

Franchise Offer

Open your own Business Center with WorkRepublic and become a part of the coworking revolution as a franchisee entrepreneur.

- Private Offices
- Flexible Workspaces
- Community & Events
- Coworking
- Virtual Offices

OUR LOCATIONS:

BERLIN | DÜSSELDORF | FRANKFURT | HAMBURG | MANNHEIM
MUNICH | STUTTGART | VIENNA





WorkRepublic - Network with character

Franchise Offer

The international franchise network WorkRepublic runs modernly designed Coworking & Business Centers with character. While benefiting from optimized cost structures, we will leave the organization of the daily operations management to you. You will offer your customers attractive workspaces and meeting rooms, a modern lounge area, high-quality office equipment and a representative business address.

Would you like to take care of your professional future yourself? That fits us well, as we constantly look for new partnerships. As our business partner, your needs and concerns are very important to us. We consider that as the fundament for mutual success.

Facts

**FOUNDED IN
2015
IN MUNICH**

**14 LOCATIONS
IN 8 CITIES**

**OVER 1000
SERVICED
WORKPLACES**

**BREAKEVEN
POINT REACHED**

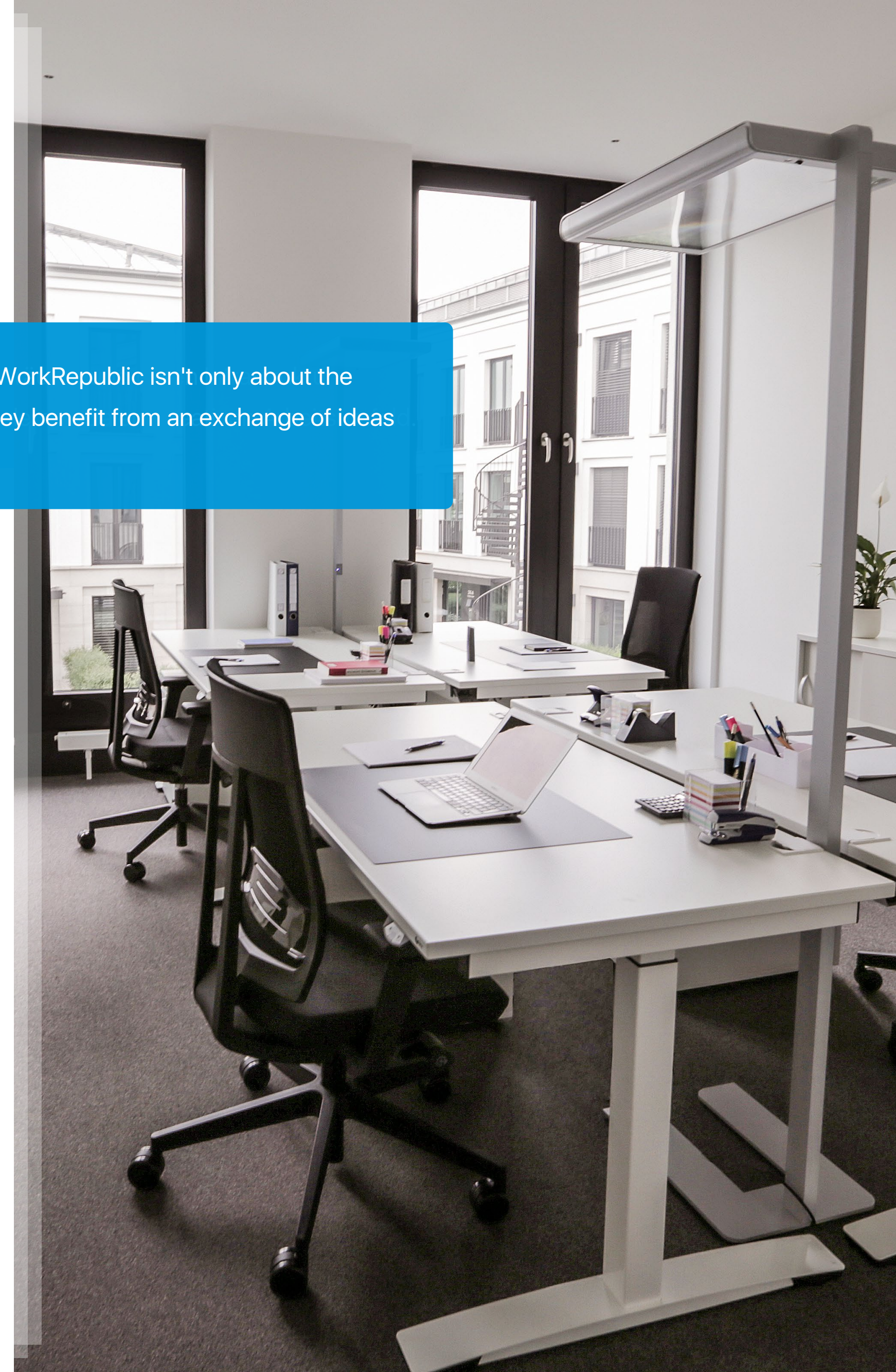
**PROVEN
BUSINESS
MODEL**



Our Corporate Identity

We value authenticity and a friendly working atmosphere. Work should be fun and fulfilling, that is our aim. WorkRepublic isn't only about the modern and stylish setting, but more importantly about the feeling of familiarity we have with our clients. They benefit from an exchange of ideas in a social, creative and relaxed work environment.









- One of our company's key characteristics is a modern, consistent style. We stand for minimalistic design with lots of glass and have a lounge atmosphere to promote networking. Comfortable and simple but still in the premium segment!
- The outer appearance counts as well. WorkRepublic attaches importance to representative buildings in the best, most central locations.
- We generally work with smaller and medium office space of 500-1500 m², which results in higher area productivity and maximum customer satisfaction.
- We focus on the business segment (B2B) and offer completely flexible, client-oriented solutions.
- Our current client base ranges from young start-ups to the world's largest corporations.
- A community manager in each business center encourages communication as well as interaction of the coworkers on-site.





Checklist:

Are you ready to become a franchise partner?

-  Do you want to be your own boss?
-  Do you want to take your success into your own hands?
-  Do you have confidence, discipline and stamina?
-  Are you a committed entrepreneur and prefer to work in a service-oriented manner?
-  Are you eager to work regularly in your own WorkRepublic branch?
-  Is personal contact with your customers important to you?
-  Would you like to make a living as an entrepreneur within a short amount of time?
-  Do you want degrees of freedom that would never be conceivable as an employee?





The Benefits of Our Franchise System



LOCATION SEARCH

We support you in the selection of a suitable property, as well as rental terms negotiation.



SALES

We take over the sales for you. You benefit from our established customer base and our sophisticated pre-sales system.



POSITIVE IMAGE

Strong brand presence, professional marketing, recognition and good reputation from the start.



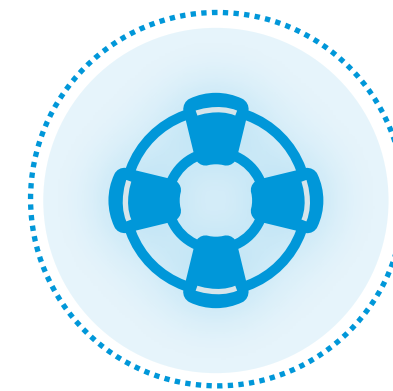
DESIGN

We will prepare for you a complete design package.



IT-INFRASTRUCTURE

We provide you with our proven infrastructure and powerful IT systems.



EXPERIENCE

Lower start-up risk and avoidance of beginner mistakes.



CONSULTING

We are always ready to assist. We train your employees and offer tried-and-tested workflows.



INTERIOR

We support you in the design and optimal planning of the space and connect you to our trusted supplier network.



NETWORKING

Learn, get motivated and inspired within our franchise network.



MARKETING

We develop your online presence for you with on-going marketing activities.



QUICK START

Fast market entry thanks to a well-known and proven system.



BENEFITS OF SCALE

By promotions and purchases.



Become a Partner in 9 Steps

Here you will find out how to become our Franchise Partner in just 9 steps.

1. You receive your first information package.
2. You spend a test day in our coworking & business center.
3. You receive a detailed fact sheet about our company.
4. You get to know the operation and administration of WorkRepublic.
5. You sign the franchise, partnership and rental agreements.
6. We consult you in terms of location and finance.
7. You get our help with arranging your business center and hiring personnel.
8. We offer a thorough training for you and your staff.
9. You receive a complete pre-sale support package all the way to opening your office.



... and you are your own boss!



Financial Plan

Profitability calculation

excl. VAT	Y1	Y2	Y3
Sales	272,537	297,697	320,695
Lease	99,000	99,000	99,000
Communal utilities	19,800	19,800	19,800
Cleaning	12,000	12,000	12,000
Local marketing budget	18,000	12,000	13,000
Furniture leasing	16,500	16,500	16,500
Consumables	20,000	20,000	20,000
Franchise fee 7,5% (from sales)	19,498	22,649	22,649
Marketing franchise fee €500 pro month	6,000	6,000	6,000
Amortization 5 years	10,000	10,000	10,000
Operational costs per anno	220,798	217,949	218,949
Operational profit per anno	51,739	79,748	101,746

Investment / Capital expenditures

excl. VAT	total / max
One-time franchise set-up fee	30,000
Equipment	19,400
Design / planning	—
Divertissement installation / facade	3,500
Lease contract (legal)	1,500
Investment TOTAL	57,400
+ Lease collateral	49,500
Capital requirement TOTAL	106,900

WorkRepublic Support Services

- ✓ Franchise manual including all process standards, sales procedures and many tips for your daily business
- ✓ Co-development of a business plan for a bank or lender incentives
- ✓ Assistance in the search and evaluation of a suitable property for your office space
- ✓ Assistance during lease negotiations
- ✓ Location Security
- ✓ Assistance in reconstruction, planning and design implementation
- ✓ Comprehensive training on organization, software, human resources, marketing and sales
- ✓ Access to business analysis tools
- ✓ Discounted purchase of hardware and furniture
- ✓ Joint analysis of staffing and recruitment
- ✓ Access to marketing, communication and sales tools
- ✓ Use of proven contracting and tariff concept
- ✓ Integration on www.workrepublic.de



Style & Facilities

We assist you in setting up and designing your business center.

COWORKING SPACE

Fully equipped, these spaces can be used as a team office or for coworking.

WELCOME DESK

LOUNGE

MEETING ROOM

Perfectly suited for internal meetings or the development of ideas.

PHONE BOOTHS

KITCHEN

TEAM OFFICES

Suited for 4-5 people and fully furnished. The possibility of designing your workplace to your needs and wants allows an effective exchange within the team.

INDIVIDUAL OFFICES

Fully furnished and practically equipped: height adjustable desks including a lockable rolling file cabinet and a sideboard give you space to individually design your workplace.

Look & Feel





Our Locations

Our office spaces can be found
in the most central and vibrant
areas of large cities.

Hamburg

- Neuer Wall 71
- Brandstwiete 1

Düsseldorf

- Speditionstraße 1
- Berliner Allee 26

Frankfurt

- Zeil 127
- Neue Mainzer Str. 75

Mannheim

- Kaiserring 10-16

Stuttgart

- Tübinger Straße 26

Munich

- Oberanger 6
- Viktualienmarkt 8
- Promenadeplatz 12
- Pacellistraße 6-8

Berlin

- Tauentzienstraße 13

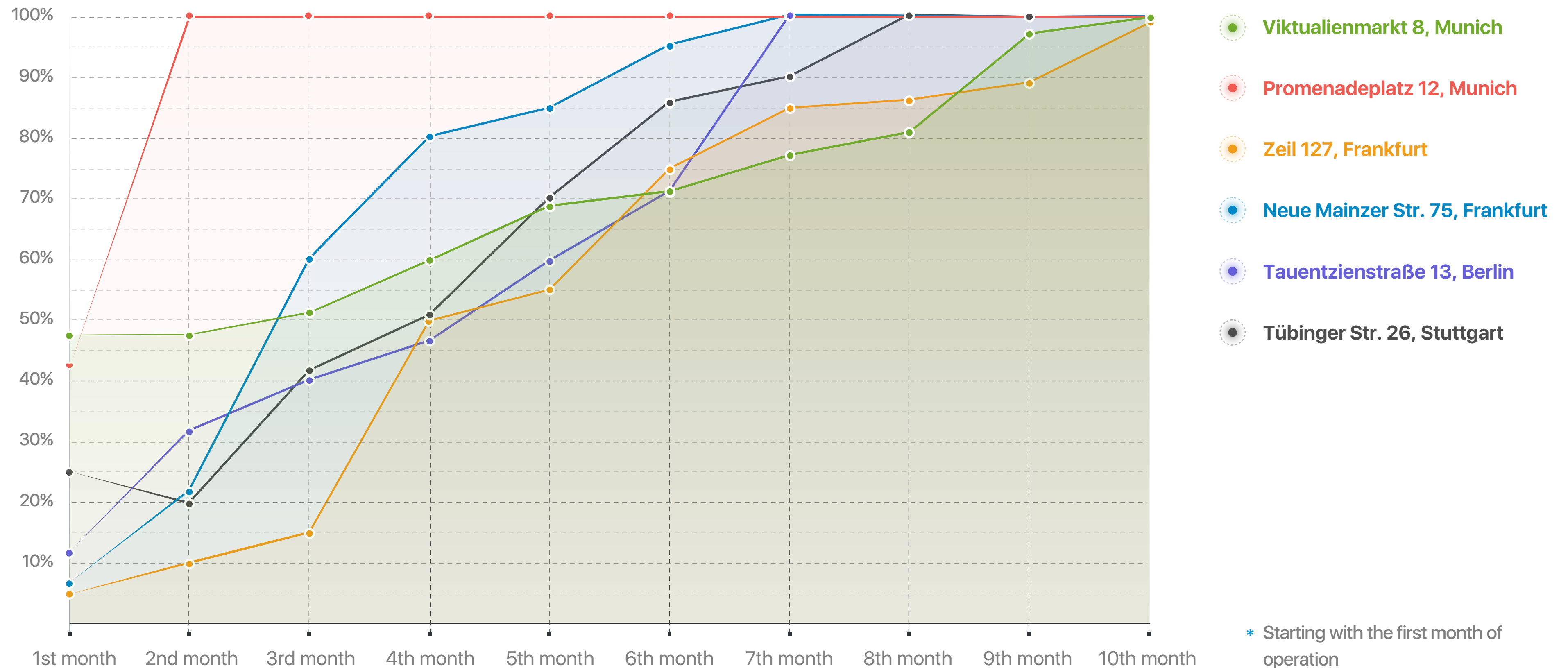
Vienna

- Schwarzenbergplatz 6



Occupancy Rates

Our stabilized locations operate 100% occupancy.





Franchise network

**We are continuously expanding
and building our network.**

In order to meet market demand and facilitate our expansion we are looking for suitable franchise partners. The benefits of the WorkRepublic Franchise are straightforward: the manageable capital required to start the business is accompanied by permanent low monthly fixed costs. Start your own business in a dynamic, fast-growing and fruitful market. You will never be alone. As a franchisee you benefit from our internationally proven business model and support.

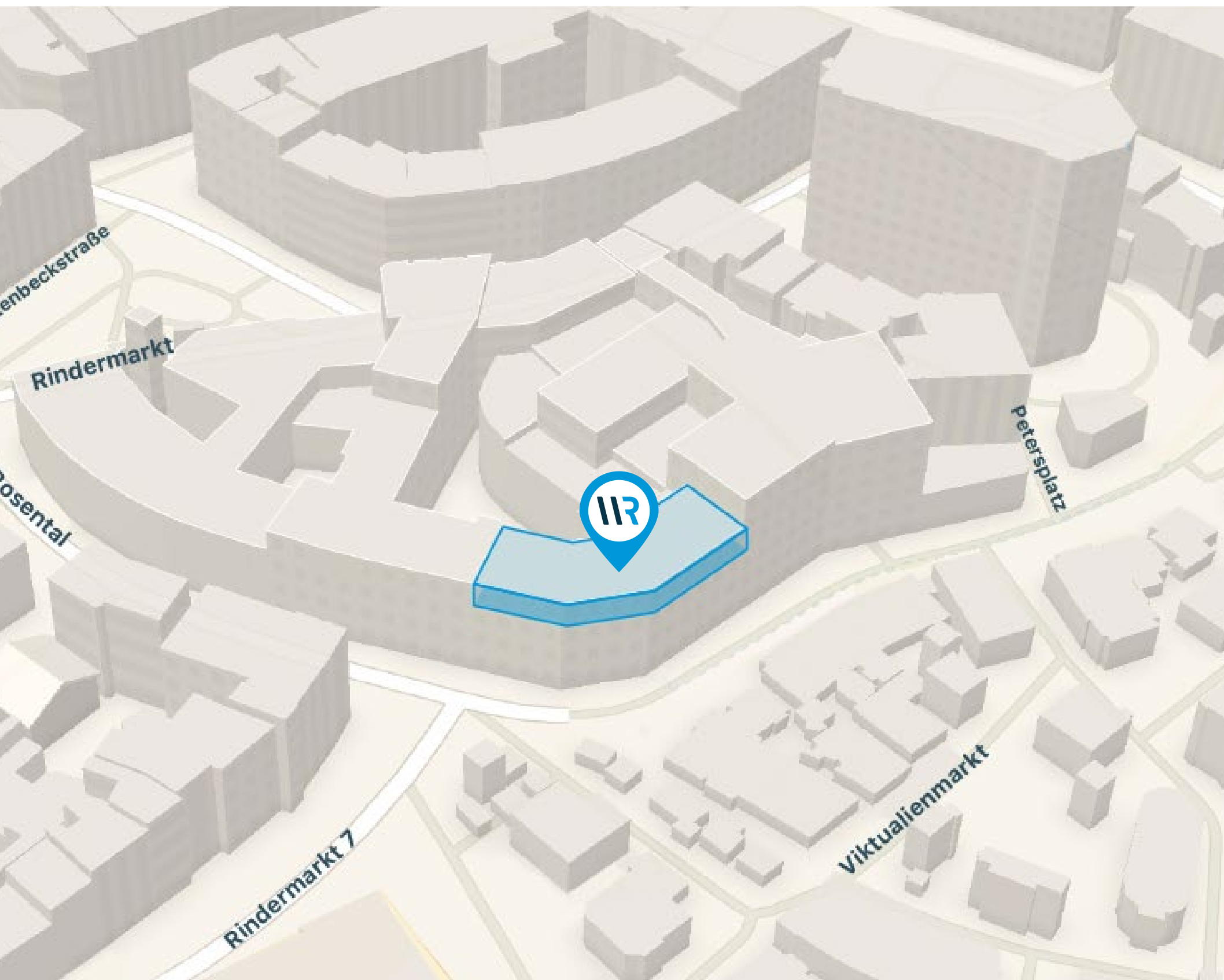
**Would you like to learn how to
become your own boss?**

Contact us. We are looking forward to meeting you.





Contact Information



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