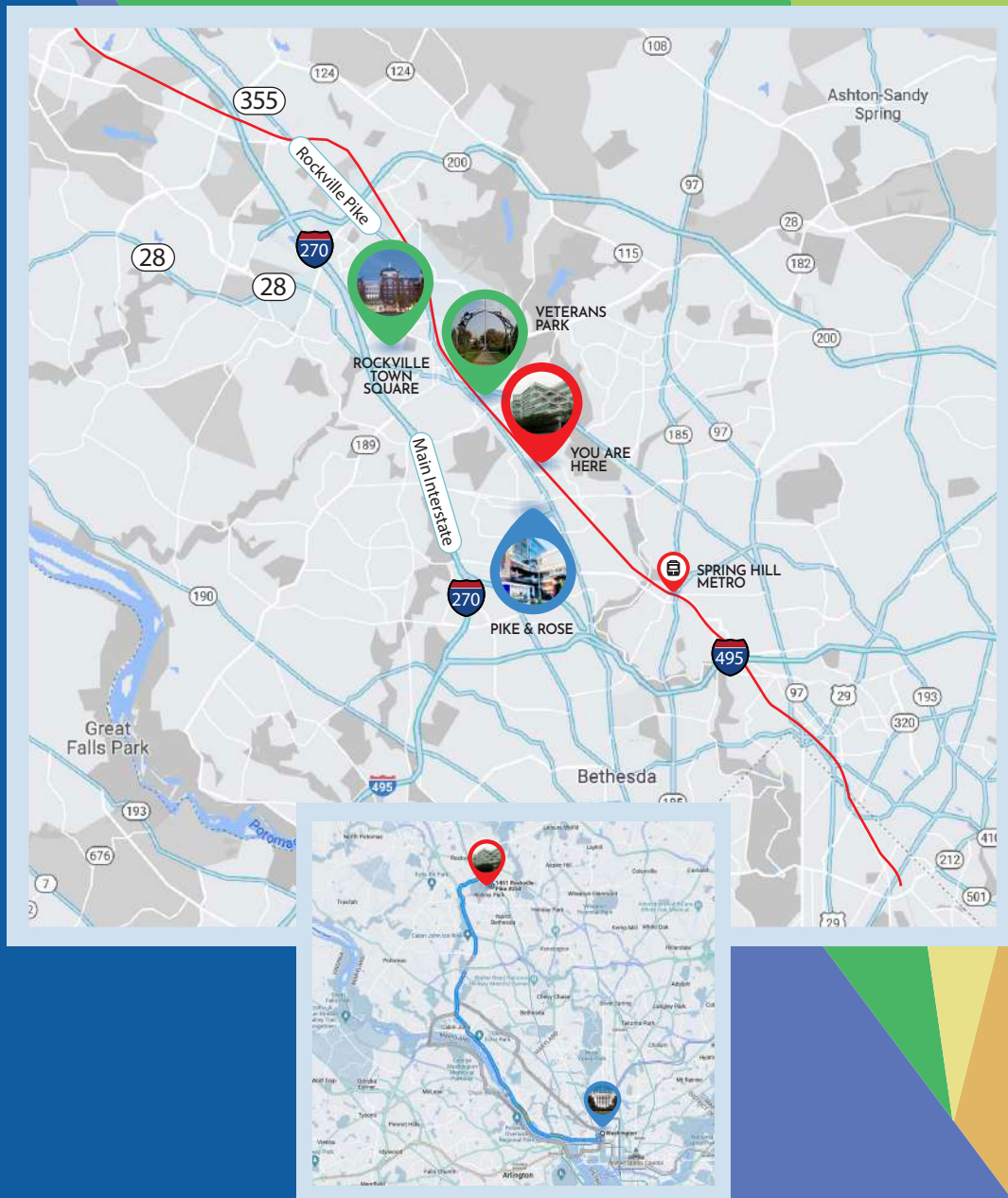
Steps away from
great restaurants
and shopping



30 minutes from
Washington, D.C.

NEIGHBORHOOD HIGHLIGHTS

Conveniently located near Metro Stations, local bus transportation, airports, hotels, the Dulles Toll Road and I-495.



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.

50

SUITES



RECEPTIONIST



*PHONE
SERVICE



CONFERENCE
ROOM



OFFICE
FURNITURE



*1 GIG-SPEED
INTERNET



DAILY
CLEANING



PRINTER/SCAN/FAX
CAPABILITY



FREE
PARKING



ELECTRIC/HEATING
& COOLING



KITCHEN



MAIL HANDLING



MAINTENANCE

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

1 day to 5 years

**NO RISK WITH
GREAT REWARDS!**

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.





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!

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tkosuites.com

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