

## AN EXCHANGE OF VALUE

How important to your business is finding the right space at the right price?

Optimal Spaces, Inc. can save you hundreds of hours and 10-15% off of what you would have spent without our services by and negotiating on your own behalf.

Optimal Spaces are Tenant Brokers, only representing commercial tenants, not owners or landlords. By contrast, managing agents and most commercial brokers are "landlord agents" representing the interest of owners. Their goal is to market and lease their clients' properties with the best possible terms for the owners. Thus, they will neither show you as broad a selection nor push to get the best price, since their loyalty is to the Landlord.

An Optimal Spaces agent will show you a broader range of properties and offer you a broader range of important services than a managing agent or commercial broker will.

We will provide you with a market survey, floor plans, pricing expectations, and access to our rolodex: Optimal Spaces walks you through the process from start to finish. Upon entering your new space, it will look the way you want, all at the price you agreed to spend.

In addition to negotiating the best price, we will reveal and abate many "hidden costs" to you.. We will show you all the relevant available spaces and safeguard your interests throughout the process. Because of our costs to provide these services, we ask in exchange that clients sign an Exclusive Brokerage Agreement. This allows us to plan appropriately for assisting you with every step of the process.

On a non- exclusive basis we will still work with you, but on a time permitting basis.

At Optimal Spaces, we have over 20 years of real estate experience working for you. We will get you the best rate because this is all we do. Click here <http://www.optimalspaces.com/testimonials.html> to see a list of our clients and their testimonials.

### WHAT YOU CAN EXPECT FROM OPTIMAL SPACES

	<b>Non Exclusive</b>	<b>Exclusive</b>
Consultation Service		
Space analysis	Yes	Yes
Overview of Market Conditions	Yes	Yes
Business Consultation	Yes	Yes
Access to Multiple listing Service Space Listings	Yes	Yes
Access to non-public spaces.	No	Yes
Preview Spaces and send digital pictures	As time permits	Yes
Get current condition, floor plans and negotiating factor.	As time permits	Yes
Negotiate for best price and terms.	Yes	Yes
Clients get access to rolodex for lawyers, architects and movers.	As time permits	Yes
<b>Cost</b>	<b>None when renting</b>	<b>None when renting</b>