



**INTELLIGENT OFFICE**

**JOHN G. HARALDSON**  
[jharaldson@lynxfranchising.com](mailto:jharaldson@lynxfranchising.com)  
(678) 336-1806 (Direct Dial)

June 30, 2021

**VIA ELECTRONIC FILING**

State of Wisconsin  
Department of Financial Institutions  
Division of Securities  
4822 Madison Yards Way, North Tower  
Madison, WI 53705

Re: File # 627721 / The Intelligent Office System, LLC  
Post-Effective Amendment Registration

Dear Sir/Madam:

The above-referenced franchisor filed a renewal application that was effective on February 15, 2021. The franchisor's Franchise Disclosure Document has been amended. Attached please find the amended Franchise Disclosure Document.

Payment of the \$200 amendment filing fee is being made via Wisconsin's online filing system with a credit card.

If you have any questions or comments regarding this post-effective amendment, please feel free to contact me.

Sincerely,



John G. Haraldson  
General Counsel

JGH:sla  
Attachment

## FRANCHISE DISCLOSURE DOCUMENT



**The Intelligent Office System, LLC**  
a Colorado limited liability company  
2520 Northwinds Parkway, Suite 375  
Alpharetta, GA 30009  
Telephone: (678) 336-1780  
Email: [leads@lynxfranchising.com](mailto:leads@lynxfranchising.com)  
Website: [www.intelligentoffice.com](http://www.intelligentoffice.com)

We offer a franchise for the right to operate progressive virtual office and communications solutions businesses under the name “Intelligent Office Centers.” Centers offer a range of vital business services to a mobile and non-mobile client base. Services include “follow-me” communications service (regardless of the client’s location), live reception and secretarial services, modern office technology, conference rooms, office space (short-term or long-term use), and other necessary business support to clients.

The total investment necessary to begin operation of an Intelligent Office franchised business is between \$359,035 and \$1,185,596. This includes between \$66,000 and \$211,379 that must be paid to the franchisor or its affiliate(s).

This disclosure document summarizes certain provisions of your franchise agreement and other information in plain English. Read this disclosure document and all accompanying agreements carefully. You must receive this disclosure document at least 14 calendar days before you sign a binding agreement with, or make any payment to, the franchisor or an affiliate in connection with the proposed franchise sale. **Note, however, that no government agency has verified the information contained in this document.**

You may wish to receive your disclosure document in another format that is more convenient for you. To discuss the availability of disclosures in different formats, contact Trish Deschenes at 4450 Arapahoe Avenue, Suite 100, Boulder, Colorado 80303; 1-303-417-2100; [tdeschenes@intelligentoffice.com](mailto:tdeschenes@intelligentoffice.com).

The terms of your contract will govern your franchise relationship. Don’t rely on the disclosure document alone to understand your contract. Read all of your contract carefully. Show your contract and this disclosure document to an advisor, like a lawyer or accountant.

Buying a franchise is a complex investment. The information in this disclosure document can help you make up your mind. More information on franchising, such as “*A Consumer’s Guide to Buying a Franchise*,” which can help you understand how to use this disclosure document, is available from the Federal Trade Commission. You can contact the FTC at 1-877-FTC-HELP or by writing to the FTC at 600 Pennsylvania Avenue, NW, Washington, DC 20580. You can also visit the FTC’s home page at [www.ftc.gov](http://www.ftc.gov) for additional information. Call your state agency or visit your public library for other sources of information on franchising.

There also may be laws on franchising in your state. Ask your state agencies about them.

**Issuance Date: February 5, 2021, as amended June 28, 2021**



## How to Use This Franchise Disclosure Document

Here are some questions you may be asking about buying a franchise and tips on how to find more information:

| QUESTION   | WHERE TO FIND INFORMATION  |
|--|--|
| <b>How much can I earn?</b>  | Item 19 may give you information about outlet sales, costs, profits or losses. You should also try to obtain this information from others, like current and former franchisees. You can find their names and contact information in Item 20 or Exhibits E and F. |
| <b>How much will I need to invest?</b>   | Items 5 and 6 list fees you will be paying to the franchisor or at the franchisor’s direction. Item 7 lists the initial investment to open. Item 8 describes the suppliers you must use.   |
| <b>Does the franchisor have the financial ability to provide support to my business?</b> | Item 21 or Exhibit H includes financial statements. Review these statements carefully.   |
| <b>Is the franchise system stable, growing, or shrinking?</b>                            | Item 20 summarizes the recent history of the number of company-owned and franchised outlets.   |
| <b>Will my business be the only Intelligent Office System business in my area?</b>       | Item 12 and the “territory” provisions in the franchise agreement describe whether the franchisor and other franchisees can compete with you.  |
| <b>Does the franchisor have a troubled legal history?</b>                                | Items 3 and 4 tell you whether the franchisor or its management have been involved in material litigation or bankruptcy proceedings.   |
| <b>What’s it like to be an Intelligent Office System franchisee?</b>                     | Item 20 or Exhibits E and F lists current and former franchisees. You can contact them to ask about their experiences.   |
| <b>What else should I know?</b>  | These questions are only a few things you should look for. Review all 23 Items and all Exhibits in this disclosure document to better understand this franchise opportunity. See the table of contents.  |



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