

CHELSEA

159 West 25th St • 4th, 5th, 7th & 8th Floors



EXCEPTIONAL IDENTITY IN THE HEART OF THE BIG APPLE

Our Chelsea location is a 50,000 square foot center situated on the 4th, 5th, 7th and 8th floors of 159 West 25th St, a beautiful brownstone 12-story building located in the vibrant and eclectic Chelsea neighborhood. Location is close proximity to major subway stations and just a block away from Manhattan's most recognizable structure, the Flatiron Building.



CENTER HIGHLIGHTS

- A 50,000 square-foot center in the heart of Chelsea Neighborhood with a Jay Conference facility.
- Contemporary designer reception area combining the use of ribbed marble, with HD TVs & WiFi throughout and a green wall.
- 52 luxuriously furnished executive suites on floors 4, 5, 7 & 8, ranging in size from single person units to team spaces for up to 50 people.
- 4 State-of-the-Art flexible meeting spaces ranging in capacity from 5 to 22 people outfitted with the latest technology.
- Unparalleled hospitality services include member business lounges with mobile hotspots, a fully equipped pantry, Starbucks vending machines, and phone booths for private calls.
- Preferred member rates to Jay Conference for larger meetings up to 200 people. Secure 24-7 biometric access.
- Catering Available for all meetings.



NEIGHBORHOOD HIGHLIGHTS

- A block away from Manhattan's most recognizable structure, The Flatiron Building.
- Located in the middle of Chelsea, Gramercy and Flatiron district.
- Enjoy the close proximity of art galleries, restaurants, parks, and coffee shops.
- In close proximity with New Yorker's favorite spots High Line Park, Chelsea Market, and Little Island.

Subway Lines:

(5 minute walk)



PATH

Bus Lines:

BM2 M1
BM3 M3
BXM4 QM24



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.



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 & 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 MONTHLY COMPLIMENTARY CONFERENCE ROOM ALLOWANCE

WHEN YOU SIGN UP FOR A SIGNATURE OFFICE PLAN

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 (22 person capacity) \$175/hr
- Meeting Room B (14 person capacity) \$150/hr
- Meeting Room C (14 person capacity) \$125/hr
- Meeting Room D (5 person capacity) \$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.

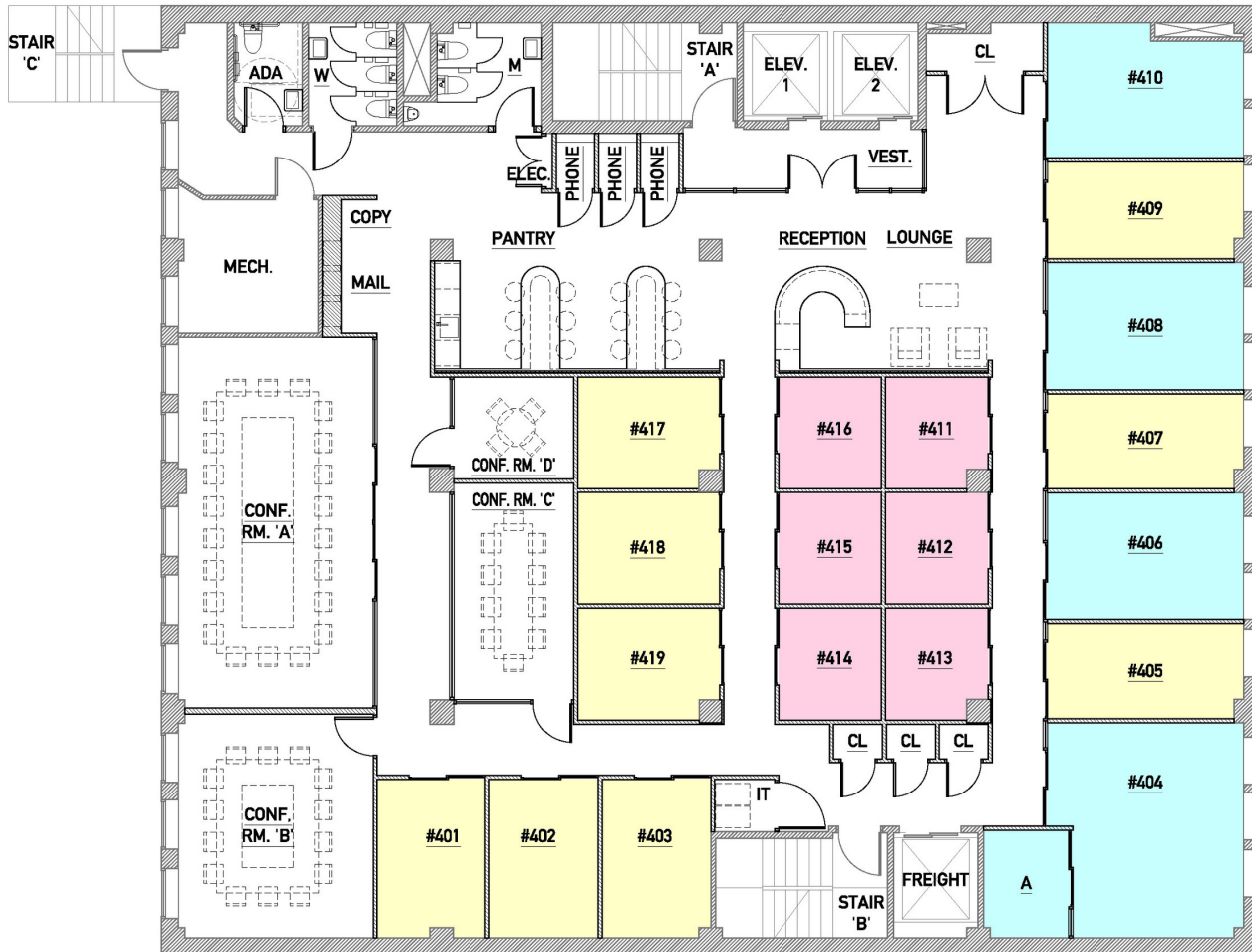


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159 West 25th St • 4th, 5th, 7th & 8th Floors



FLOOR PLAN (4th Floor)



SUITE COLOR



NUMBER OF PERSONS

1-2 3-4 5-6

ALL SUITES ARE FULLY CUSTOMIZABLE TO YOUR SPECIFICATIONS.

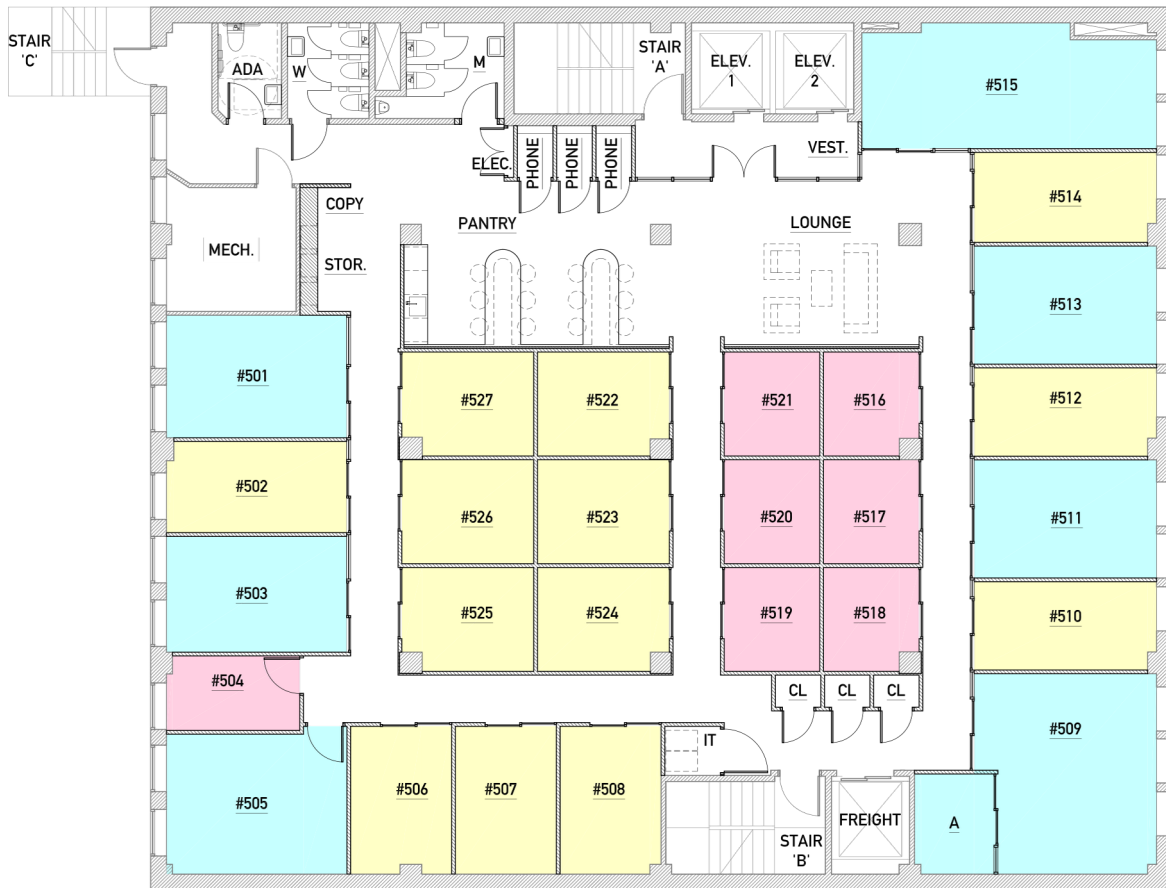
We'll help you plan an office layout that suits your unique needs. You can decide on the number of desks, chairs, phones and more. Just ask us for details.

CHELSEA

159 West 25th St • 4th, 5th, 7th & 8th Floors



FLOOR PLAN (5th Floor)



SUITE COLOR



NUMBER OF PERSONS

1-2 3-4 5-6

ALL SUITES ARE FULLY CUSTOMIZABLE TO YOUR SPECIFICATIONS.

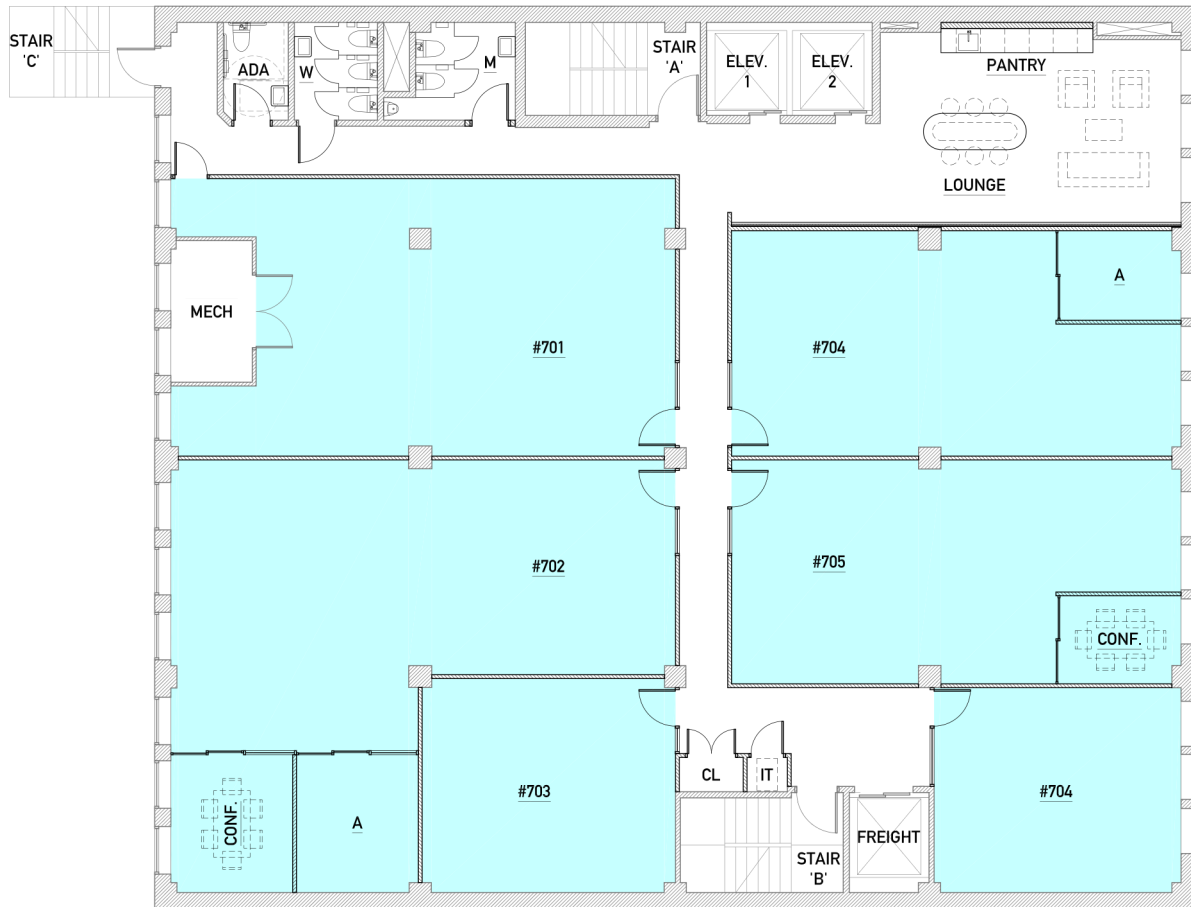
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CHELSEA

159 West 25th St • 4th, 5th, 7th & 8th Floors



FLOOR PLAN (7th Floor)



SUITE COLOR



NUMBER OF PERSONS

1-2 3-4 5-6

ALL SUITES ARE FULLY CUSTOMIZABLE TO YOUR SPECIFICATIONS.

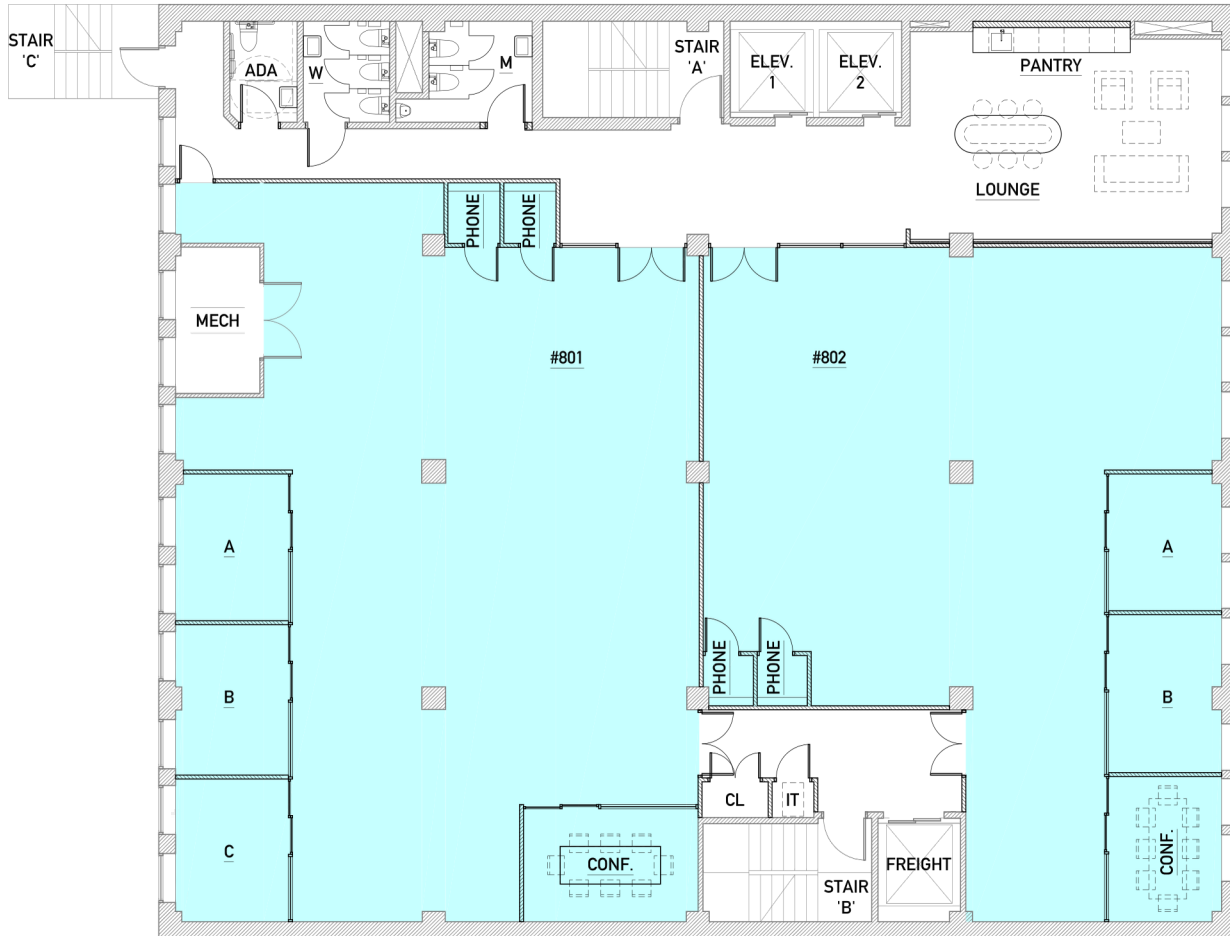
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159 West 25th St • 4th, 5th, 7th & 8th Floors



FLOOR PLAN (8th Floor)



SUITE COLOR



NUMBER OF PERSONS

1-2 3-4 5-6

ALL SUITES ARE FULLY CUSTOMIZABLE TO YOUR SPECIFICATIONS.

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EVENT SPACE

Our Chelsea location offers a beautiful and newly renovated 2,300 square feet outdoor rooftop terrace. Located at 159 West 25th Street, between 6th and 7th Avenues, the space is located in the middle of the beautiful and popular Chelsea and Flatiron district. It provides a picturesque setting to get away from “business as usual.”

HIGHLIGHTS

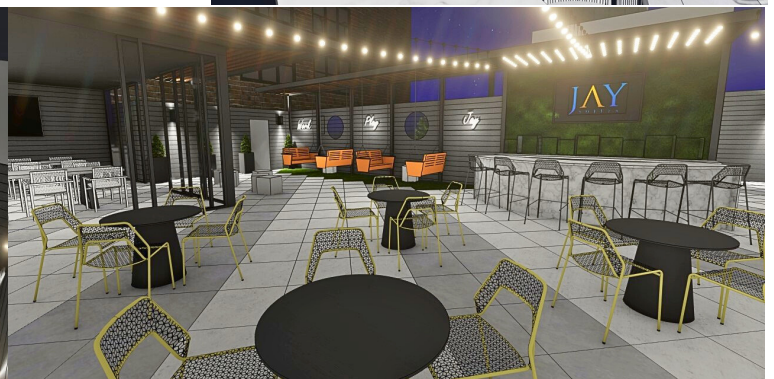
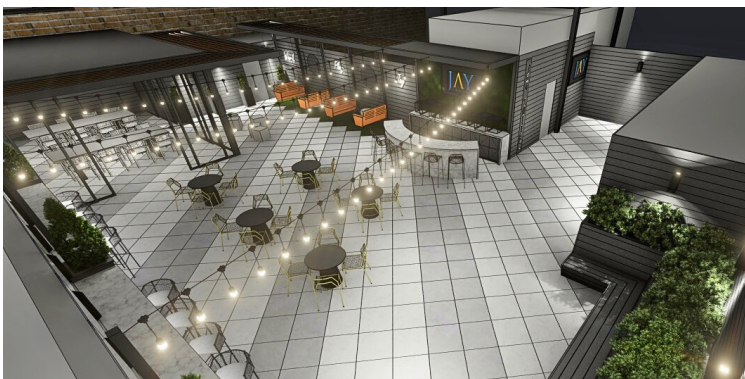
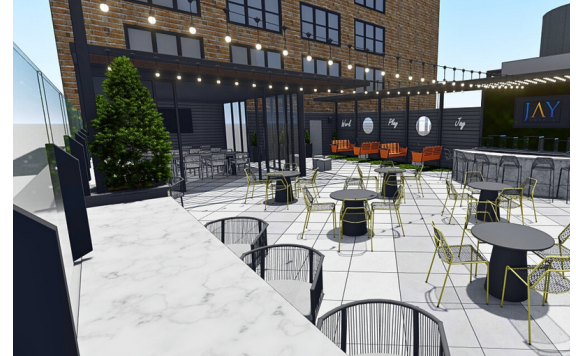
- The terrace has a 150-person occupancy, great for small or large events.
- Fully furnished with outdoor modern décor, club chairs, barstools, and café tables.
- Multi-purpose pergola with surround sound speakers and high-definition TV.
- Built in bar with TV, beverage and wine cooler.
- State of the 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 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  **JACK**
CO-FOUNDER CO-FOUNDER

info@jaysuites.com

"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

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 from wherever you choose. We'll handle your mail, assign you a Manhattan phone number, and at your option, and 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		✓	✓	✓	✓
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 \$15/mo
- Email Administrative Support \$30/hr

10% DISCOUNT
WHEN YOU PAY FOR 12 MONTHS

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.*