

TKO SUITES



353 LEXINGTON AVENUE

WHAT'S TO LOVE ABOUT 353 LEXINGTON AVENUE



34-story building located 2 blocks from Grand Central Station and a 60 second walk to Grand Central Station



Super affordable offices



Close to the 4, 5, 6, 7, S & Metro North lines, easy commute to Connecticut and Upstate NY



12,000+ square feet to grow into when you need it



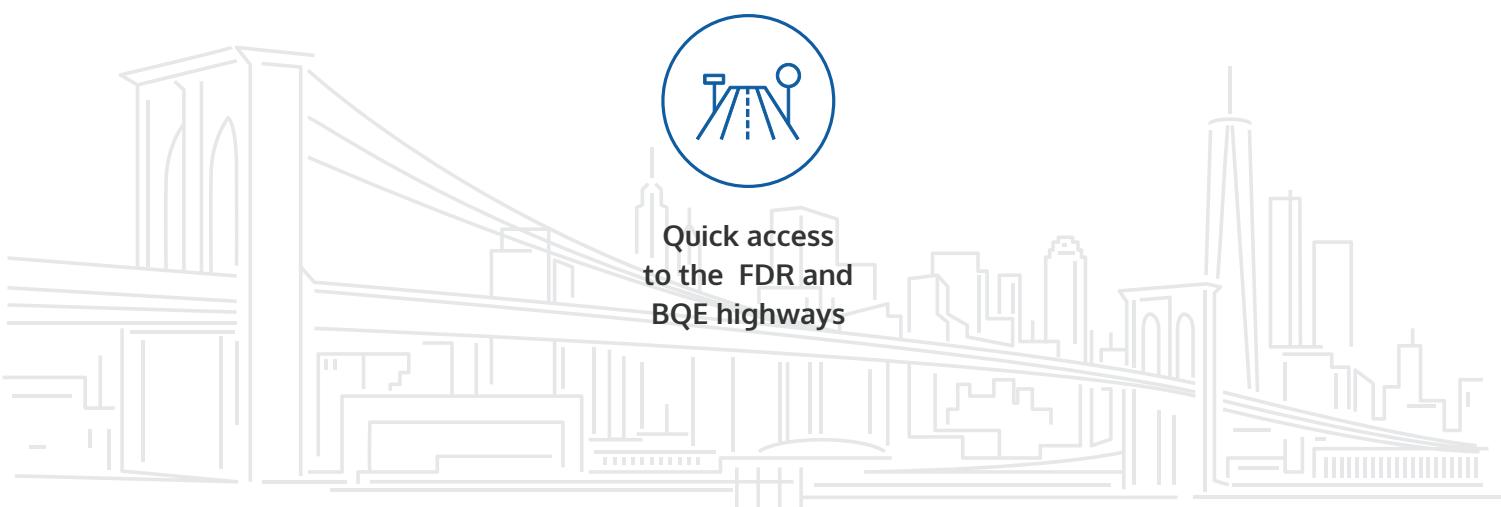
Parking garages nearby



Steps away from great restaurants and shopping

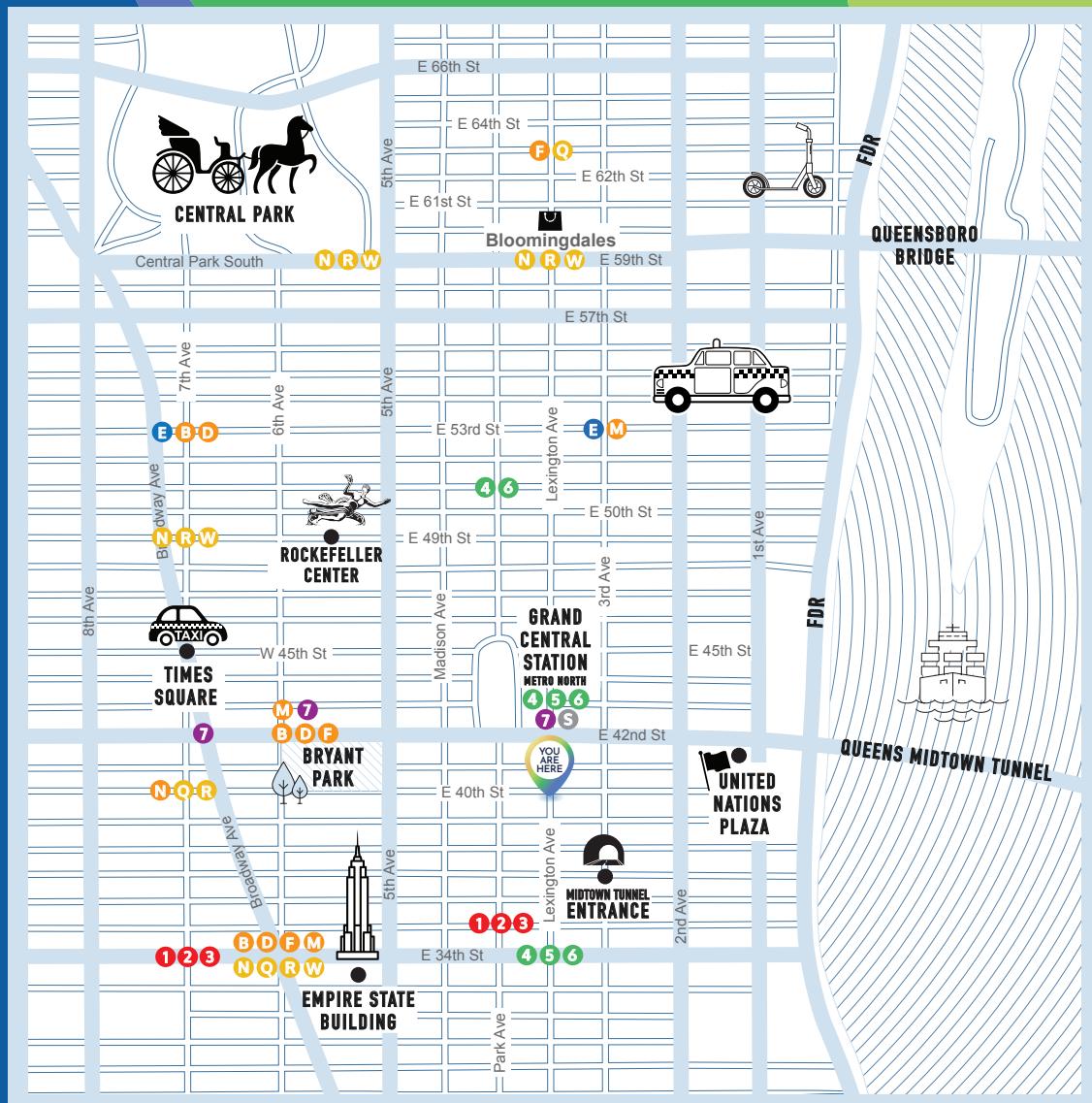


Quick access to the FDR and BQE highways



NEIGHBORHOOD HIGHLIGHTS

Conveniently located near subways, Grand Central Station, and the FDR



PROPERTY FLOOR PLANS

5TH FLOOR



4TH FLOOR



INCLUDING EVERYTHING IT TAKES TO RUN AN OFFICE



Our private office suites come complete with tons of great amenities.



PRIME
LOCATION

12K

SQ. FT.

36

SUITES



*HIGH-SPEED
INTERNET



*PHONE
SERVICE



CONFERENCE
ROOM



OFFICE
FURNITURE



COMPLIMENTARY
REFRESHMENTS



DAILY
CLEANING



PRINTER/SCAN/FAX
CAPABILITY



ADMINISTRATIVE
SUPPORT



ELECTRIC/HEATING
& COOLING



MAIL HANDLING



RECEPTIONIST



MAINTENANCE

ONLY PAY FOR WHAT YOU NEED WITH OPTIONAL ADD-ONS



LIVE
RECEPTION
ANSWERING



LOCAL PHONE
NUMBER CALL
FORWARDING



LISTING IN
BUILDING
DIRECTORY



CONFERENCE
ROOM USAGE



CLERICAL
SUPPORT

WHY CHOOSE OFFICE SUITES OVER TRADITIONAL OFFICE SPACE?

STARTUP COSTS

TRADITIONAL OFFICE SPACES

- Architect and contractor fees
- Building materials like sheetrock, carpeting, paint, and lighting
- Construction labor
- Heating and air-conditioning systems
- Networking infrastructure, including telecom cabling
- Furniture
- Office personnel (secretary, IT, etc.)
- Upgrades and maintenance
- Large security deposit
- Increase in real estate taxes and operational expenses
- Time to build out new suites

Starts at:

\$50,000

TKO SUITES

Two-Month
Security Deposit
+ One Small Fee

Starts at:

\$1,300

MONTHLY COSTS

- High rent
- Real estate taxes
- Utility bills (electricity, gas/air conditioning, phone, water)
- Internet connection and phone service
- Salaries (secretary, IT, security, etc.)
- Ongoing upgrades, cleaning, and maintenance

Starts at:

\$5,000

One all-inclusive
payment:
no surprises

Starts at:

\$650

COMMITMENT

3 to 15 years

1 day to 5 years

NO RISK WITH GREAT REWARDS!

As you grow, we grow
with you: easily add more
space when you need it.

WHY TKO SUITES?



Our fully serviced private office suites give your business a professional environment to **Focus and grow your business.**

We offer private office suites, virtual office plans, and hourly and daily meeting room rentals.

READY-TO-WORK

Forget the hassle of building an office from scratch, or waiting on hold to set up internet. Fully furnished and equipped, we're ready when you are. Just bring your laptop and can-do spirit.



PERSONALIZE



Don't just work in any space—work in your space. As long as you leave the office in its original condition, you can personalize the look and feel of your workspace, exactly as YOU like it. If you want, we can do it for you!

DEDICATED

Unlike other shared workspaces, you won't be disrupted by any paper-thin or glass walls here. Our suites give you the privacy, peace, and quiet you deserve.



MINIMAL RISK

With a variety of flexible agreement terms and options, from an hour to years, lower your overhead by solely paying for what you use. Flat fees mean there are no surprise charges, ever.



PHOTO GALLERY

OFFICES



KITCHEN

A photograph of the interior of Grand Central Terminal in New York City. The image shows the iconic arched ceiling with its intricate gold leaf decorations and the large glass windows that let in natural light. The floor is filled with people walking, and the overall atmosphere is grand and historic.

WE'RE HERE FOR YOU

Choosing a workspace, even in the short term, is an important decision that affects the success of your business.

We're here to answer any questions you may have to make sure you get the most out of your space, or finalize your agreement at your convenience, when you're ready.

Thank you for considering TKO!

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