




BUSINESS CLASS. *Redefined.*

DOWNTOWN33.COM

An aerial photograph of a modern, multi-story office building under construction. The building features a white facade with dark blue horizontal bands and large glass windows. It is situated in an urban area with other commercial buildings and parking lots visible in the background. The sky is a mix of orange, yellow, and grey, indicating a sunset or sunrise. In the foreground, there is a construction site with dirt, some construction equipment, and a concrete mixer truck. The overall scene conveys a sense of progress and modern development.

A brand new Premium Office Building offering an unprecedented array of features and amenities,

**CREATING A WORKSPACE
THAT IS BOTH INSPIRING
AND UNIQUE.**

Located in the center of the Business Hub of Downtown Monsey, 33 Downtown is the ideal place to bring clients and employees.

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SHARED
conference room



WELCOMING
lobby



STATE OF THE ART
design



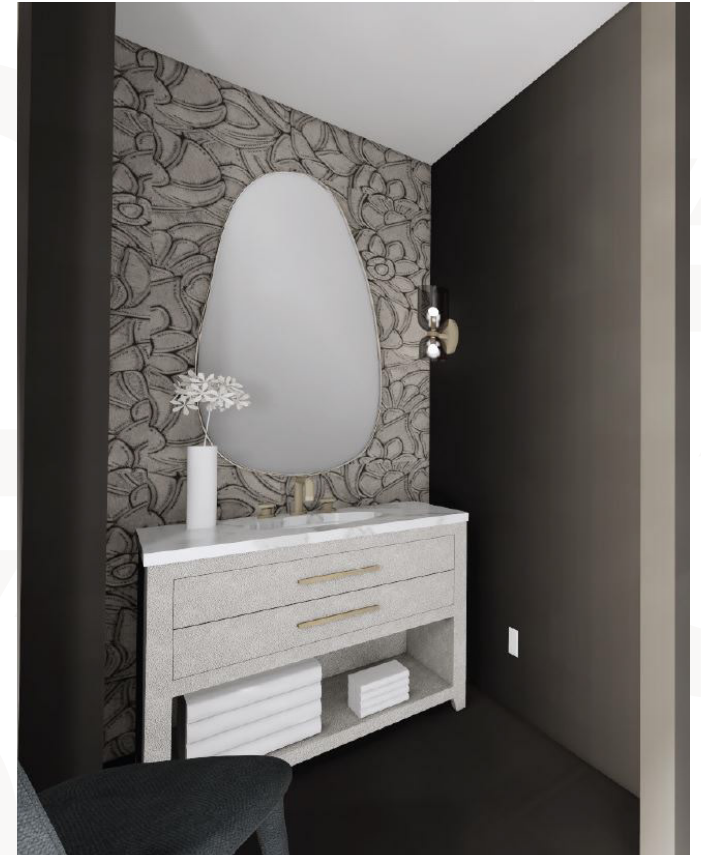
HIGH END
features



UNIQUE & CUSTOM
office design options



LACTATION
rooms



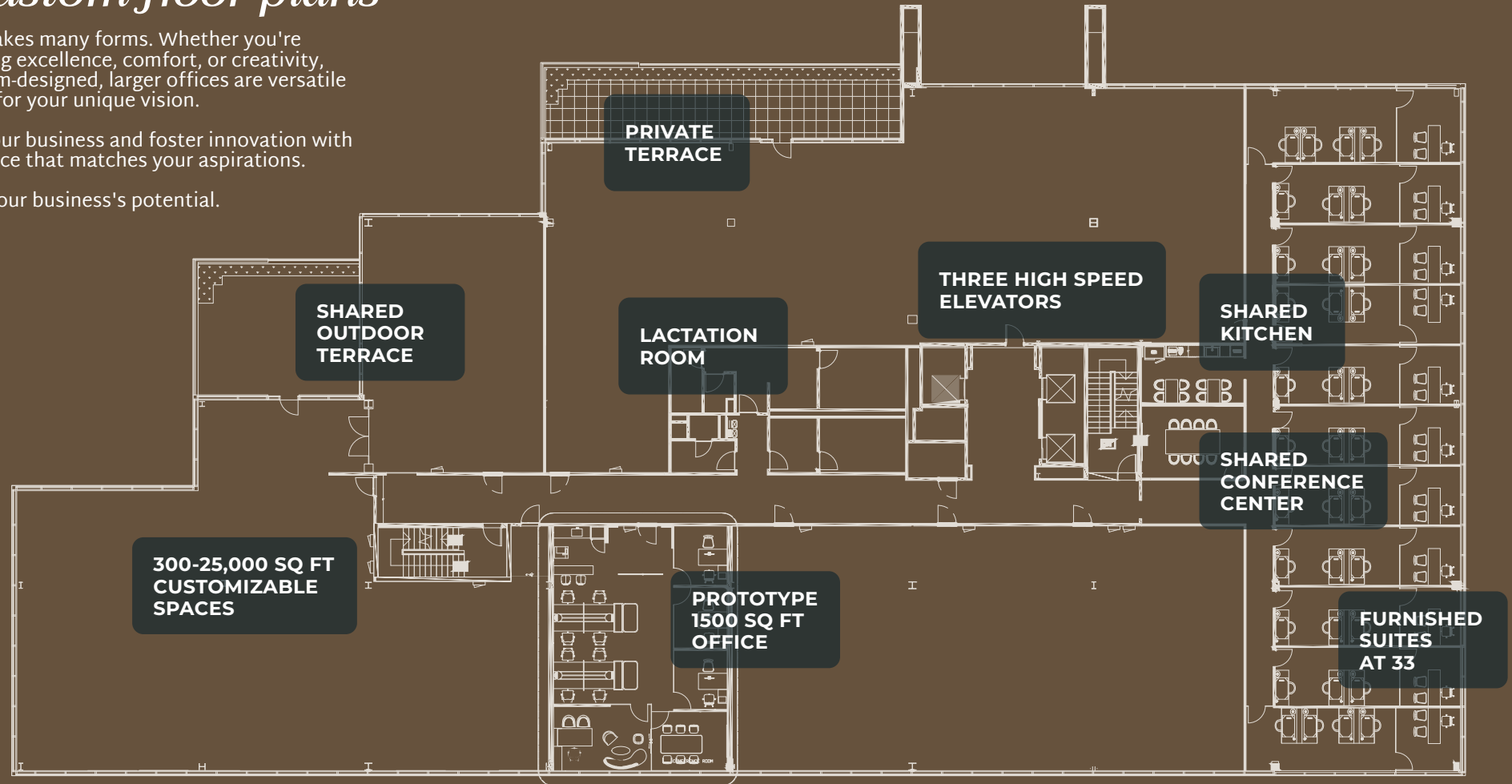
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EXPLORE OUR PRE-BUILT UNITS *or custom floor plans*

Success takes many forms. Whether you're envisioning excellence, comfort, or creativity, our custom-designed, larger offices are versatile canvases for your unique vision.

Elevate your business and foster innovation with a workspace that matches your aspirations.

Unleash your business's potential.



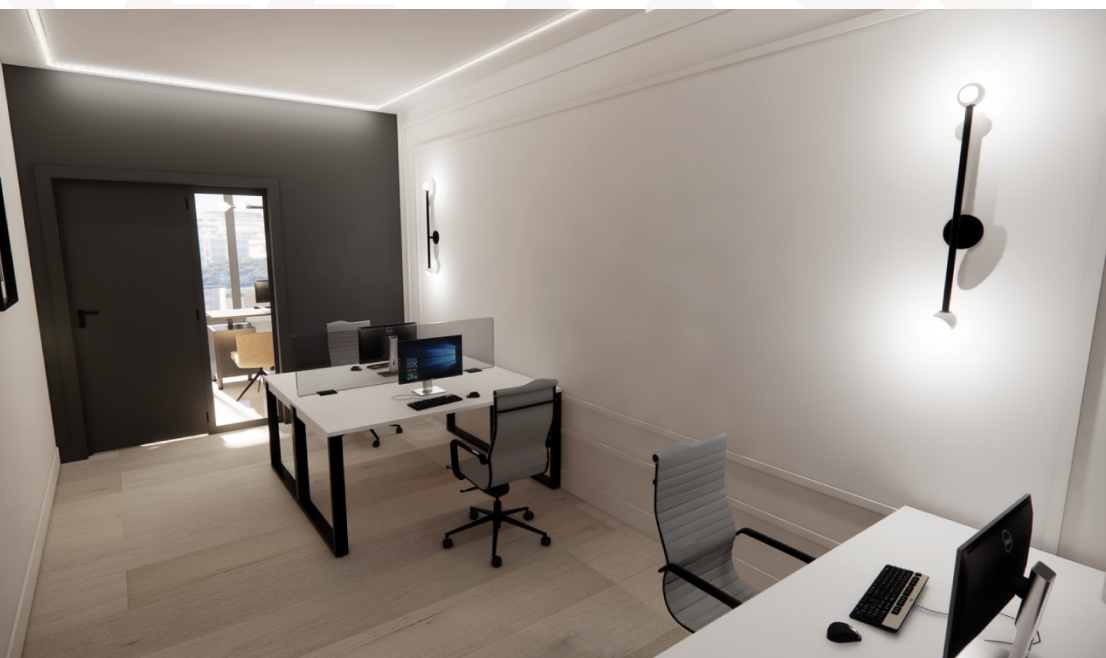
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THE SUITES *at 33*

These furnished offices combine high-end comfort with practical teamwork, offering a private executive area and a lively workspace for a team of three.

With year-to-year flexibility, access exclusive shared amenities like a bespoke conference room and communal kitchen, positioning you amidst a community of influential peers and unparalleled networking opportunities.



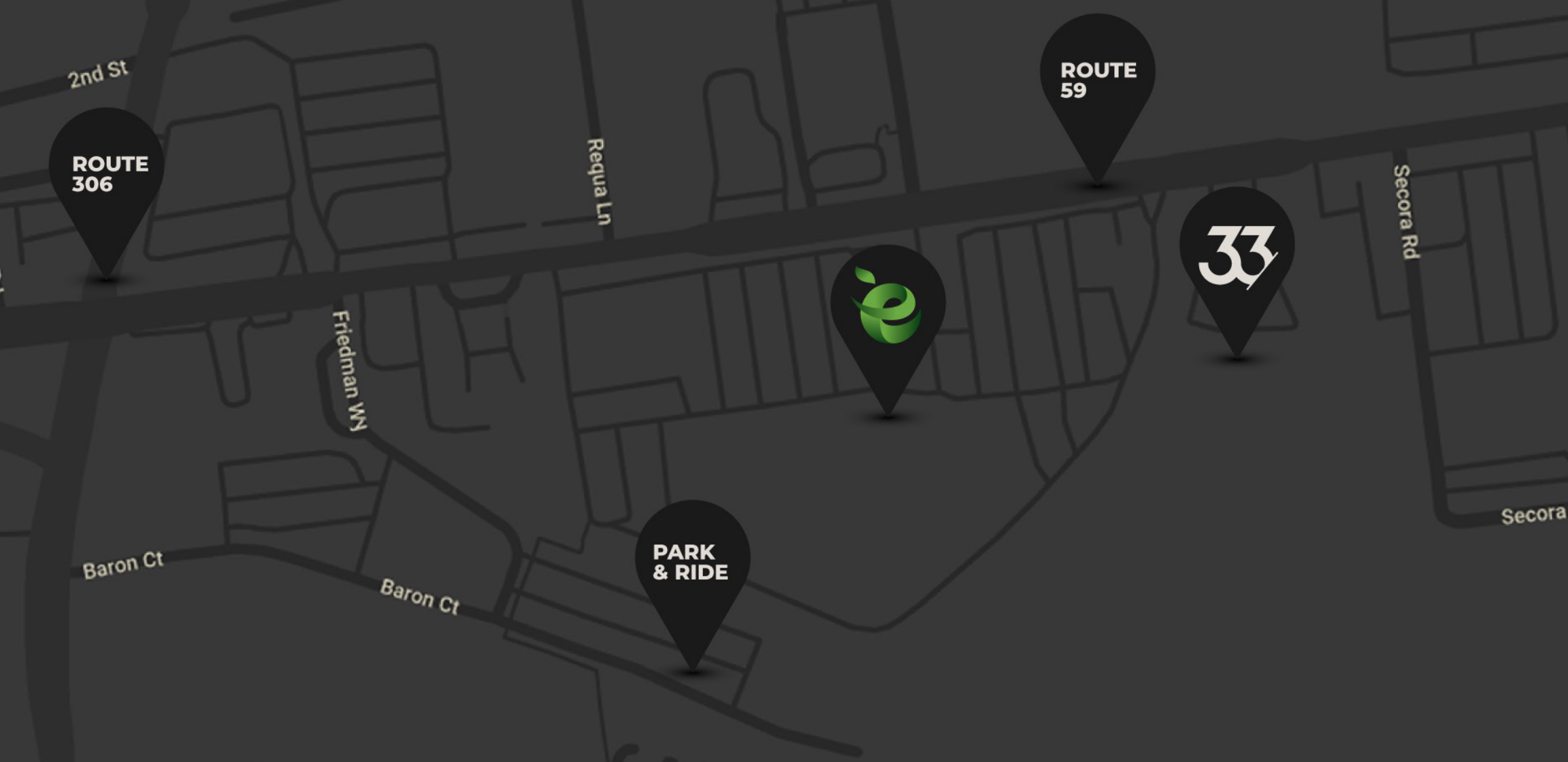
CUSTOMIZE YOUR OFFICE SPACE WITH *our interior designers*

Bring your unique vision to life and tailor your workspace to your exact specifications.

From layout adjustments to personalized decor, your dream office is just a consultation away.



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IN THE HEART OF *Downtown Monsey*

Downtown Monsey isn't just a neighborhood; it's a hotspot for new opportunities and business minded people. Learn more about the Downtown Monsey premier experience.

Town Square

Evergreen Kosher Market
Glatt Geshmak
Simply Sushi
Pescado
The Well
Zishe's

Chick N Chuck
Hava Java
Shelly's Pizza
Fireside Kosher
Oh! Nuts
Kosher Castle

Park & Ride

Monsey Trails
ChargePoint Charging Station

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CUSTOM 33 *delivery app*

Introducing the tailored delivery app exclusively for 33 Downtown tenants – connecting you directly to Town Square and Evergreen's top eateries for a seamless delivery experience.

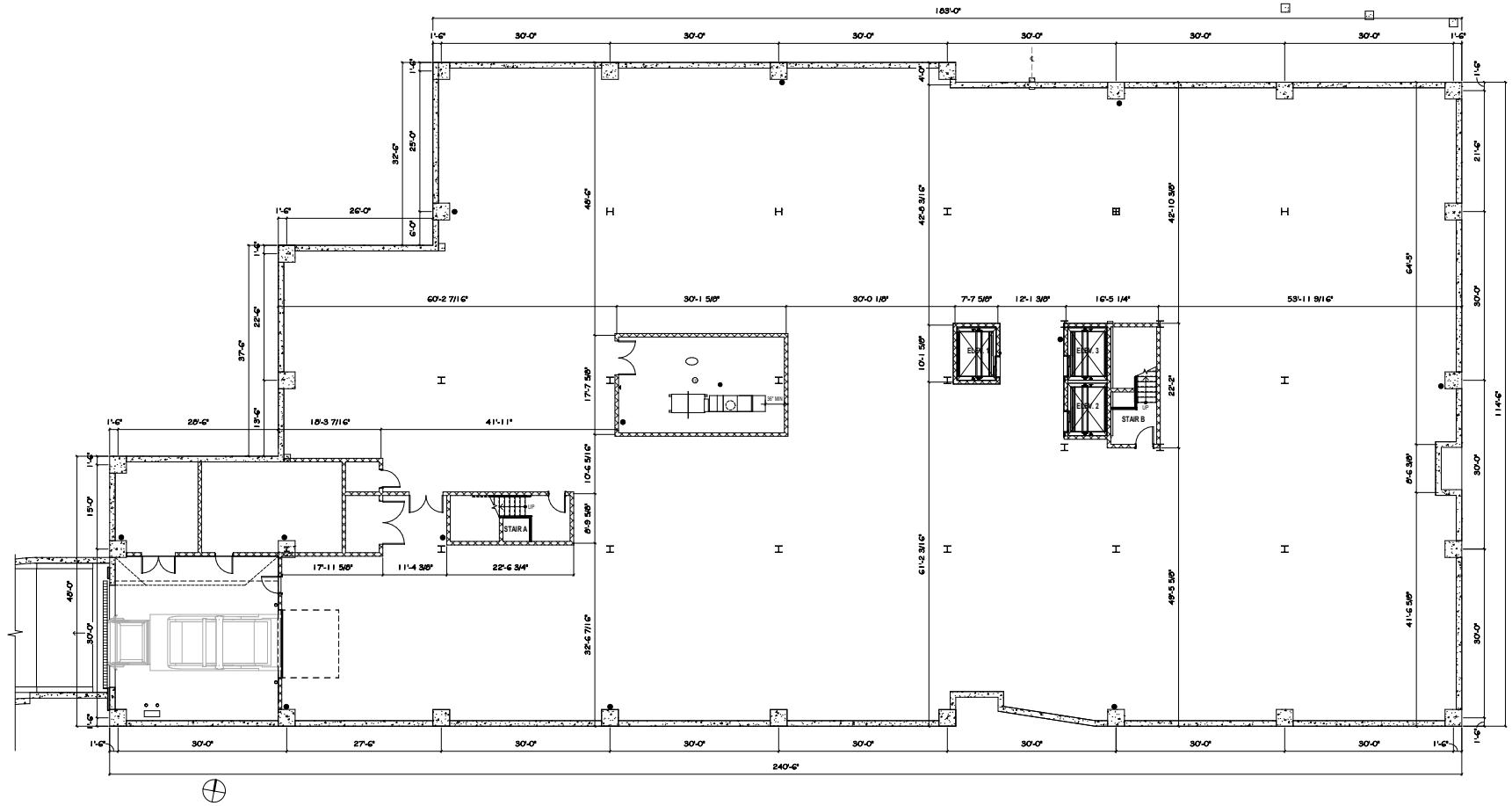
Prioritize productivity with swift, complimentary delivery from renowned spots including Glatt Geshmak, Zishe's, Simply Sushi, Hava Java, Shelli's Pizza, The Well, Pescado, Chick n Chuck, Kosher Castle, and Fireside.

This app ensures that your team enjoys an exclusive and high-end culinary experience without leaving the office.

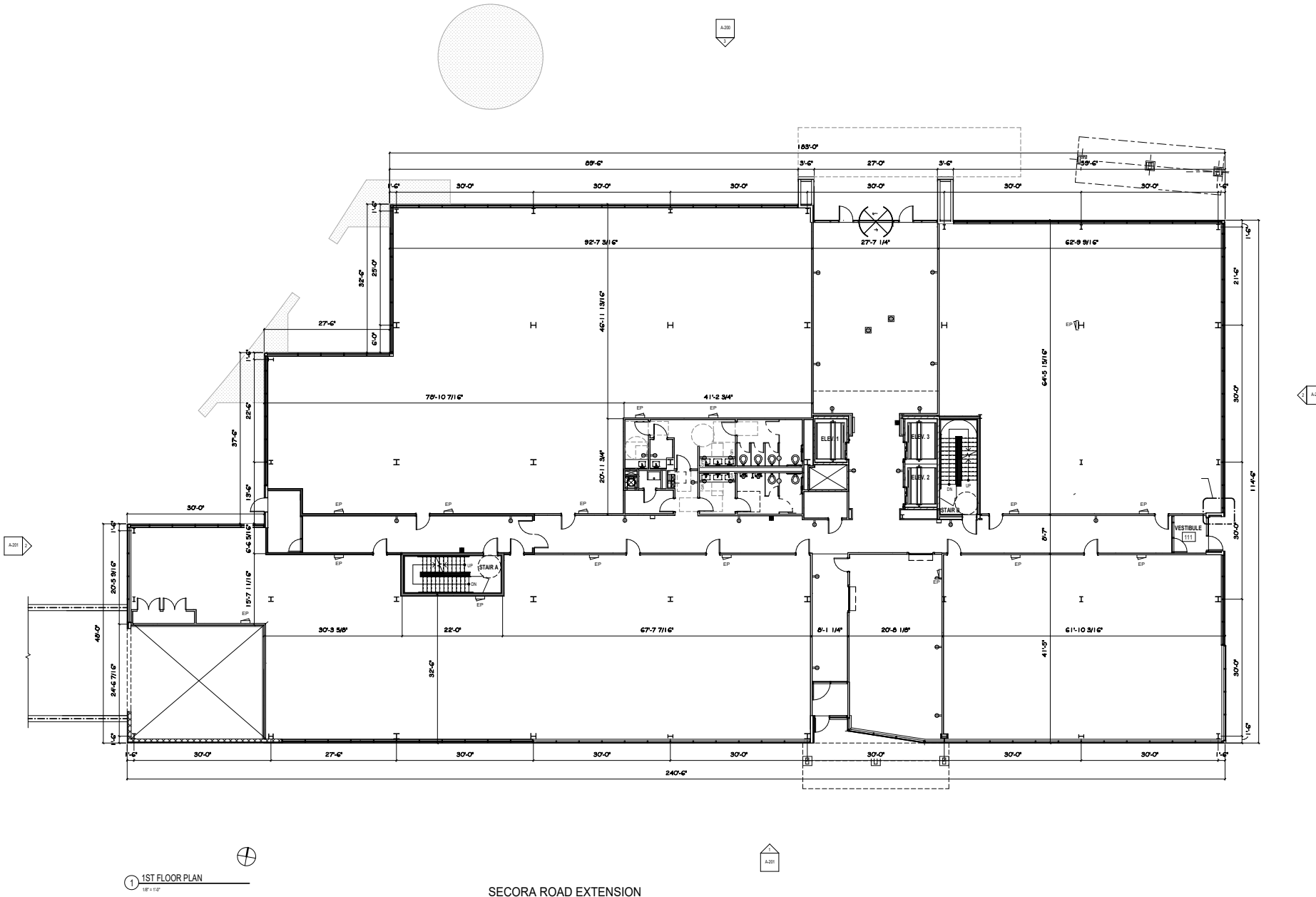
easy come, easy go
PARKING GUIDE

With three entry point parking lots, located near the Town Square mall and the Park and Ride. Parking for you, your employees and your clients is seamless and stress free.





1 BASEMENT FLOOR PLAN
1/8" = 1'-0"



1 1ST FLOOR PLAN
1/8" = 1'-0"

SECORA ROAD EXTENSION



1 5TH FLOOR PLAN
1/8" = 1'-0"



Let's Talk

Whether you aspire to rank among the visionaries coming to Downtown Monsey, or simply have a few questions, we're here for you.