



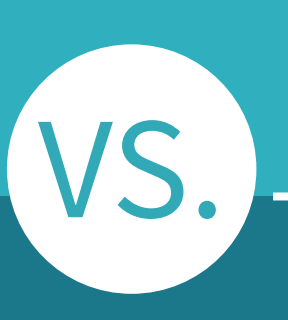
# FINDING A MEDICAL OFFICE SPACE THAT WORKS AS HARD AS YOU DO

Medical practices often find themselves in different stages of growth, affecting the economic, technological, and spatial requirements necessary for the practice to flourish. Because of this, it is extremely important to know the benefits and deficits of all medical office space leasing options.

The three most basic options of office space offered to medical practitioners are direct leasing, subleasing, and traditional time sharing. *But how do they stack up?*

## Common Medical Office Space Leasing Options

	DIRECT LEASE	SUBLEASE	TRADITIONAL TIMESHARE
Control of Space	Full Control	Low Control Live by all rules/times whims of primary tenant	Moderate Control
Flexibility Of Occupancy	Highly Inflexible, Locked In 3-5 Yr. Terms	Moderate. Locked In 6-12 month minimum.	Moderate. Locked in 6-12 month minimum.
Financial Responsibility/Risk	High Risk. Full Financial Responsibility. Personal Guarantee of full lease term.	Moderate Risk. Responsible for pro-rata share of expenses during fixed term.	Moderate Risk. Responsible for fixed monthly rent + expenses during fixed term.
Minimum Space Size	Minimum Of 1,500 - 2,000+ sf	Wide Range	Typical size: 1,500 - 2,000sf
Occupancy Cost Range <small>(Rent/CAMS/Taxes, Utilities, Internet, Janitorial, R&amp;M)</small>	\$4,000 - \$5,000+/mo	\$800 - \$1,500+/mo	\$1,500 - \$2,000/mo for one day/week use. Double for 2 day/week use.
Market Availability	Varies. Work with broker to find available options. Typically smaller size options will be in less desirable projects/locations.	Needle in Haystack. No broker will bother to spend time helping you find. Largely based on knowing someone who wants to sublease excess space.	Rare. Typically only in hospital controlled buildings on hospital campuses. Hospital approval rights and required to pay for hospital privileges whether needed or not.
Lead Time Required before move-in	3-6 months to find, negotiate lease, make improvements	However long it takes to find right fit (if ever). 30 days or so to negotiate sublease agreement.	Short term (If the day(s) you want are even available)



## The Innovative Viva MedSuites Medical Co-Working Option

While each of these three traditional medical office space leasing arrangements are potentially good solutions for certain needs, more and more medical space users are finding none of them to be good fits for their needs. If small space, part-time use, immediate occupancy, and flexible terms are important to you, you simply can't get everything you want with the traditional options. But Viva MedSuites has brought a new option to the market that

does a much better job of meeting the needs of this growing segment of medical office users. Imagine a medical office space that can grow as your practice grows, having all the amenities that you need, without the costs of the ones that you don't. We're introducing a medical office sharing plan that works as hard as you do and is as flexible as you need to be.

	MEDICAL CO-WORKING TIMESHARE
Control of Space	High Control - All are co-workers. No hierarchy of master tenant and sub-tenant.
Flexibility Of Occupancy	Highly Flexible - Easily flex/scale as needed.
Financial Responsibility/Risk	Very Low Risk. Cancel at any time with short term notice.
Minimum Space Size	Very Small. Single Exam Room.
Occupancy Cost Range <small>(Rent/CAMS/Taxes, Utilities, Internet, Janitorial, R&amp;M)</small>	Very Affordable. From \$200/mo to \$2,000/mo all inclusive depending on number and frequency of rooms used.
Market Availability	Only available at Viva MedSuites
Lead Time Required before move-in	Immediate Occupancy



## Pay For What You Use With Viva MedSuites\*

**PAY AS YOU GO PLAN (PAYG)**

- \$200/ MONTH MEMBERSHIP FEE INCLUDES FIRST 4 HRS/MO OF EXAM ROOM USE
- SCHEDULE EXAM ROOMS AS YOU NEED FOR \$25/HR
- PRIVATE MEMBERSHIP PORTAL TO BOOK IN INCREMENTS AS SMALL AS AN HOUR
- SHARED USE OF COMMON AREAS.

**WEEKLY PLAN**

- \$600 - \$1,500/ MONTH
- GUARANTEED USE OF SPECIFIC ROOMS ON SPECIFIC DAYS
- THREE TIME BLOCKS  
MORNING- 7AM-12PM  
AFTERNOON-12:30PM-5:30PM  
EVENING- 6PM-10PM
- TWO BLOCKS/WEEK MINIMUM
- SHARED USE OF COMMON AREAS

**EXCLUSIVE USE PLAN**

- \$2,000/ MONTH
- EXCLUSIVE USE OF A PERSONAL, SINGLE EXAM ROOM
- 24/7 ACCESS TO EXCLUSIVE SPACE
- SHARED USE OF COMMON AREAS



*Experience Medical Office Sharing Re-Imagined, With Viva MedSuites*