

# TKO SUITES



353

LEXINGTON  
AVENUE

# WHAT'S TO LOVE ABOUT 353 LEXINGTON AVENUE



34-story building located 2 blocks from Grand Central Station and a 60 second walk to Grand Central Station



Super affordable offices



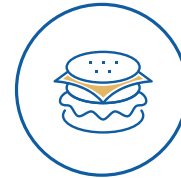
Close to the 4, 5, 6, 7, S & Metro North lines, easy commute to Connecticut and Upstate NY



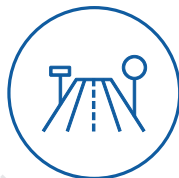
12,000+ square feet to grow into when you need it



Parking garages nearby



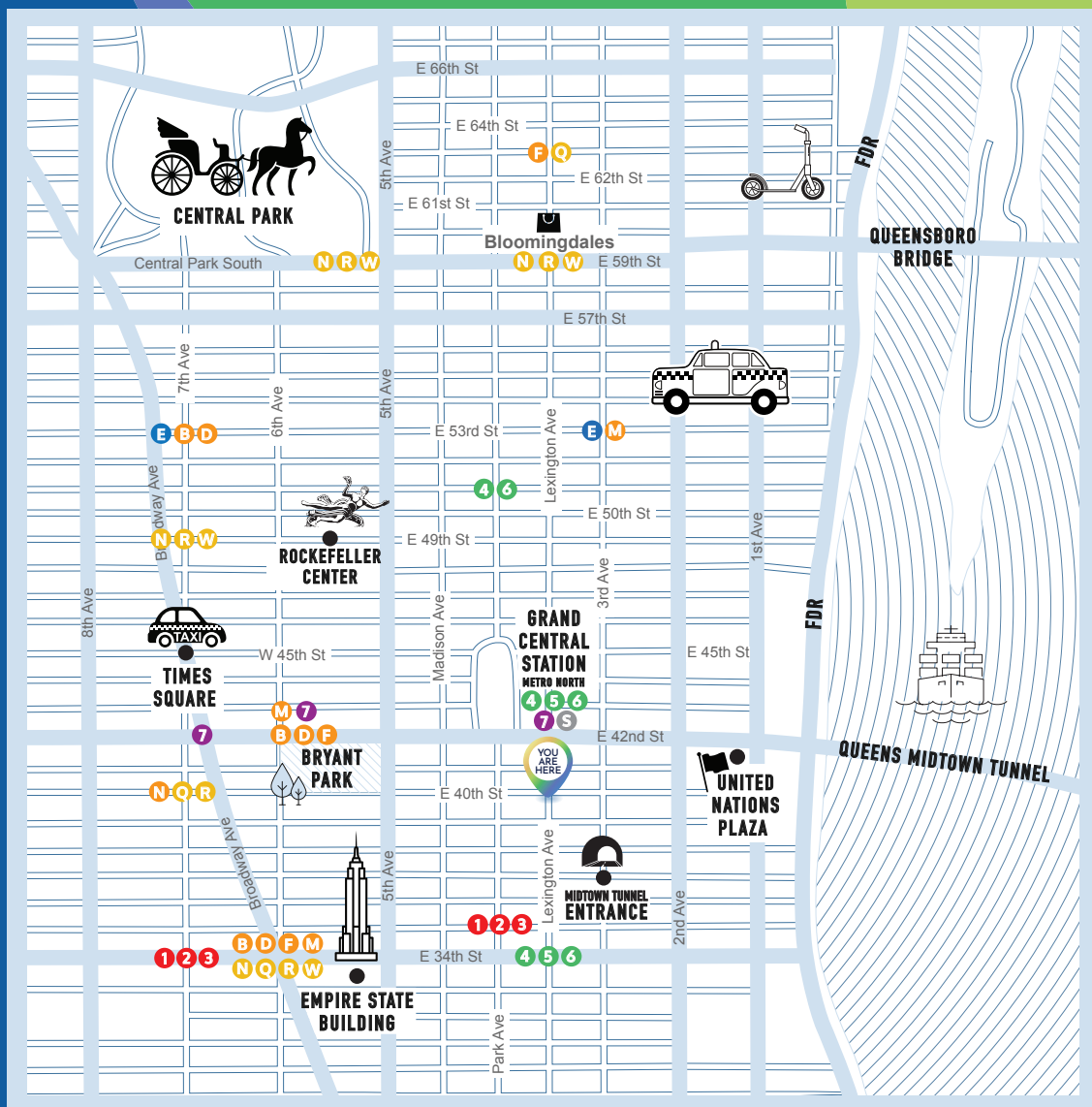
Steps away from great restaurants and shopping



Quick access to the FDR and BQE highways

# NEIGHBORHOOD HIGHLIGHTS

Conveniently located near subways, Grand Central Station, and the FDR



# PROPERTY FLOOR PLANS

## 5<sup>TH</sup> FLOOR

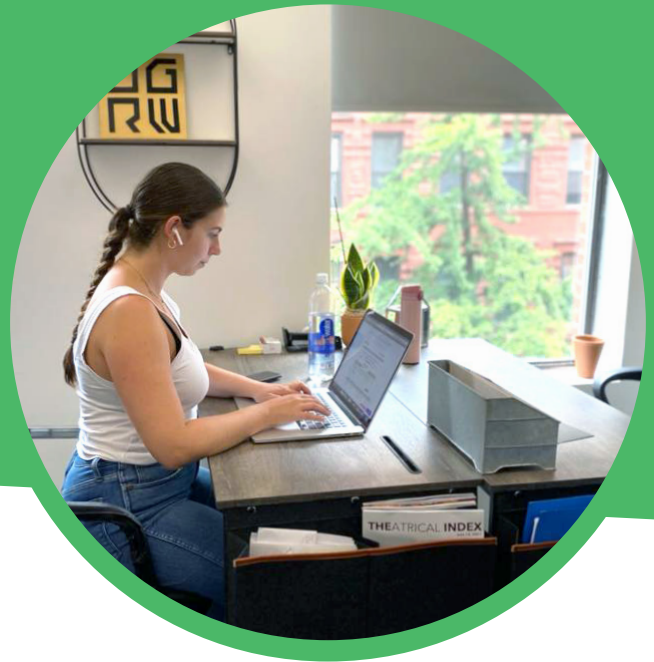


## 4<sup>TH</sup> FLOOR





# INCLUDING EVERYTHING IT TAKES TO RUN AN OFFICE



Our private office suites come complete with tons of great amenities.



PRIME  
LOCATION

12K

SQ. FT.

36

SUITES



\*HIGH-SPEED  
INTERNET



\*PHONE  
SERVICE



CONFERENCE  
ROOM



OFFICE  
FURNITURE



COMPLIMENTARY  
REFRESHMENTS



DAILY  
CLEANING



PRINTER/SCAN/FAX  
CAPABILITY



ADMINISTRATIVE  
SUPPORT



ELECTRIC/HEATING  
& COOLING



MAIL HANDLING



RECEPTIONIST



MAINTENANCE

# ONLY PAY FOR WHAT YOU NEED WITH OPTIONAL ADD-ONS



LIVE  
RECEPTION  
ANSWERING



LOCAL PHONE  
NUMBER CALL  
FORWARDING



LISTING IN  
BUILDING  
DIRECTORY



CONFERENCE  
ROOM USAGE



CLERICAL  
SUPPORT

# WHY CHOOSE OFFICE SUITES OVER TRADITIONAL OFFICE SPACE?

## TRADITIONAL OFFICE SPACES

## TKO SUITES

### STARTUP COSTS

- Architect and contractor fees
- Building materials like sheetrock, carpeting, paint, and lighting
- Construction labor
- Heating and air-conditioning systems
- Networking infrastructure, including telecom cabling
- Furniture
- Office personnel (secretary, IT, etc.)
- Upgrades and maintenance
- Large security deposit
- Increase in real estate taxes and operational expenses
- Time to build out new suites

Starts at:  
**\$50,000**

Two-Month  
Security Deposit  
+ One Small Fee

Starts at:  
**\$1,300**

### MONTHLY COSTS

- High rent
- Real estate taxes
- Utility bills (electricity, gas/air conditioning, phone, water)
- Internet connection and phone service
- Salaries (secretary, IT, security, etc.)
- Ongoing upgrades, cleaning, and maintenance

Starts at:  
**\$5,000**

One all-inclusive  
payment:  
no surprises

Starts at:  
**\$650**

### COMMITMENT

3 to 15 years

1 day to 5 years

## NO RISK WITH GREAT REWARDS!

As you grow, we grow with you: easily add more space when you need it.

# WHY TKO SUITES?



Our fully serviced private office suites give your business a professional environment to **Focus and grow your business.**

We offer private office suites, virtual office plans, and hourly and daily meeting room rentals.

## READY-TO-WORK

Forget the hassle of building an office from scratch, or waiting on hold to set up internet. Fully furnished and equipped, we're ready when you are. Just bring your laptop and can-do spirit.



## PERSONALIZE

Don't just work in any space—work in your space. As long as you leave the office in its original condition, you can personalize the look and feel of your workspace, exactly as YOU like it. If you want, we can do it for you!



## DEDICATED

Unlike other shared workspaces, you won't be disrupted by any paper-thin or glass walls here. Our suites give you the privacy, peace, and quiet you deserve.



## MINIMAL RISK

With a variety of flexible agreement terms and options, from an hour to years, lower your overhead by solely paying for what you use. Flat fees mean there are no surprise charges, ever.







# WE'RE HERE FOR YOU

Choosing a workspace, even in the short term, is an important decision that affects the success of your business.

We're here to answer any questions you may have to make sure you get the most out of your space, or finalize your agreement at your convenience, when you're ready.

**Thank you for considering TKO!**

Valerie Louis  
Office Manager

646.214.2087  
353lex@tkosuites.com

[tkosuites.com](http://tkosuites.com)

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**SUITES**