A digital lease for your workspace

Welcome package for coworking, flexible office, and office leasing providers



Your city's coworking aisle

The 1OFFIS™ aisle brings participating coworking and flexible office providers together by city. Each provider has a dedicated space where customers can browse and compare day passes, rooms, and offices in one visit.

Build a catalog around what people can book

Showcase up to 40 offers in the 1OFFIS™ ecosystem and another 40 on LeaseMalls.com. Start with your most bookable spaces and include a name, photos, price, duration, capacity, and amenities for each offer.

Short-term bookings

Day passes, hourly conference and meeting rooms, private day offices, and podcast studios where available.

Longer-term options

Private offices, team suites, flexible leases, and virtual offices. Include lease terms and a way to inquire.

What the digital lease pays for

A dedicated, browsable presence for your location and catalog, with optional booking, visualization, and community promotion opportunities.

Lock in a lower annual rate

Providers who join early can lock in a lower annual digital lease rate. Providers who join later pay a higher annual rate by design.

CATALOG AND BOOKINGS

Give each offer a booking path

Choose how each offer reaches your booking team and what customers see before they reserve.

Book through your website

Link each offer to your existing booking page, inquiry form, or sales team. Your team handles the reservation.

Book through our team

We can help arrange bookings under separately agreed terms. We agree on the referral fee before that option is activated.

Show the details that help people decide

For a meeting room, include seating, room layout, display or AV, Wi-Fi, parking, and access hours. For a day pass, show what's included and when guests can check in. For a podcast room, identify the equipment, guest capacity, and available recording support.

Add 3D visualization when the space needs it

If photos alone don't capture your interiors, we can introduce you to architectural visualization specialists at pre-negotiated pricing. Use 3D renders or walkthroughs to show layouts, finishes, and how a room could work for a meeting or event. Scope and pricing depend on the project.

Show who works from your location

With each tenant's permission, feature their logo in your workspace profile. This helps prospective members see who uses the space and get a feel for the business community they could join.

LOCAL DISCOVERY AND SPONSORSHIPS

Give people a reason to visit

Use your workspace as a place for your city’s business and creative communities to meet.

Become a host or sponsor

Opt in as a venue host or sponsor so local organizers can find you and discuss events. Try a monthly business meetup, a social karaoke evening, or a sponsored talent showcase. People get to experience your space in person, and some may return for a meeting, a day pass, or an office.

Work with businesses across the city

We can share your event proposal across relevant Smart Web City ecosystems. For example, connect with local restaurants for catering or food delivery during a meetup. Sponsoring talent can create paid work for local performers and give attendees a reason to talk about your venue.

How people discover you

We invite businesses by role, including workspace operators, event organizers, restaurants, and service providers. A visitor can come for an event or a restaurant and browse the coworking aisle out of curiosity. Listings can also surface in search. Your space has a stable address people can return to long after a social post leaves the feed.

More human. Less web.

Our goal is to reduce the pressure to post daily or pay for another boost. A like tells you little about who might rent an office. A meetup lets people see your space, meet your team, and decide whether it fits how they want to work.

Ready to put your workspace in the aisle?

Start with a day pass, a meeting room, and a private office. Choose a booking path for each and tell us if you’d like to host an event.

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ILLUSTRATIVE CONCEPT

Inside the 1OFFIS™ expo aisle



Participating providers can showcase their offers side by side, so customers can compare spaces and amenities.

ILLUSTRATIVE CONCEPT

An individual provider booth



An illustrative Venture X booth shows how an operator could present an optional 3D interior video and showcase tenants who give permission to display their logos.

Where to start

Start with a free signup

Sign up at SmartWebCity.com. Business verification is $12 per location. Your onboarding partner will contact you for the name and cell phone number of your designated representative and the physical address of the location. We'll send a package to verify that address. Use your official business bank account to pay the verification fee. These Know Your Customer (KYC) checks help confirm legitimate operators and reduce the risk of fraudulent signups.

What white-glove support includes

Of the $12 verification fee, $10 goes to your assigned onboarding partner for the year. They're your first point of contact for questions, including how to set up your catalog and choose a booking path. If you'd like to keep working with the same partner, you can request to extend the arrangement next year.

How much is the digital lease?

Alliance pricing is the annual digital lease rate. Pricing depends on when you join and applies per location and per ecosystem. If you want a presence on both 1OFFIS.com and LeaseMalls.com, subscribe to both. A company with 25 locations can choose which locations to enroll and pays per enrolled location. Early members can lock in a lower annual rate. Providers who join later pay more by design.

View current alliance pricing

Explore sponsorship options

Choose from Silver, Gold, Diamond, Corporate, or Grand. Sponsorship can connect your business with local organizers, performers, and evening events. After signup, ask your onboarding partner for the benefits and pricing for each tier.

Why we charge for a digital lease

When other sites offer free listings and charge a commission

A dedicated place in your city’s coworking aisle

Your annual lease gives your location a dedicated place in a browsable catalog. In Smart Web City’s decentralized, role-based architecture, customers can enter through 1OFFIS.com or LeaseMalls.com, browse by city and by what they need, and return when they’re ready to book. Our goal is to help you rely less on paid boosts and sponsored placement for discovery.

Business-class access to the Fan Web

Think of an airline’s business class. The premium buys a dedicated space and a different experience. The Fan Web spans 250 premium websites across 40 ecosystems. For coworking and flexible office providers, the two relevant ecosystems are 1OFFIS™ and LeaseMalls.com.

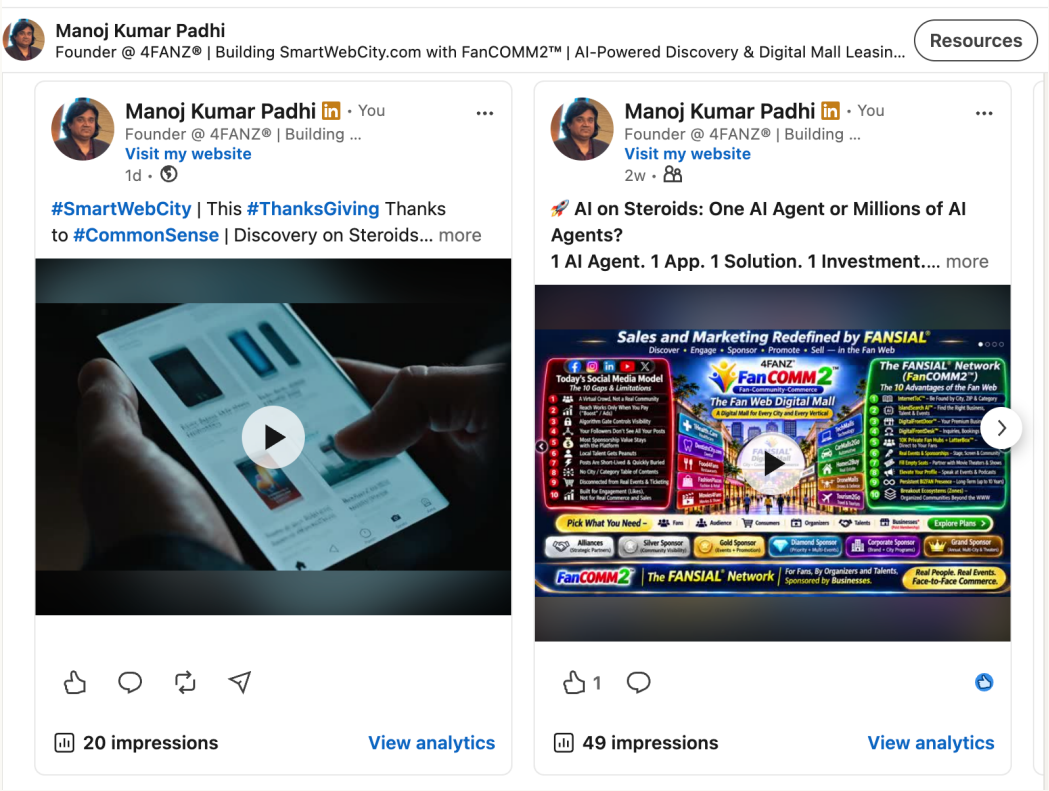
A focused aisle, with a lower rate for early providers

Free listings can turn a focused aisle into a crowded marketplace when every competitor can join. We set an annual lease price so operators who see value in a dedicated presence can opt in. The model prioritizes a browsable aisle over listing volume and commissions. Early providers can lock in a lower annual rate. Providers who wait will pay a higher annual rate by design.

You choose how customers book

You can send customers to your own booking process. If you choose to have us help arrange bookings, we agree on the referral fee with you in advance. The annual lease pays for your presence in the aisle.

Why aren’t our social campaigns working?



Two organic LinkedIn posts from our founder. One showed 20 impressions after one day and the other showed 49 after about two weeks. The account had about 400 followers. Impressions count displays and can include repeat views.

A following doesn’t guarantee distribution

Google, YouTube, Facebook, Instagram, TikTok, X, and LinkedIn operate at enormous scale. Search and feed ranking shape what people see. Even 10,000 followers give you no guarantee that a post will reach them all. Paid boosts buy more exposure, while inquiries and bookings still depend on reaching people who need your space.

A place customers can come back to

On the Fan Web, someone who needs a desk, office, or meeting room can go straight to 1OFFIS.com or LeaseMalls.com, browse by city and need, and find your catalog when they’re ready to book.

Why does Big Tech make businesses feel they have to post every day?

Why the daily posting cycle persists

When a post drops out of the feed, businesses feel pressure to publish again or pay for a boost. Are platforms cheating businesses? The issue we can point to is the incentive. For platforms that earn money from advertising, selling additional visibility is part of the business model.

Why would they offer a system like ours?

They could build one. But if a decentralized, lease-based system gives businesses more ways to be found without paying for repeated boosts, it could reduce demand for ads. That could put pressure on ad revenue and, in turn, on how investors value those companies. That is our view of the incentive.

From discovery to commerce and events

We're building organized digital cities and malls from the ground up. Over the next two to three years, our goal is to move from discovery into commerce and local events. For example, an organizer in your city could find your coworking space, invite you to sponsor a meetup, and introduce you to the people attending in person.

The relationship belongs to you

Smart Web City can make the introduction. Once you meet an organizer, sponsor, or prospective tenant, you can stay in touch and work together directly, even outside the platform.

What three years of participation could be worth

At an illustrative annual alliance rate of $200, one location in one ecosystem would cost $600 over three years. That gives customers a place to find your workspace offers and gives organizers a way to approach you about local events. One new tenant, a few recurring room bookings, or a connection that leads to future business could make that investment worthwhile.

More Human. Less Web.

Our vision is for people to handle more of your promotion. Local organizers and community partners can introduce your workspace to real audiences, so you can spend less time posting online and more time running your business.