

# Spaces | Requirements



## 1) Type of spaces

We are looking for under-performing commercial spaces that can be converted into 24/7 sleep and meditation hubs that feature our sleep pods and suites. (as described throughout our Partners & Host Deck).

We have identified three categories of properties that we are interested in:

### A) Office space

As we currently do in our Holborn location (see: <https://popnrest.com/holborn>), we can take a basement or empty office within an office space building provider as long as the landlord approves our service. We provide people access to rest and work pods which is not far from doing the same with providing meeting rooms. In the case of an office space building, we can either:

- Take on an unused basement space
- Rent an entire floor
- Alternatively, we can rent out or sell our pods for the occupiers staff (see our corporate offer here: <https://wellbeing.popnrest.com/>)

## B) Retail Spaces

We are targeting basements, empty spaces in a common area, and small retail units that can be leased from 6 months up to two years. What specifically?

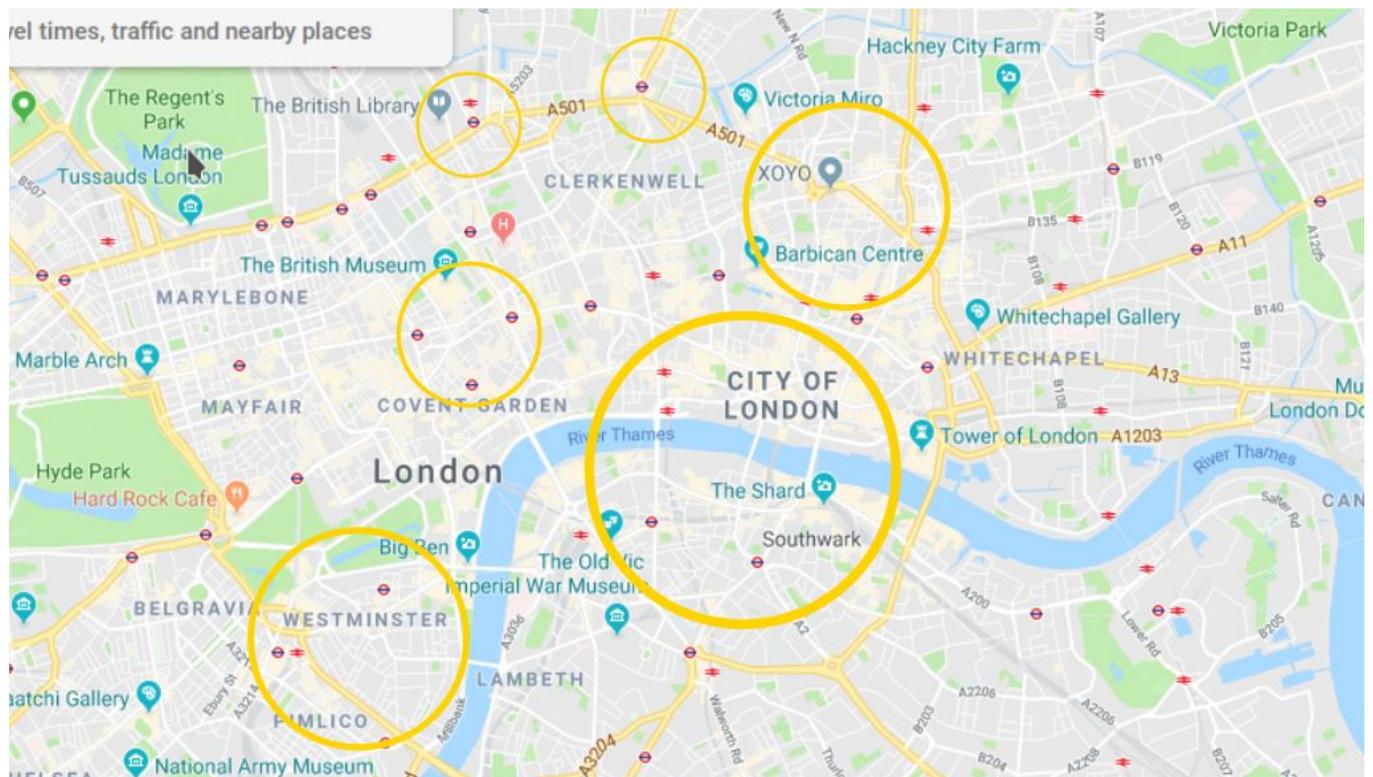
- Ex-Gym, spas, tanning shops.
- Basement, lower ground floor and ground floor in unit less than 1000 square feet
- Retail units in shopping malls

## C) Transport Hubs

We are targeting basements, empty spaces in a common area, and small retail units that can be leased from 6 months up to two years. What specifically?

- Airport lounges and waiting areas
- Car parks
- Waiting areas in stations
- Small units inside stations (like within the TFL network)

## 2) Target Locations



**The top ten locations in London:** Angel, Bank, Canary Wharf, Covent Garden, Holborn, KingsCross, Liverpool Street, London Bridge, Victoria, and Waterloo.

### 3) Size and Layout examples

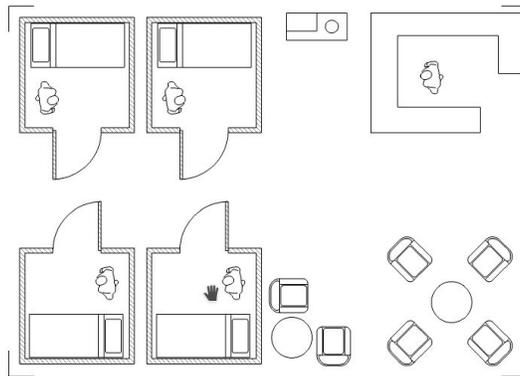
**Fast setup!** We are able to convert a space within two weeks before starting to have bookings coming through our web app.

#### A) Size

We are looking for an empty space that ranges from **700 to 1500 sq ft**. Depending on the location and price, we could go for a space bigger than this especially if we need to build in amenities such as showers and toilets.

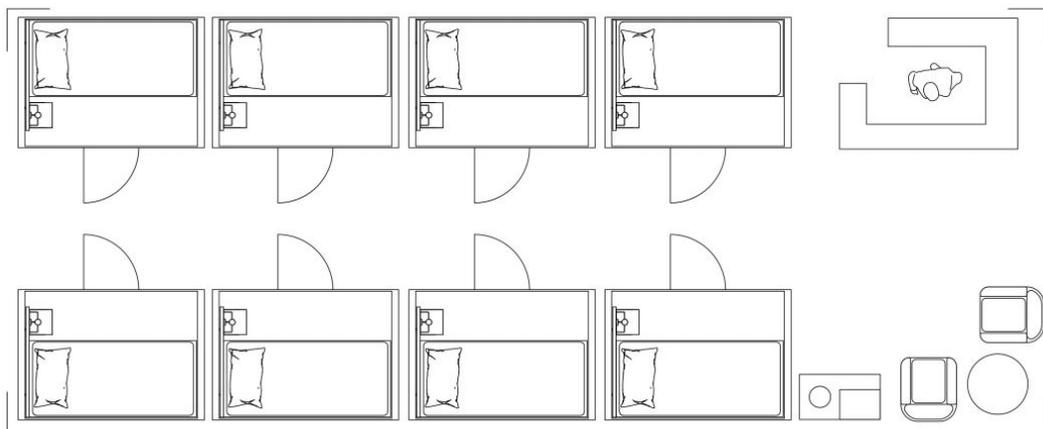
#### B) Small space

**4 pods and a waiting area.**



#### C) HUB: bigger pod spaces

**8 pods and a waiting area**



700 ft / 62 m

#### 4) Space features

The two most important features we need are strong **WIFI** and **electrical power sockets**. Then we need to ensure accessibility, cleaning and health & safety in the space.

Mandatory	Nice to have
<ul style="list-style-type: none"><li>● Access to toilet</li><li>● AC/heating system</li><li>● Fire alarms + Exit/Emergency plan</li><li>● IF the building has a reception, we need their support to check-in our guests (which we have done in the past)</li><li>● 24/7 access to our space</li><li>● Merchandise loading access (lift and double door)</li></ul>	<ul style="list-style-type: none"><li>● Access to shower facilities</li><li>● Quiet environment (as much as possible)</li><li>● Kitchenette</li></ul>

#### 5) Flexible leasing options

During negotiations, we will provide our legal terms in order to assess the viability of the partnerships with the landlord and agent and to ensure our service will be protected. Here are some of our pre-requisite:

- 5.1 Income sharing option available as opposed to fixed rental - **negotiable**
- 5.2 First two months free of charge OR 6 months paid trial period to make sure the location performs well before entering a long-term agreement
- 5.3 Acknowledge our service terms of use and be protected against other potential tenant(s) in the building
- 5.4 One month notice to break out the lease agreement (we could accept two months depending on location and price)
- 5.5 Up to two weeks period to fully move out after the agreement ends