

DENIZEN



MONETIZING YOUR OFFICE SPACE

AN OFFICE SITUATION TODAY

Premium Office

250 SQM

a great asset with natural light, good wifi, well furnished & close to public transport

Low Occupancy

43%

the team works from home (or anywhere else) and barely uses the offices

Fixed Lease

3 YEARS

options: do nothing, cancel the contract, sublet OR **share the space**

DENIZEN **MONETIZES YOUR** UNUSED OFFICE SPACE BY POPULATING IT WITH TEAMS & INDIVIDUALS WHO NEED FLEXIBLE WORKSPACE



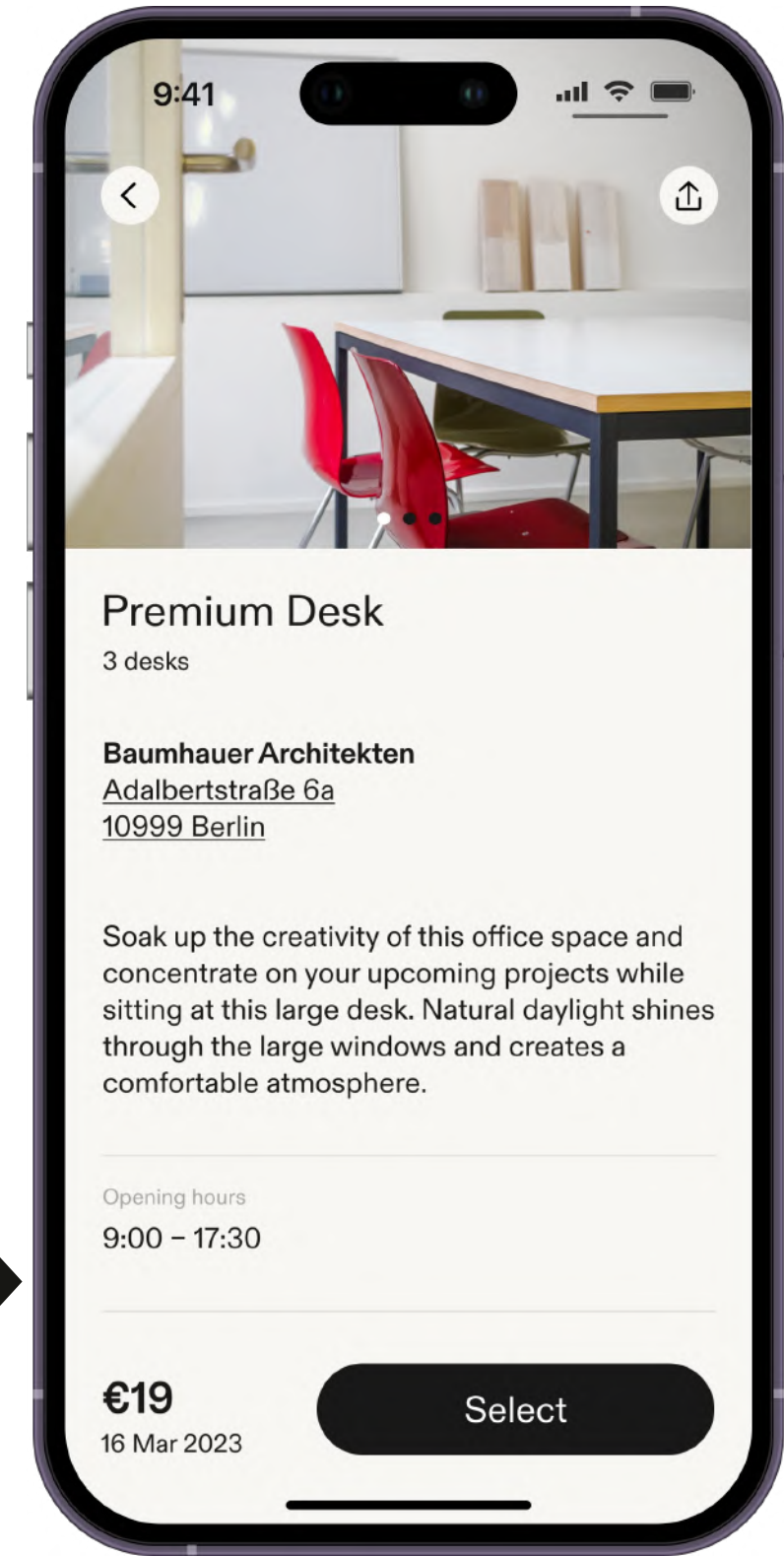
CREATING A PRODUCT



01

We help your company convert your unoccupied office space into **sellable products** by

- ✓ Defining use cases
- ✓ Building content
- ✓ Setting competitive pricing
- ✓ Defining suitable availability



PACKAGING THE PRODUCT



02

We **add** local **staff support** & hospitality **services** to make your workspace more attractive

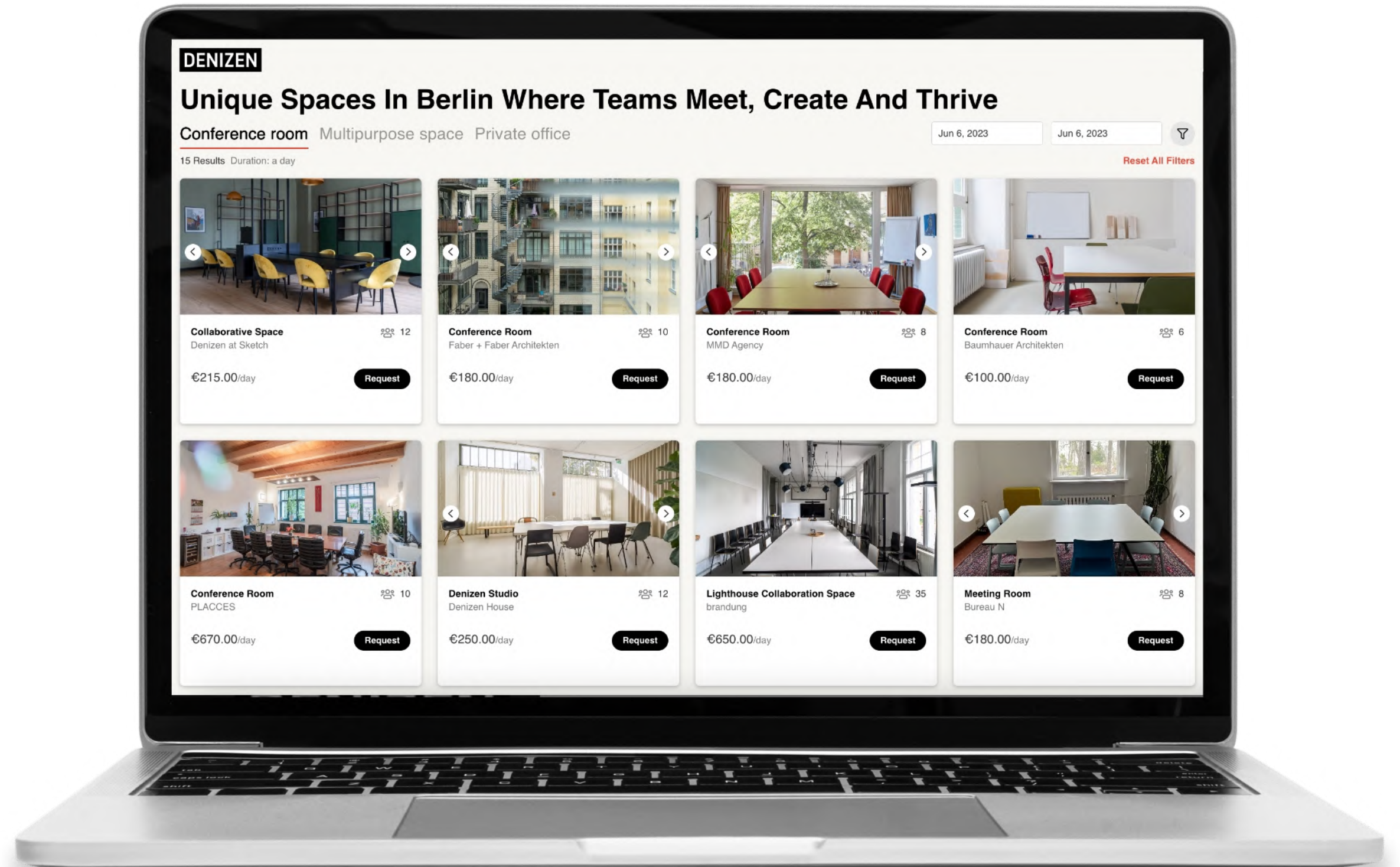
- **Catering & beverages**
- **Team & social events**
- **Self-care activities**

MARKETING THE PRODUCT

03

We **connect** your products with teams & individuals seeking flexible workspace through

- **Search engine advertisement**
- **Social media advertisement**
- **Proactive B2B outreach**
- **PR, community events & newsletter**
- **Distribution through web & native app**



HOW YOU MAKE MONEY

Customer enquires
via Denizen Marketplace

Denizen deals
with all the questions & administration until confirmed

Denizen charges
deposit, one-off fee or subscription payment

Denizen collects
100% of total revenue (inc. additional services)

You earn
up to 80% of space revenue in monthly payouts



PROVIDE BASIC WORKSPACE SETUP

Coffee & tea

A standard office-quality coffee machine (filter/automatic) and a selection of tea bags with a kettle.

Basic equipment

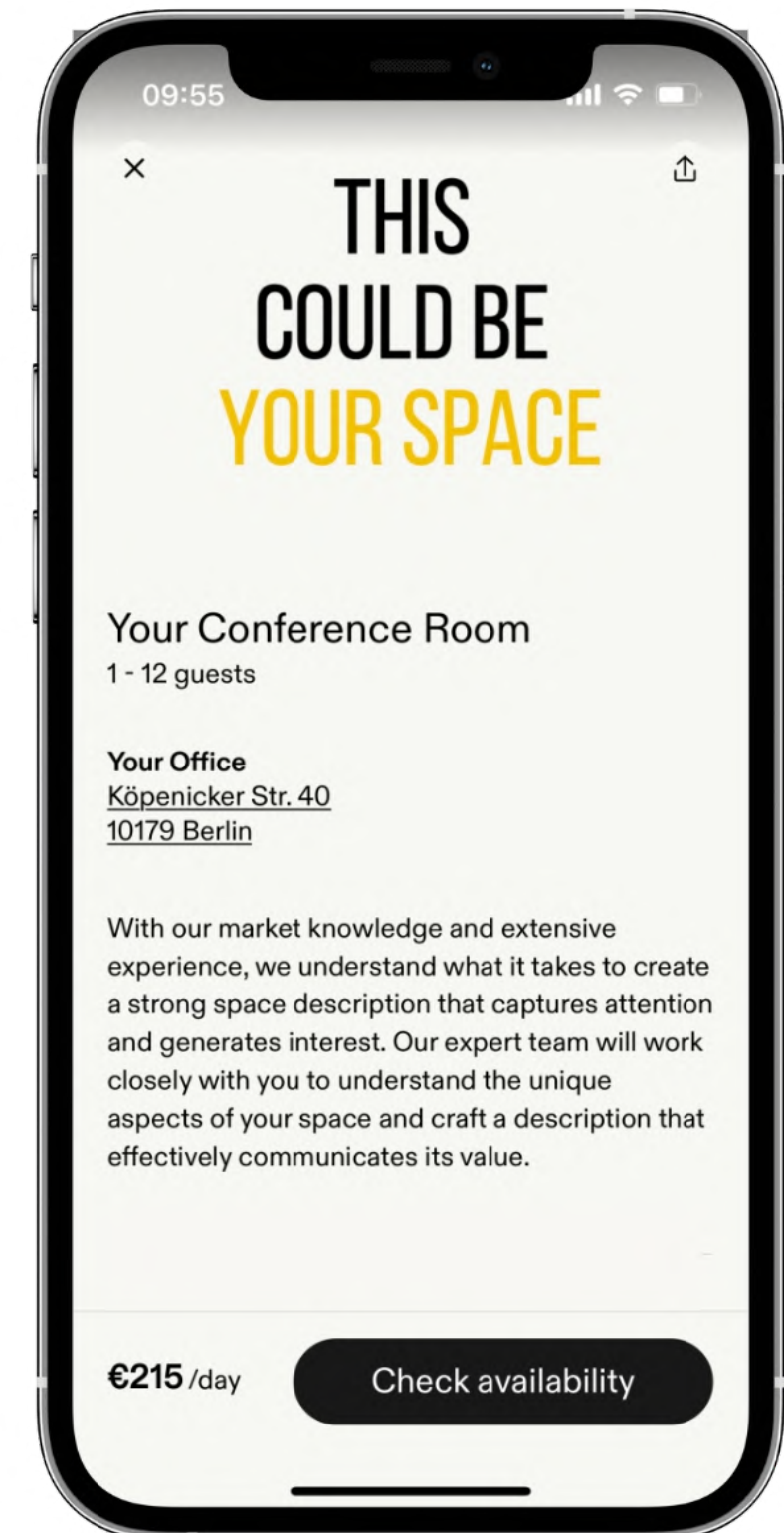
A flipchart or whiteboard for spaces with meeting rooms. Any additional equipment is a great plus and improves space attractiveness.

Clean & tidy space

Ensure that the space is prepared for guests and is in a suitable condition.

GETTING YOUR SPACE **ONLINE**

- 1 Discovery call & site visit**
Q&A, Denizen helps define use cases
- 2 Listing Agreement**
Denizen recommends pricing, products, amenities and availability
- 3 Content preparation**
Professional photoshoot, descriptions & promo materials (free for you)
- 4 Listing preparation**
Denizen sets up your space online, then review and approved by you
- 5 Go live!**
Signing to go-live in a week





Questions?

Get in touch with Darja Gogunova

Founding Partner

dgo@thisisdenizen.com

+49 160 90443301

Try Pitch

GET STARTED!

[Book Your Discovery Call](#)

Looking for a workshop or team coworking space? Check our [web](#) or download our app.

