

We are pleased to present you with this exciting opportunity to occupy our beautiful coworking space, which is strategically located between Seventh and Eighth Avenues.

Our facility has a new availability of **five (5) offices** located on the 9<sup>th</sup> floor with unlimited 150 Mbps/150 Mbps FIOS Internet connectivity (wired & WiFi) and the use of our Mitel VOIP telephone systems. We provide extensive use of our conference rooms, huddle areas, printing/scanning capabilities and pantry facilities all included within our standard pricing plan. Terms are flexible – stay as little or as long as you like.

Distinctly designed to meet the needs of new media, creative professionals and start-up technology companies, this new facility is just steps away from the IND/Eighth Avenue Subway at West 35<sup>th</sup> Street. We are within a short walk to Penn Station and numerous upscale restaurants. Our space is a **COVID-Ready** environment with natural oak floors, exposed ceilings, indirect lighting and abundant office-support amenities.

We invite you to share our collaborative working environment, benefit from our technology and rely on our comprehensive support so you can focus on what's really important – the success of your business.



#### Legend

- Proposed/Available WorkPlaces
- Occupied WorkPlaces
- Shared/Common Area Spaces

## iLoftSpace™

Please call us to check for availabilities or to arrange an inspection of our facility:

**WorkPlace Manager**

T 917.995.0510 | M 914.673.4100

cowork@iLoftSpace.com

www.iLoftSpace.com

#### Brokers Protected

A 10% commission, computed in accordance with the terms and conditions of our management agreement, shall be paid to the cooperating broker who consummates a license for coworking space within our facility which is unconditionally executed and delivered by and between the Licensee and iLoftSpace WorkPlaces, LLC.

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**Published Rates**

Effective 07.01.20

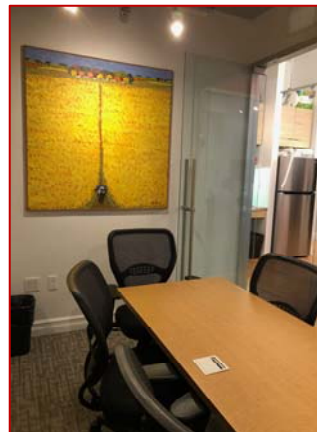
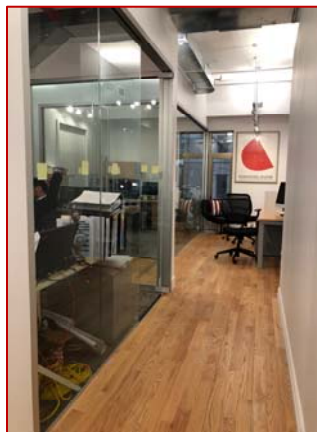
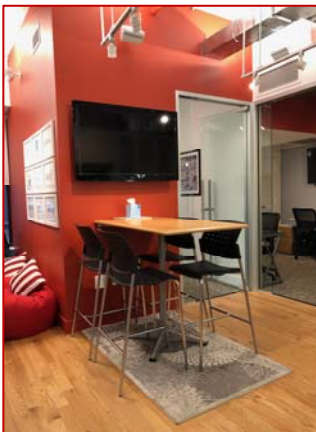
Item/WorkPlace	Open-Area A Line	Open-Area B Type	Enclosed C Type	Enclosed D Type	Enclosed E Type	Enclosed F Type	Enclosed G Type	Enclosed H Type
asking monthly base fee	\$650	\$750	\$1,450	\$1,600	\$1,800	\$2,000	\$1,900	\$2,250
setup fee per person (one-time cost)	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100
security deposit	1 1/2 mos	1 1/2 mos	1 1/2 mos	1 1/2 mos	1 1/2 mos	1 1/2 mos	1 1/2 mos	1 1/2 mos
conference room	8 hrs/mo	8 hrs/mo	8 hrs/mo	8 hrs/mo	10 hrs/mo	10 hrs/mo	10 hrs/mo	10 hrs/mo
more conf room time	\$45/hr	\$45/hr	\$45/hr	\$45/hr	\$45/hr	\$45/hr	\$45/hr	\$45/hr
iLoftConnect & WiFi	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65
iLoftConnect   VLAN & WiFi	\$80	\$80	\$80	\$80	\$80	\$80	\$80	\$80
iLoftConnect Plus   VLAN & WiFi	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95
unlimited domestic phone	included	included	included	included	included	included	included	included
international phone	prevailing rate	prevailing rate	prevailing rate	prevailing rate	prevailing rate	prevailing rate	prevailing rate	prevailing rate
fax/scan	included	included	included	included	included	included	included	included
included b+w prints	100	100	200	200	300	300	300	300
included color prints	30	30	40	40	60	60	60	60
mail handling	included	included	included	included	included	included	included	included

Item/Quantity	1-99	100-499	500-999	1,000-9,999	>10000
additional b+w prints	\$0.10 ea.	\$0.08 ea.	\$0.06 ea.	\$0.05 ea.	\$0.04 ea.
additional color prints	\$0.59 ea.	\$0.49 ea.	\$0.49 ea.	\$0.39 ea.	\$0.35 ea.

Minimum term of occupancy is 90 days.

Maximum term of initial occupancy is 12 months.

Renewal terms are available upon request.



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