

Providing Opportunities in the World's Financial Center

Jay Suites' 16,000 SF downtown location is adjacent to the NYSE in Manhattan's Financial District - the world's business epicenter. The luxuriously-decorated reception area, high-tech office suites, modern conference facilities, and oversized, stylish common areas are guaranteed to impress the most discerning clientele. Venetian plaster walls and obsidian marble floors frame panoramic views of the New York skyline and the Hudson & East Rivers, completing your ideal workplace.

BUILDING PROFILE

Neighborhood Highlights

- ▶ Steps from all major NYC subway lines (1, 2, 3, 4, 5, 6, J, Z, A, C, E & more).
- ▶ Street-level access to an assortment of fine dining & major banking centers.
- ▶ Seconds from famous historic landmarks such as Trinity Church and the NYSE.
- ▶ An array of retail options, from South Street Seaport to the east, to Broadway's big-name shopping destinations to the west.

Center Highlights

- ▶ Grand elevator foyer leading into a modernly designed reception area combining the use of glass and stainless steel, with high-definition TVs and WiFi throughout.
- ▶ Professional receptionists to greet clients, answer phone calls, and provide administrative assistance.
- ▶ First-class, luxuriously furnished offices with desks, chairs and filing space, pre-wired for high-speed Internet and VoIP telephones.
- ▶ Conference rooms equipped with ergonomic chairs, meeting tables, video and teleconferencing via HDTVs. Effortless bookings via our proprietary member portal.
- ▶ Break room with bar height seating, vending machines, appliances, water, and coffee.
- ▶ Jay Suites Hotspot featuring a sitting area with TVs with business news.
- ▶ Blazing fast HD Konica Minolta color printers, fax machines, copiers and scanners.
- ▶ 24/7 Biometric access to business center.



Area Map

SUBWAY LINES

2 3 J Z

(next door)

1 A C

N R 4 5

(5 minute walk)

BUS LINES

M1 M22

M6 N103

M9 O51

M15



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

30 Broad Street
14th Floor
New York, NY 10004

P (212) 300-6675
F (212) 269-2890
info@jaysuites.com



Services Menu



30 Broad Street
14th Floor
New York, NY 10004
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F (212) 269-2890
info@jaysuites.com

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**

24/7 Access Lobby Card **\$50 (2 included)**

Flex Space (Based on Availability)

Day Office **\$30/hour**
Windowed Suite **\$40/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 **\$75/hour**
Room B **\$50/hour**

Messenger Service **\$12.95/package**

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

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

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

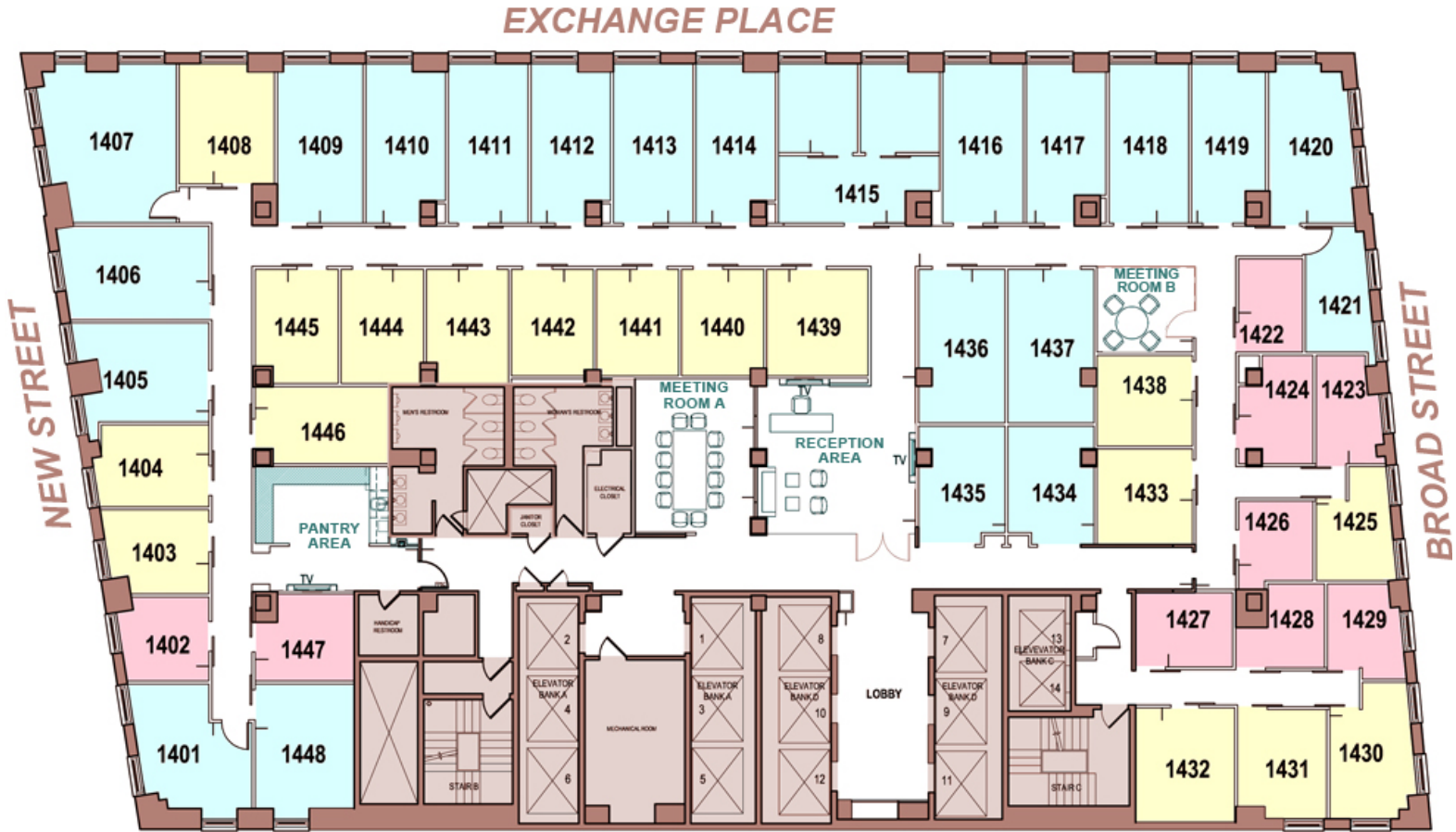
Voicemail to Email **\$10/month**

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



Capacity Key

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.

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

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3rd & 5th Floors
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P (212) 300-3360
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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.





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.