



 **JLL** SEE A BRIGHTER WAY

# Orchard Workspace by JLL

15 MetroTech Center, 7th & 8th Floor  
Brooklyn NY 11201



Private offices and team suites available for immediate start, accommodating 1-50+ people.

## Property highlights

- 50,000 sq. ft. flexible office & Custom Enterprise Team Suites available
- Lightning-fast Internet with Tier 1 fiber broadband
- State-of-the-art A/V equipment in meeting rooms (4-20 person)
- Sustainable building approach with basophilic design, UV air filtration, natural light, and recycled materials
- Centrally located near neighborhoods: Brooklyn Heights, Dumbo, Fort Greene, Park Slope, Boerum Hill, Carroll Gardens, and Cobble Hill
- Heart of downtown Brooklyn with 5 major subway lines (A, C, F, B, R) just blocks away



Fully  
furnished



Parking  
available



24-hour  
access



Meeting room  
access



Phone booths



Super fast  
WiFi

Jones Lang LaSalle Americas, Inc. License #:  
CO508577000



## Broker Commission: \$320,244

### 12-month potential commission available

Turnkey options available (\$709-\$36,400/month)

- 10% off for first 12 months (rental only)
- 5% renewal discount (with real estate agent) after first 12 months
- 5% expansion during first 12 months

For Office Spaces at Level 7 (less than 699 sq. ft.):

- 10% discount for first 12-month rental
- 5% discount for renewal and 5% expansion during first 12 months

For Smart Suites on Level 8 (greater than 700 sq. ft.):

- 5% discount for first 24-month rental payment in months 1 and 13

### Membership inclusions

- Guest co-working and meeting room allowance (20 people max)
- Center address for your business
- Complimentary Wi-Fi (dedicated VLAN access)
- Mail redirection and secretarial services
- Micro-market with fresh food and beverages

### Area daytime business population

# 4,610,362

Source: ESRI, 2022

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### Now available - Private offices

1-2 person	70-110 sq. ft.	\$709- \$1,100
3-4 person	120-200 sq. ft.	\$1,500-2,620
9-10 person	240-400 sq. ft.	\$3,258-\$6,300
10+ people	600 sq. ft & up	\$7,000 - \$10,625

### Now available – Team Suites

Suite A – 56 people	2042 sq. ft	\$30,334
Suite B – 36 people	1507 sq. ft	\$17,334
Suite C – 50 people	2049 sq. ft	\$24,916
Suite D – 15 people	597 sq. ft	\$9,375