

DOWNTOWN BROOKLYN

41 Flatbush Avenue • 2nd Floor



INTRODUCTION

Jay Suites Downtown Brooklyn at 41 Flatbush Avenue offers premium flexible office space, coworking, and meeting rooms in the landmark Pioneer Building, steps from Barclays Center and surrounded by major new residential developments, dining, and retail. Our turnkey private offices, team suites, virtual offices, and fully equipped conference rooms feature enterprise-grade Wi-Fi, on-site support, and modern amenities, making it ideal for startups, remote teams, and established businesses. The building is home to leading tenants including Apple, the NBA, and a The UPS Store, and is conveniently located near multiple subway lines and LIRR access for easy commuting across Brooklyn and Manhattan.

CENTER HIGHLIGHTS

- 30,000 square-foot full-floor flexible workspace in the landmark Pioneer Building, Downtown Brooklyn.
- 62 fully furnished private office suites, from single-person offices to larger team spaces.
- Prebuilt private suites, with coworking area, private lounge, and photo booths.
- First-class offices with enterprise-grade internet, WiFi, and VoIP
- Four flexible meeting rooms accommodating 5–38 people.
- Premium hospitality amenities including member lounges and fully equipped pantries with SodaStream and Starbucks coffee machine.
- Rooftop access featuring green lounge areas and an event space with sweeping city views.
- Bike storage and dual building entrances on Flatbush Avenue and Rockwell Place.
- Secure 24/7 biometric access



NEIGHBORHOOD HIGHLIGHTS

- Prime Location in Downtown Brooklyn / Fort Greene, one of NYC's most vibrant and rapidly evolving business districts with a blend of culture, commerce, and lifestyle.
- Steps from major subway lines including 1, 2, 3, 4, 5, B, D, Q, N, R, and LIRR service at nearby Atlantic Terminal – unmatched connectivity for Greater NYC commuting.
- Minutes from major local destinations including Barclays Center, BAM (Brooklyn Academy of Music), and Downtown Brooklyn's civic and cultural core.
- UPS Store, Signage Store and the Coffee Project in the Retail Space of the Building.

Subway Lines:



SIGNATURE OFFICE PLAN

LUXURIOUSLY FURNISHED OFFICE SUITES WHERE OFFICES WORK BETTER

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.

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.

SECURITY & ACCESSIBILITY

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

LATEST TECHNOLOGY

- Lightning-fast internet & 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.

MODERN DECOR

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

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 MONTHLY COMPLIMENTARY CONFERENCE ROOM ALLOWANCE

WHEN YOU SIGN UP FOR A SIGNATURE OFFICE PLAN

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SERVICES MENU

VOICE & DATA SERVICES

(monthly)

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

BUSINESS SERVICES

Administrative Assistant

- (30 minutes minimum) \$30/hr
- Rush \$45/hr

IT Support

\$180/hr

24/7 Access Lobby Card

\$35 (2 included)

Flex Space (Based on Availability)

- Day Office \$30/hr
- Windowed Suite \$40/hr

Photocopies (Black & White)

- 1-50 copies Free
- 51-200 copies \$0.12/pg
- 201+ copies \$0.10/pg

Photocopies (Color)

- 1-100 copies \$0.60/pg
- 101+ copies \$0.50/pg

Conference Rooms (15 minute increments)

- Meeting Room A \$175/hr
- Meeting Room B \$150/hr
- Meeting Room C \$125/hr
- Meeting Room D \$75/hr

Messenger Service Discounted Rate + \$5/package

FedEx Shipping Discounted Rate + \$5/envelope

Fax (incoming & outgoing) \$1/pg

Scanning (color/b&w) \$0.25/pg

Voicemail to Email \$10/mo

Lost or Additional Key (2 Included) \$15/each

Setup Fee (one time) \$300

*Includes phone and internet setup, door sign, voicemail setup, directory listing, room layout options.



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FLOOR PLAN



SUITE COLOR



NUMBER OF PERSONS

1-2 3-4 5-6

ALL SUITES ARE FULLY CUSTOMIZABLE TO YOUR SPECIFICATIONS.

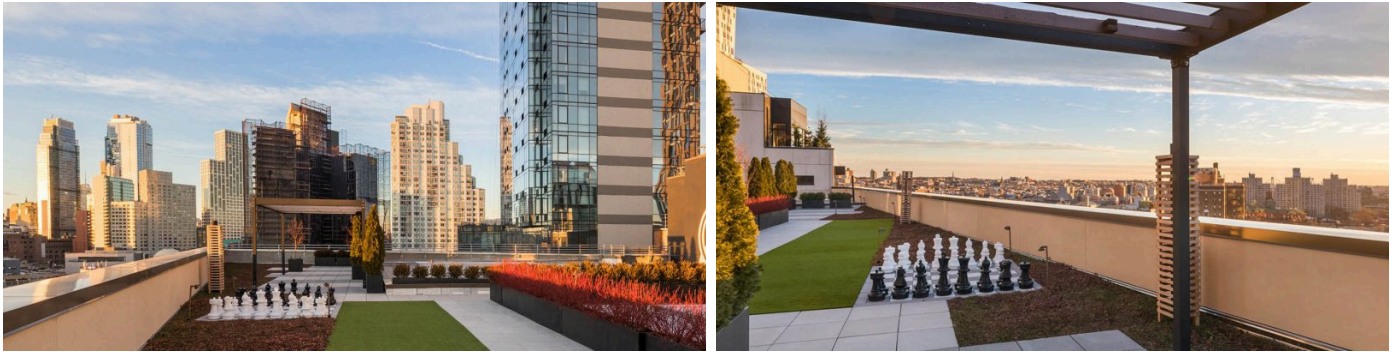
We'll help you plan an office layout that suits your unique needs. You can decide on the number of desks, chairs, phones and more. Just ask us for details.

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ROOFTOP



Our Brooklyn location offers a stunning and newly renovated outdoor rooftop terrace. Located at 41 Flatbush Avenue, featuring green lounge areas and an event space with sweeping city views providing a picturesque setting to get away from “business as usual.”

HIGHLIGHTS

- The terrace has a 150-person occupancy, great for small or large events.
- Fully furnished with outdoor modern décor, club chairs, barstools, and café tables.
- Multi-purpose pergola with surround sound speakers and high-definition TV.
- Built in bar with TV, beverage and wine cooler.
- State of the art sound system with microphones and plugin for a DJ.
- Outdoor high-speed WiFi access.
- High-Tech ambient lighting to set the tone for all kind of events.
- Ability to display corporate or promotional content, including logos on outdoor TV's.
- Tall, stylish glass panels to ensure the safety of all occupants.

HOURS

Open Daily from 9 AM to 5 PM, unless reserved for a private event.

FUNCTIONS

The location and design enable a versatility of events that can be hosted here, such as company networking events, trainings, corporate events, promotional events, etc.

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ABOUT US

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 seamlessly expand into the New York market, without incurring overhead costs or having to negotiate a traditional longterm 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

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"It [is] among the bigger players in the rapidly growing shared office space and co-working space industry."

—Hiten Samtani, The Real Deal

OUR TRUSTED MEMBERS



Deloitte.



Bloomberg

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VIRTUAL OFFICES

Want the prestige of a Brooklyn 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 from 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 Brooklyn mailing address	✓	✓	✓	✓	✓
Mail handling to a private, secure mailbox	✓	✓	✓	✓	✓
Easily book conference rooms & offices online	✓	✓	✓	✓	✓
Manhattan phone number with voicemail		✓	✓	✓	✓
Access to copier, reception area, and break rooms		✓	✓	✓	✓
Call answering with custom greeting		\$85/mo	\$85/mo	\$85/mo	✓
Conference room and day office hours (combined, per month)			4 hours	8 hours	16 hours
VIP Membership (access to any center)			\$50/mo	\$50/mo	✓
PRICE	\$75	\$99	\$149	\$279	\$499

Optional Add-Ons

- Mail Forwarding \$20/mo + cost of postage
- Mail Scanning \$30/mo + cost of scan
- Voicemail Forwarding to Email \$15/mo
- Administrative Support \$30/hr

10% DISCOUNT
WHEN YOU PAY FOR 12 MONTHS

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SIGNATURE OFFICE PLAN PROPOSAL

Client Name _____ Company Name _____ Phone _____
Email _____ Move-In Date _____ Number 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 VoIP Phones & Internet
- 24-hour/7-day access
- Nightly Cleaning and Janitorial Services
- Facility-wide WiFi
- Exclusive Member Access to Meetups
- Staffed Reception 9am-5:30pm, Monday to Friday
- Complimentary Conference Room Allowance
- Utilities: Electric, A/C, Water, etc.
- Center Facilities Manager

High-speed Internet

- Data Connection per person **Included**
- Up to 100 Mbps Fiber-Optic Data **Included**
- Connection 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 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.*