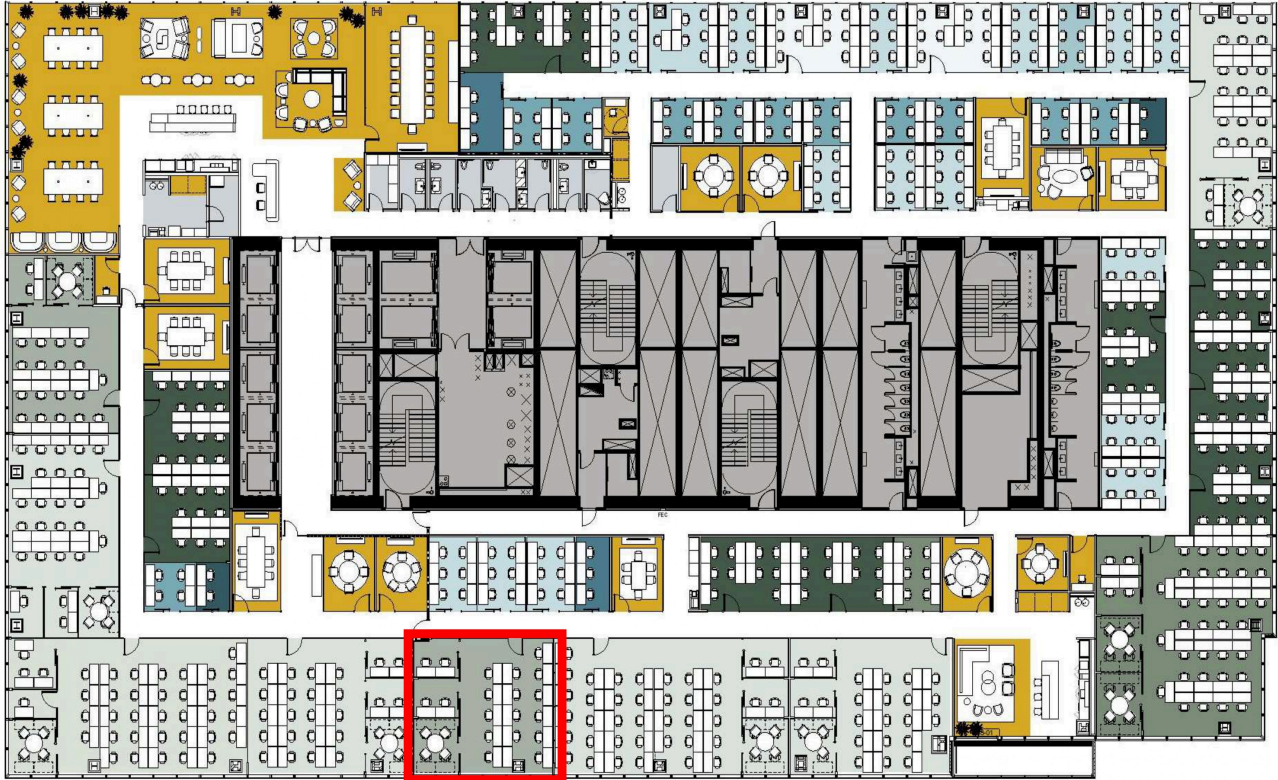


Exceptional Spaces for the Future of Flexible Work



Available Offices at Studio



The Spiral Squad 2322 is a windowed office and has 23 desks for your team to work from. The offered price for this office is \$37,130 and is available on 05/01/2026.



The Spiral Squad 2406 is a windowed office and has 26 desks for your team to work from. The offered price for this office is \$42,435 and is available on 05/01/2026.

One Time Payments

| | Price |
|------------------|----------------|
| Set Up Fee | \$2,875 |
| Set Up Fee | \$3,250 |
| Set Up Fee | \$2,875 |
| OTP Total | \$9,000 |

What to Expect as a Studio Member


ZO Amenities:

You will also get access to our ZO amenities platform. ZO is available to all tenants of a Tishman Speyer building where we will host monthly events. Each member will also have access to 4 free global passes per month to utilize any of our ZO or Studio spaces across the globe.

Credits:

Your Studio membership comes with credits to utilize any of the various uniquely designed conference rooms. Our standard credit package includes 5 credits/desk/month.

Add-Ons

| | Description | Monthly Pricing |
|--|--|-----------------|
|  Technology | Increased bandwidth to 100MB | \$375 / mo |
| | Increased bandwidth to 250MB | \$950 / mo |
| | Increased bandwidth to 500MB | \$1,625 / mo |
| | Increased bandwidth to 1GB | \$3,000 / mo |
| | Dedicated Bandwidth Upgrades | |
| Additional Public IPs | 1 public IP added to network service | \$50 / mo |
| | 5 public IP added to network service | \$150 / mo |
| IT Rack Rental | a supporting framework that holds hardware modules | \$250 / mo |