

The Crown Jewel of Wall Street

If an upscale office in a downtown location is what you seek, welcome to your new workspace at Jay Suites Wall Street, the 72-story skyscraper once referred to as 'The Crown Jewel of Wall Street.' As a member, you'll be working in a historic landmark next to the most iconic buildings and businesses in the world. And that's not to mention the premium city and water views. Give your business one of the most prominent addresses in lower Manhattan with incredible city and water views in addition to access to one of the city's premier amenity floors curated from former bank vaults with a café, meeting rooms, lounge areas and event spaces titled "The Vaults."

BUILDING PROFILE

Center Highlights

- ▶ 3 floors of furnished office suites offer sweeping panoramic views of the Brooklyn & Midtown skylines.
- ▶ 84 luxuriously furnished executive suites ranging in size from single person units to large team spaces for up to 50 people.
- ▶ Features a floor of prebuilt suites, a private lounge and phone booths.
- ▶ 4 State-of-the-Art flexible meeting spaces ranging in capacity from 5 to 20 people.
- ▶ First-class, luxuriously furnished offices with enterprise high speed internet, WiFi and VoIP telephones.
- ▶ Unparalleled hospitality services include member business lounges, fully equipped pantries with SodaStream carbonated water & Starbucks coffee machines, and phone booths for private calls.
- ▶ Access to the "Vaults" a building amenity space featuring a café, meeting rooms, lounge areas and event spaces
- ▶ Secure 24-7 biometric access.

Neighborhood Highlights

- ▶ Located in the heart of one of the most vibrant neighborhoods in the world.
- ▶ Steps from all major NYC subway lines (1, 2, 3, 4, 5, 6, J, Z, A, C, E & more).
- ▶ Easy access to Pier 11 ferries.
- ▶ Unbeatable downtown location with close proximity to the finest restaurants and shops & major banking centers.
- ▶ Seconds from famous historic landmarks such as the New York Stock Exchange, Brookfield Place, and the Oculus.
- ▶ An array of retail options, from South Street Seaport to the east, to Broadway's big-name shopping destinations to the west.



Area Map SUBWAY LINES



BUS LINES

M1	QM7
M2	QM8
M18	QM11
M55	QM25



Jay Suites' signature office plan impresses your clients without breaking the bank. Our concept of premier luxury office suites is the industry standard in providing fixed, all-inclusive pricing and flexible terms. Our modern, spacious business centers are the perfect environment for maximizing your company's productivity. Jay Suites' dedicated and professional full-time staff can get you up and running in a matter of hours.

Our office suites feature state-of-the-art telecommunications infrastructure, fine furniture and many additional benefits.



PLAN HIGHLIGHTS

Office Space

- ▶ Executive-caliber desks, chairs, and storage pieces – laid out to your specifications.
- ▶ Flexible lease terms.
- ▶ Maintenance, utilities and cleaning services.

Security & Accessibility

- ▶ Doorman buildings located within blocks of commuter rail, subways, and buses.
- ▶ 24/7 secure member access through biometric entry system.

Modern Decor

- ▶ Crisp 21st century style, featuring Venetian plaster walls and black marble floors.
- ▶ Lockable, frosted glass sliding doors on individual suites.

Business Services

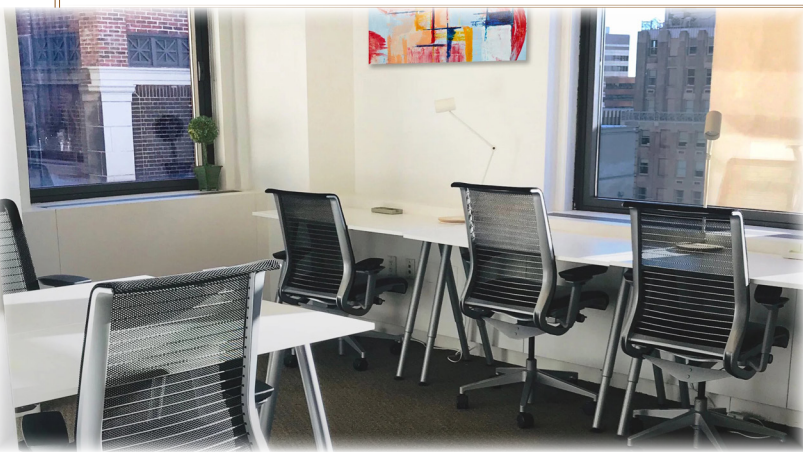
- ▶ Reception services, including greeting guests, custom call answering and screening services.
- ▶ Private, secure mailbox and package handling services.
- ▶ Discounted FedEx & Messenger shipping services
- ▶ Catering services on-demand.

Latest Technology

- ▶ Lightning-fast internet and WiFi networks.
- ▶ VOIP phone systems with advanced capabilities.
- ▶ New, energy-efficient printer/scanner/copier/fax.
- ▶ Video and voice conferencing, Samsung HDTV with VGA and HDMI inputs for presentations, and surround-sound system in conference rooms.

Common Areas

- ▶ Sleek, inviting waiting areas & lounges, featuring large HD TVs for up-to-the-minute business news & information.
- ▶ Fully-equipped kitchen and break room areas with complimentary coffee and filtered water.
- ▶ Location-specific members hotspots, lounges, and outdoor terraces where you can take a breather from the day's hustle and bustle.



GET A COMPLIMENTARY CONFERENCE ROOM ALLOWANCE MONTHLY

WHEN YOU SIGN UP FOR A SIGNATURE OFFICE PLAN

40 Wall Street
27th, 28th, & 29th Floors
New York, NY 10005

P (212) 300-3494
F (212) 300-5374
info@jaysuites.com



Services Menu



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VOICE & DATA SERVICES

- ▶ Unlimited VoIP Domestic Calling w/ Voicemail **\$125**
- ▶ High-Speed Secure Fiber Internet Connection **\$75**
- ▶ Private Fax Line **\$60**
- ▶ Unlimited International Calling Plan **\$95**
- ▶ Receptionist Call Answering & Screening **\$85**
- ▶ Automated Call Attendant **\$50**
- ▶ Static IP Address **\$35**



BUSINESS SERVICES

Administrative Assistant

(30 minutes minimum) **\$30/hour**
▶ Rush **\$45/hour**

IT Support **\$180/hour**

Flex Space (Based on Availability)

Day Office **\$40/hour**
Windowed Suite **\$50/hour**

Photocopies

Black & White

- ▶ 1-50 copies **FREE**
- ▶ 51-200 copies **\$0.12/page**
- ▶ 201+ copies **\$0.10/page**

Color

Letter/Legal

- ▶ 1 - 100 copies **\$0.60/page**
- ▶ 101+ copies **\$0.50/page**

Direct TV **\$35/month**

Conference Rooms

(15 minute increments)

Room A **\$150/hour**
Room B **\$100/hour**
Room C **\$60/hour**
Room D **\$75/hour**

Messenger Service **\$12.95/package**

FedEx Shipping **Discounted Rate + \$5/envelope**

Fax (incoming & outgoing) **\$1/page**

Scanning (color/b&w) **\$0.25/page**

Voicemail to Email **\$10/month**

Lost Key **\$15/each**

Setup Fee **\$300 per office (one time)**
Includes phone and internet setup, door sign, voicemail setup, directory listing, room layout options.

FLOOR PLAN

40 WALL ST
27TH FLOOR



Capacity Key

Suite Color	Number of Persons
	1-10
	11-20
	21-40

**ALL SUITES ARE FULLY CUSTOMIZABLE
TO YOUR SPECIFICATIONS.**




WE'LL HELP YOU PLAN AN OFFICE LAYOUT THAT SUITS YOUR UNIQUE NEEDS. YOU CAN DECIDE ON THE NUMBER OF DESKS, CHAIRS, PHONES AND MORE. JUST ASK US FOR DETAILS.

FLOOR PLAN

40 WALL ST
28TH FLOOR



Capacity Key

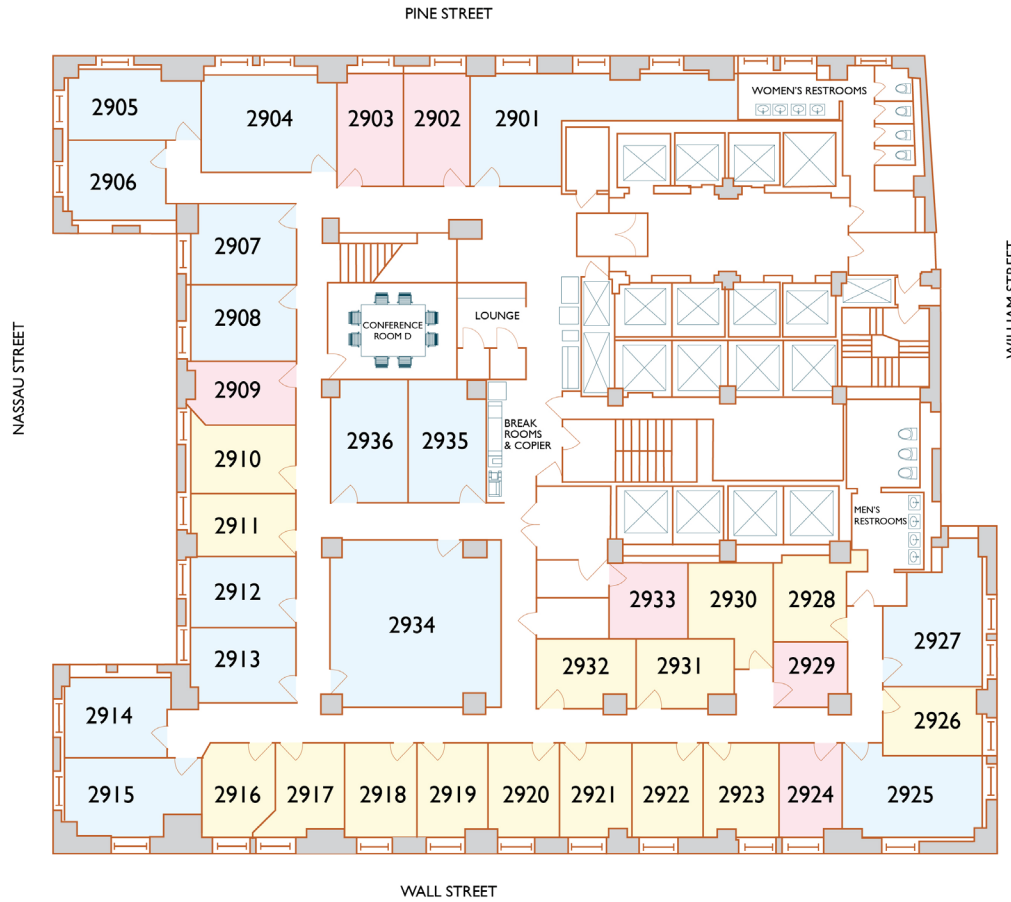
Suite Color	Number of Persons
	1-10
	11-20
	21-40

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

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FLOOR PLAN

40 WALL ST
29TH FLOOR



Capacity Key

Suite Color	Number of Persons
	1-10
	11-20
	21-40

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Our family has been active in the real estate industry for decades, through the ownership and operation of over one million square feet of select office, residential and mixed-use properties throughout the New York City metropolitan area. We know that finding first-class, affordable office space can be a challenge - whether you are a large blue-chip corporation or a small technology startup, especially in a bustling metropolis like Manhattan.

However, we never actually realized how painstakingly difficult it could be to locate impressive, short-term and fully furnished office space until Max, a close friend of ours and the vice president of a Los-Angeles based consulting firm, approached us. He was looking to expand into the New York market seamlessly, without incurring overhead costs or having to negotiate a traditional long-term lease. After conducting a thorough search, Max came back to us empty-handed. The business centers he visited were old, worn out and simply obsolete. The time came for a new age in executive business centers. And at that moment, Jay Suites was born.

Juda
Co-Founder

Jack
Co-Founder

info@jaysuites.com



THE CONCEPT

In each of our locations, three central elements emerge:

Modern Decor

The significance of a first impression cannot be overstated. That's why all Jay Suites locations feature high ceilings, superior lighting, marble halls and Venetian plaster walls, while conference rooms are equipped with glass-top tables and Italian leather chairs. These, as well as many other touches, create a sleek, 21st century modern look that you have to see to truly appreciate. It's our way of helping you project the right image.

Technology

Staying at the forefront is no easy task – but today's digital environment can help. All Jay Suites packages include access to state-of-the-art equipment and services, such as high-speed Internet, Cisco VOIP telephone system, a next-generation copier, as well as digital whiteboards and surround-sound systems in the conference rooms. We invest in the latest technologies so your company can maintain its competitive edge.

Security & Accessibility

Complete safety without compromising productivity... Impossible? At Jay Suites, we give you both, from doorman-secured buildings to biometric access control entry and verification systems. Plus, our centers are just minutes from mass transit train and bus lines. Now you can work around the clock at your convenience.



Virtual Offices

Want the prestige of a Manhattan address without a full-time office? Then Jay Suites' virtual office solutions are just for you. With our cost-effective plans, you can present a professional image to clients yet preserve the freedom to work wherever you choose. We'll handle your mail, assign you a Manhattan phone number, and at your option, even answer calls for you. Letting us manage all the side-details allows you to focus on expanding your business even further. Because time is money. Jay Suites saves you both.

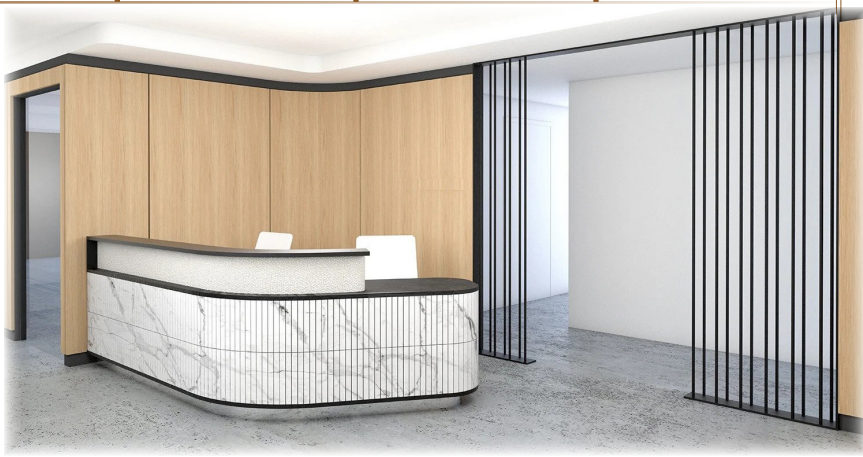
PLANS SUMMARY	BRONZE	SILVER	GOLD	PLATINUM	DIAMOND
Prestigious Manhattan mailing address	✓	✓	✓	✓	✓
Mail handling to a private, secure mailbox	✓	✓	✓	✓	✓
Easily book conference rooms & offices online	✓	✓	✓	✓	✓
Manhattan phone number with voicemail	N/A	✓	✓	✓	✓
Access to copier, reception area, and break rooms	N/A	✓	✓	✓	✓
Call answering with custom greeting	N/A	\$85/month	\$85/month	\$85/month	✓
Conference room and day office hours (combined, per month)	N/A	N/A	4 hours	8 hours	16 hours
VIP Membership (access to any center)	N/A	N/A	\$50/month	\$50/month	✓
PRICE	\$75	\$99	\$149	\$279	\$499

Optional Add-Ons

- ▶ **Mail Forwarding** \$20/month + cost of postage
- ▶ **Voicemail Forwarding to E-mail** \$15/month
- ▶ **Administrative Support** \$30/hour

10% DISCOUNT

WHEN YOU PRE-PAY FOR 12 MONTHS.





Jay Suites Midtown East

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 New York, NY 10005 | info@jaysuites.com

Signature Office Plan Proposal

Client Name _____ Company Name _____ Phone # _____
 Email Address _____ Move In Date _____ # of People _____

Suite #	Type	# of Workstations	Term	Monthly Base Rent

*Subject to availability. Pricing is valid for 7 days.

Included in Your Monthly Payment	
Furniture: Desks, Chairs, Trash Bins, Coat Hooks	Exclusive Member Access to Meetups
VoIP Phones & Internet	Staffed Reception 9am-5:30pm, Monday to Friday
24-hour/7-day access	Complimentary Conference Room Allowance
Nightly Cleaning and Janitorial Services	Utilities: Electric, A/C, Water, etc.
Facility Wide WiFi	Center Facilities Manager

High-speed Internet	
Data Connection per person	Included
Up to 100 Mbps Fiber-Optic Data Connection	Included
Cat 5E Data Cabling	Included
Firewall with Failover Service	Included

Telecommunications	
VoIP Telephone Handset per Person	Included*
Unlimited US Calling Plan	Included
Voicemail Box	Included

Business Services	
24/7 Access to Facility and Break Room	Included
Complimentary Sodastream Carbonated and Filtered Water	Included
50 (B&W) Copies or Prints	Included
All Office Furnishings (desk, chair, phones)	Included
Mail Handling	Included

Getting Started Breakdown	
First Month's Rent	1 x Monthly Rent
Refundable Deposit	2 x Monthly Rent**
Setup Fee (Keys, Phone and Internet, Lobby Listing)	\$300 per Suite

*Applicable New York sales tax of \$11.09 per phone shall apply unless tax exempt.

**On agreements longer than one year, a three month deposit is required.