



*where companies
come to grow*[®]



*Grow Succeed
Expand Excel
Impact Thrive Profit
Accelerate Lead*



At MyNextSuite, we derive our success from:

- helping you succeed*
- our team of dedicated and talented service professionals*



Executive office solutions with you in mind.

MyNextSuite® is Where Companies Come to Grow®

Are you looking for the ideal office environment for your business, where your company can grow and your hard work will be rewarded?

MyNextSuite has the executive office solution for you:

- ✓ **Prime, prestigious location**
convenient and accessible
- ✓ **First-class facility**
sophisticated accommodations and amenities
- ✓ **Full-service**
the most affordable, hassle-free way to do business
- ✓ **High-quality work environment**
relaxed, comfortable, designed for productivity
- ✓ **On-site management and Information Technology (IT) services**
professional, prompt, and pleasant staff
- ✓ **Flexible space and terms**
ready to grow with you



MyNextSuite is the best value in the market—by far

Prestigious and Practical

MyNextSuite is designed with your every need in mind.

Providing full-service, Class-A office space, MyNextSuite offers a business address that you can be truly proud of. With premier business amenities and value pricing, MyNextSuite is the best value in the market—by far. In addition, at MyNextSuite, you have a professional, service-minded team that is dedicated to your success. Freed from distracting, time-consuming administrative burdens, you can focus your full attention on growing your business.

Amenities and Services Available:

- Private office space with 24/7 building access
- Front-desk reception
- State-of-the-art telecommunications system
- High-speed Internet and Wi-Fi access with strong cybersecurity measures
- Fully equipped conference rooms, including speaker phones and projectors
- Furnished break room and kitchen, with fresh coffee made daily
- Official business address with designated postal box
- Daily janitorial services
- Water, electricity, property taxes, and groundskeeping
- Free and ample parking for tenants and guests
- Surveillance cameras, access control, and lighted parking
- On-site facility management and IT support
- Online central point of communications for tenants
- One simple monthly invoice with no surprises



Flexible Options for Future Growth

Pick the space and terms you need today, and then let's grow together.

At MyNextSuite, you can find accommodations that are perfect for your needs—now and in the future.

- Flexible lease terms and pricing options
- Variety of space configurations
- Optional equipment available: computers, projectors, etc.
- Assortment of office venues...



Virtual Office:

If you need occasional access to a professional office for special meetings or certain days of the month, our virtual offices are perfect for you. Dedicated, reserved space on an as-needed basis. Equipped with furniture, phone, Internet access and printer. Hourly, daily, and monthly rates at a fraction of the cost of full-time office renting.



Single Office:

Our private, dedicated and secured single offices are ideally suited for start-ups and any other business that wants to avoid the high cost of ownership. Furnished and equipped offices available. Access to shared building amenities included. Affordable, full-service package.



Traditional + Office:

Ranging in size, our traditional office suite solution offers multiple offices, a waiting area, a private or shared kitchen, and private or shared conference rooms. Furnished and equipped offices available. Flexible terms.



Above and Beyond

MyNextSuite offers optional amenities and services you will find nowhere else in this market.

IT Managed Services

Call upon MyNextSuite's Information Technology team for your specialized needs. Our IT staff helps companies streamline IT operations, quickly provision new systems to support corporate growth, and increase IT departmental efficiencies while reducing overall operating expenses. Our on-site data center follows FISMA/NIST/HIPAA guidelines and is equipped with physical and cyber security, business continuity plans, and disaster recovery processes and procedures.

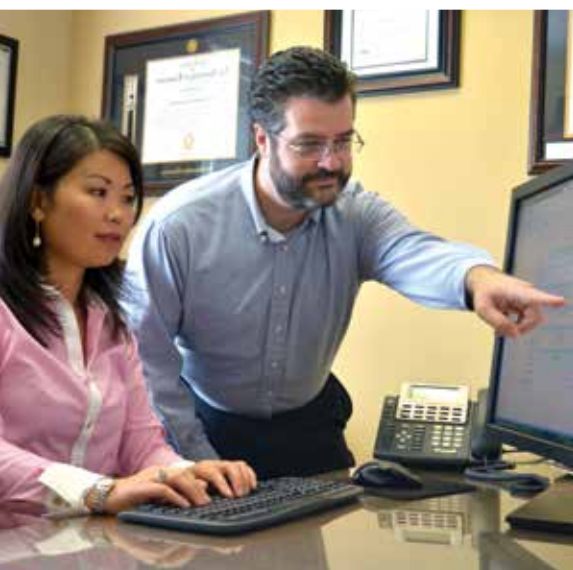
On-site Services Available:

- Colocation services
- Infrastructure-as-a-Service (IaaS)
- Cloud services
- Web hosting
- Business and technology consulting
- Help desk

Training and Event Center

When you need to get people together—whether for internal staff training, public workshops, or other hosted events—MyNextSuite offers a fully equipped, state-of-the-art training and event center for your convenience.

- Large seating capacity
- Ergonomic chairs and nesting tables
- Mobile, flexible design
- Audiovisual equipment
- Wireless and high-speed Internet
- Catering services
- Handicap accessible



An Apples-to-Apples Comparison of Your Options

Office Setup and Monthly Costs

Expenses	Conventional Office Spaces	MyNextSuite Full-Service Executive Office Solutions	
Monthly Fee	Prices are based on square footage and typically range from \$14 to \$19 per sq. ft.	Full-service spaces range from small interior offices to large window offices and from 108 sq. ft. to 4,300 sq. ft. Starting at \$450	
Flexibility to Downsize or Expand	Not available or limited	Very flexible – conveniently add offices as you grow, or downsize with ease. Conjoined offices available	
Length of Commitment	Two years or more	Flexible with virtual, shared, and shorter commitments available, as-needed and month-to-month too	
Professional Image	Available, but this adds to your setup costs and monthly fees	Included – a sophisticated, prestigious business address, and we post your company logo and signage throughout the facility	
Phone and Internet Services	Setup requires commitment with phone company and entails monthly recurring costs plus an upfront purchase of phone sets.	\$\$\$	Your phone and Internet services are ready when you move in, at no additional cost (includes high speed Internet, Wi-Fi access, phone sets, phone and fax numbers, voice mail, and voice mail to email forwarding). \$0
IT Support and Value-Added Services	Hiring your own IT staff or outsourcing IT services and travel is a huge expense; plus, you may experience prolonged down time and loss of productivity while waiting for phone service and Internet providers to respond during system outages.	\$\$\$\$	We provide on-site IT support for phone and Internet-related issues at no cost to you. In house IT experts respond to a system outage immediately to minimize downtime. Our IT staff is available to contract for other related tasks at discounted, affordable rates. We also offer an on-site data center for colocation, physical and virtual server hosting and more. \$0
Maintenance Expenses	Typically, you pay an additional monthly fee of \$5/sq. ft. to include utilities and building maintenance.	\$\$\$\$	All groundskeeping, utilities, janitorial, and maintenance are included. \$0
Conference Room	You have to set up and furnish your own space, a space that you pay for, even if you don't use it frequently.	\$\$\$\$	Each lease includes privileges to use a fully equipped conference room. \$0
Staffing	Finding, hiring and training the right assistant takes time and resources. Advertising, interviewing, setting up payroll and insurance, and training—all these tasks take your focus away from your core business.	\$\$\$\$	Front desk reception is provided to you at no additional cost. When you need administrative support, only pay for the time you need, when you need it. \$0
Furnishings and Supplies	Furnishing your office space, conference room and kitchen with furniture, equipment and all accessories adds up quickly.	\$\$\$\$+	Fully furnished kitchen and break rooms with supplies are provided. Fresh coffee is made daily for you. You have the option for fully furnished offices at a marginal cost per month. \$0
Security and Access	Available, but this adds to your setup cost and monthly fees	\$\$\$\$	Access control, CCTV surveillance, 24/7 access, fire and security systems are included. \$0

Prepared 2020. This information is subject to change.

Location, Location, Location

If You Value Your Time, MyNextSuite Is Where You Want To Be

You'll be hard-pressed to find a more convenient West Knoxville location. Within one half mile of interstate on-ramps, MyNextSuite offers an easy 15-minute drive to downtown Knoxville, Oak Ridge or McGhee Tyson Airport.

- **Downtown Knoxville:** 14 miles, 15 minutes
- **Oak Ridge:** 12 miles, 14 minutes
- **McGhee Tyson Airport:** 13 miles, 14 minutes



Convenience

You will love the convenience of MyNextSuite, and your clients and business guests will too. MyNextSuite is located mid-way between Kingston Pike and Parkside Drive, near the junction of I-40/75 and Pellissippi Parkway. Within a 2-mile radius is an abundance of shopping, dining, entertainment, business-class lodging, parks and recreational facilities. Have an errand to run? Banks, dry cleaners, pharmacies, you name it...nearly every type of retail and service provider is only moments away.

- **I-40/75 and Pellissippi Parkway (I-140) on-ramps:** 0.5 miles
- **Turkey Creek shopping, dining and entertainment:** 1.5 miles
- **Numerous business-class hotels:** 1.5 miles