



BUSINESS CLASS. *Redefined.*

DOWNTOWN33.COM

An aerial photograph of a modern, multi-story office building under construction. The building features a facade of dark blue and light grey panels with 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 blue, indicating sunset or sunrise. The foreground shows construction activity with dirt, gravel, and some vehicles.

Success has a new address.
AND IT'S FOR LEASE.

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.

DOWNTOWN33.COM

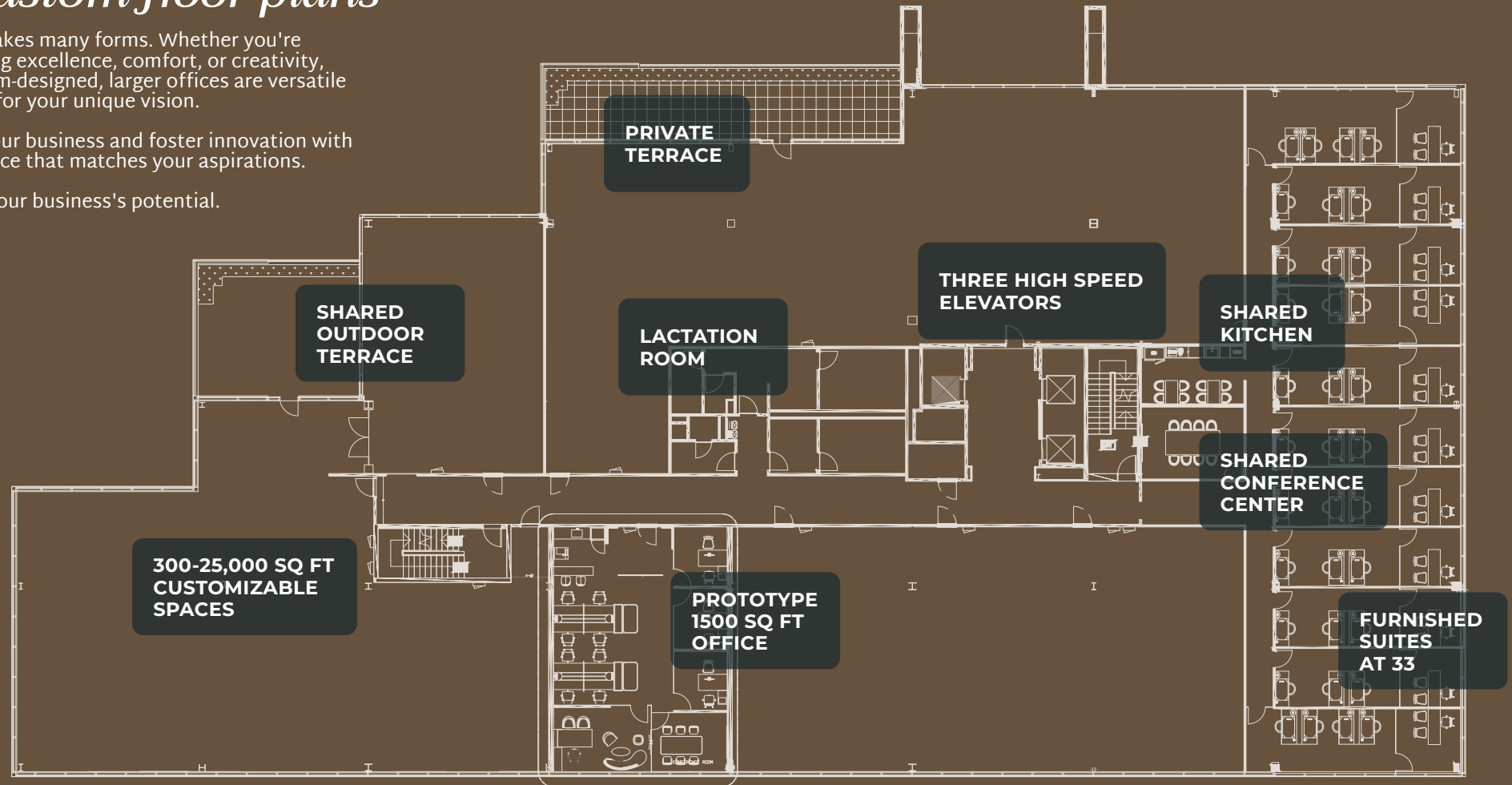
THE OUTSIDE CAUGHT YOUR EYE.
WAIT UNTIL YOU SEE THE INSIDE.

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.



ATTRACT AND RETAIN TALENT WITH AN ADDRESS:
Future-proof your team with an office they'll love to work in.

DOWNTOWN33.COM

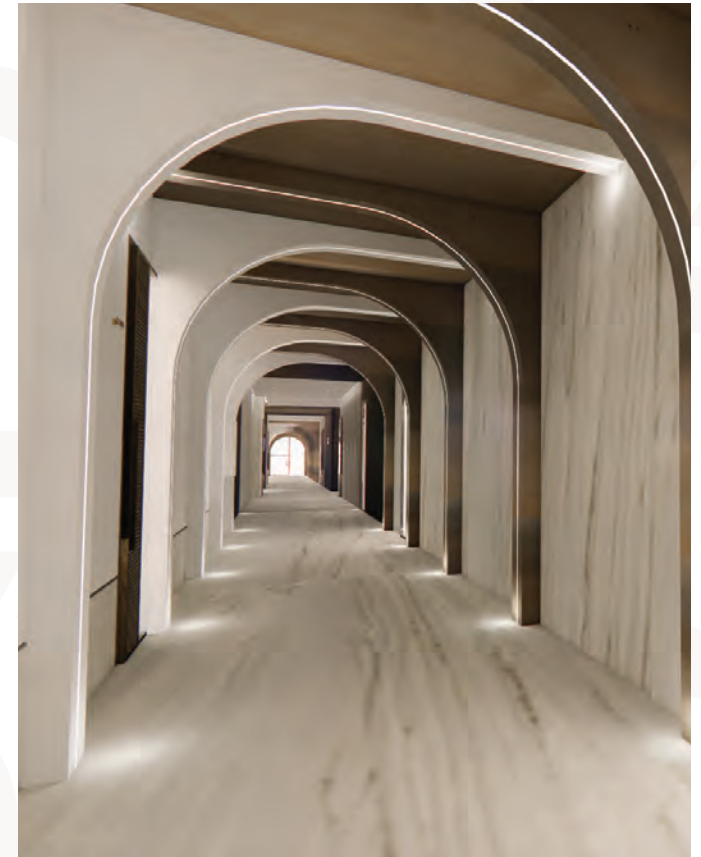
SHARED
conference room



WELCOMING
lobby



STATE OF THE ART
design



WHERE ELEVATOR RIDES BECOME NETWORKING OPPORTUNITIES.

DOWNTOWN33.COM

HIGH END *features*



UNIQUE & CUSTOM *office design options*



LACTATION *rooms*



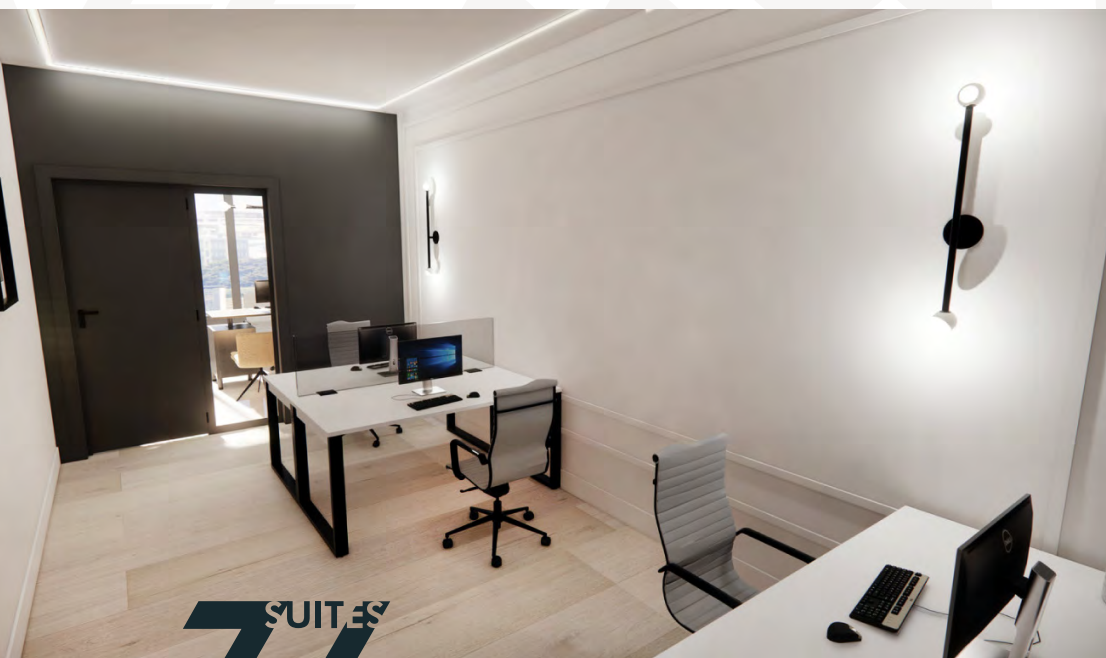
SUDDENLY EVERYONE WANTS TO SCHEDULE MEETINGS BY YOU.

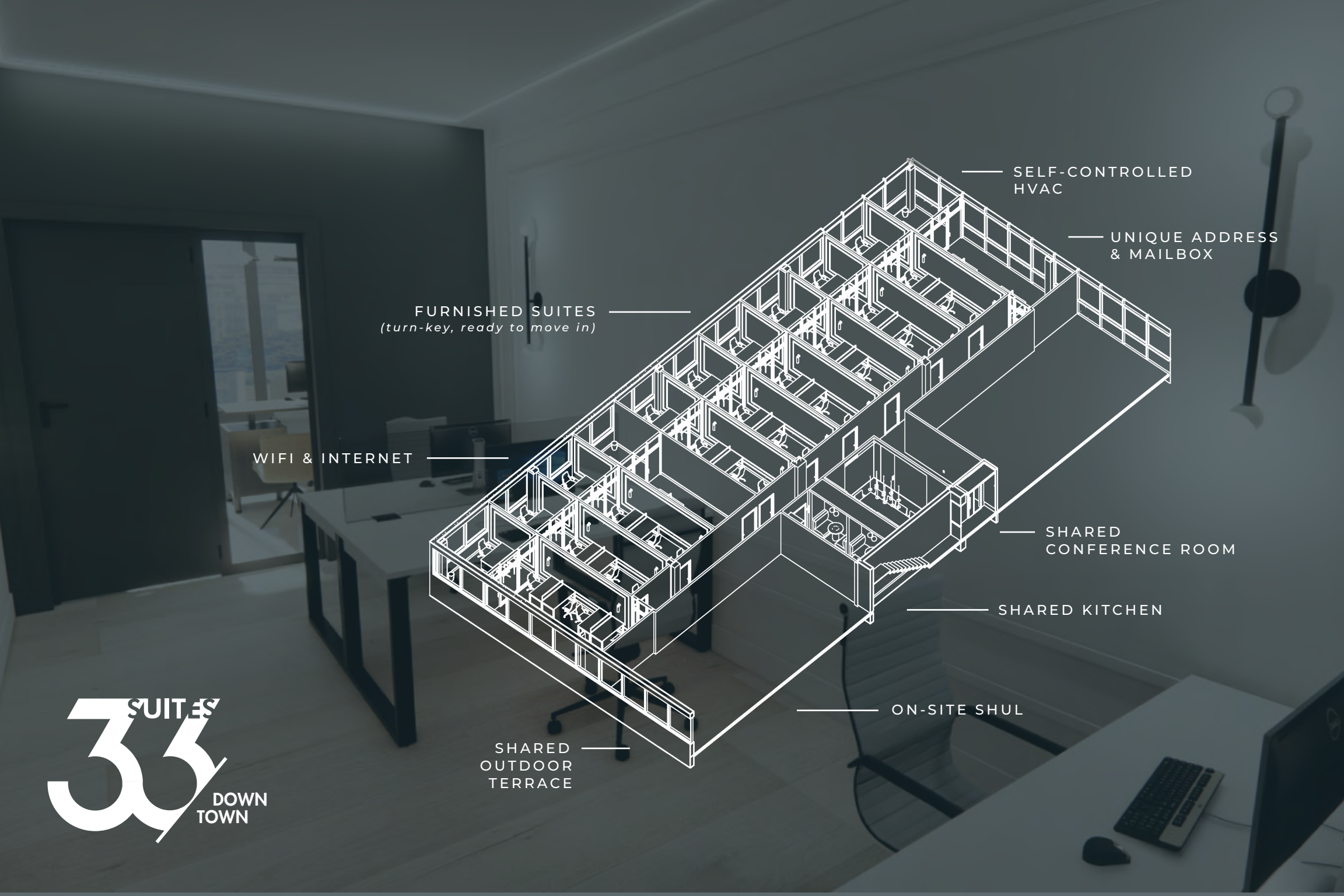
DOWNTOWN33.COM



You don't have to be big
TO PLAY BIG.

Welcome to Suites at 33, where businesses of every size enjoy big business comforts. Starting at just 300 sq ft, our suites offer year-to-year leasing, exclusive access to amenities, and opportunities for growth.





— SELF-CONTROLLED
HVAC

— UNIQUE ADDRESS
& MAILBOX

FURNISHED SUITES
(turn-key, ready to move in)

WIFI & INTERNET

— SHARED
CONFERENCE ROOM

— SHARED KITCHEN

— ON-SITE SHUL

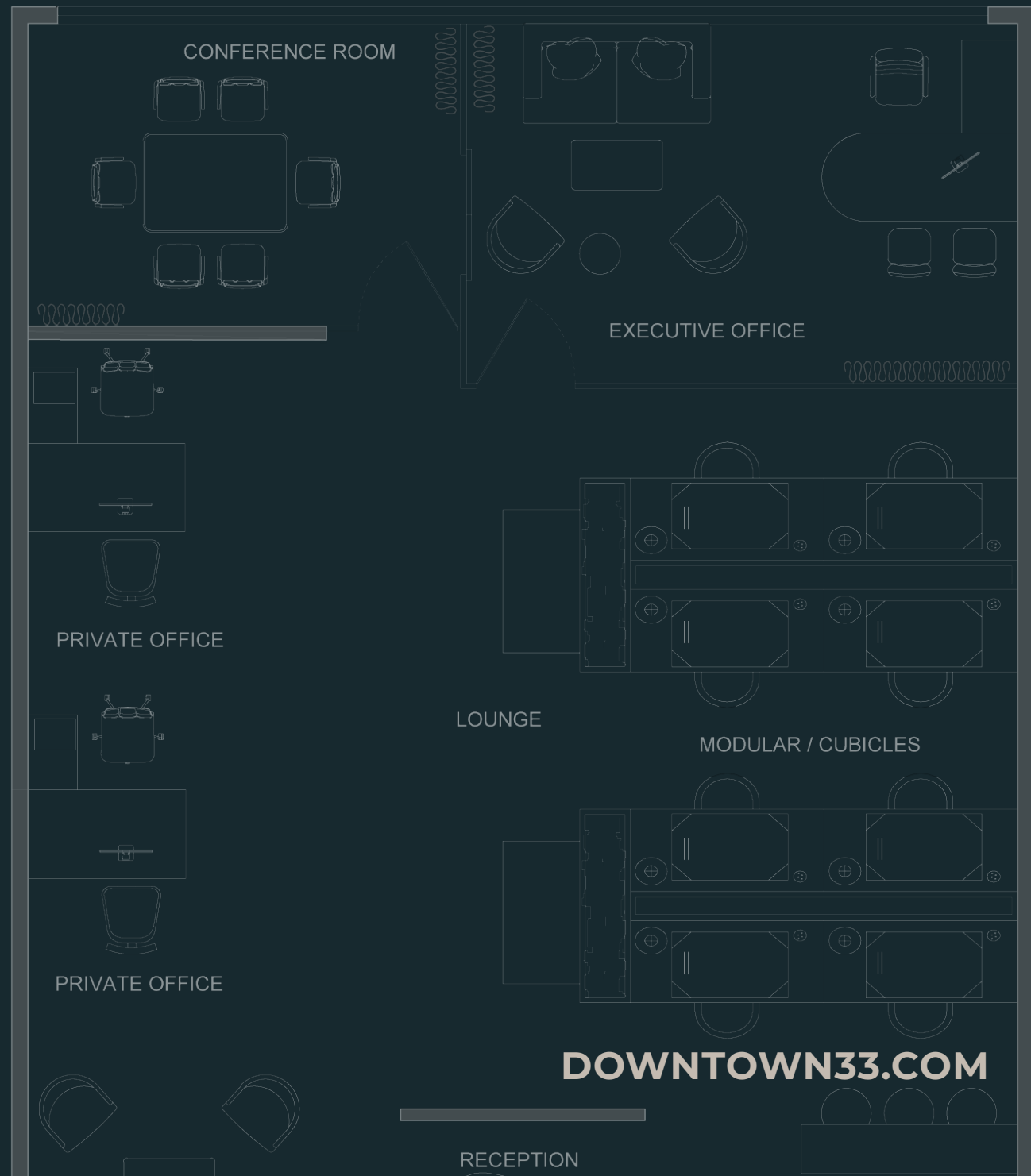
— SHARED
OUTDOOR
TERRACE

SUITES
33
DOWN
TOWN

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.



DOWNTOWN33.COM

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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.

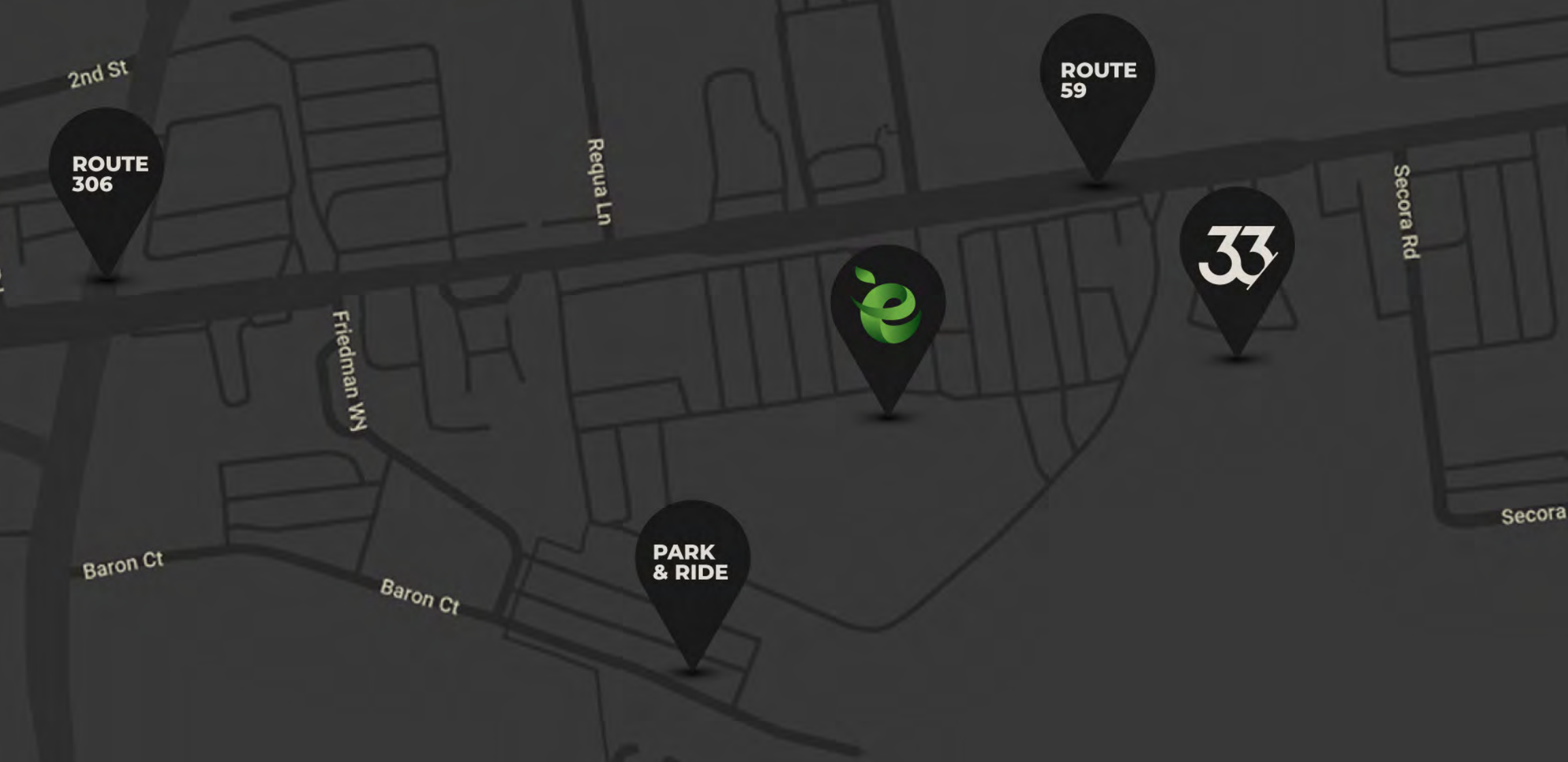
Prioritize productivity with swift, complimentary delivery from renowned spots including Glatt Geshmak, Zishe's, Simply Sushi, Hava Java, Shelli's Pizza, The Well, Pescado, Chick n Chuck, Kosher Castle, and Fireside.

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.





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

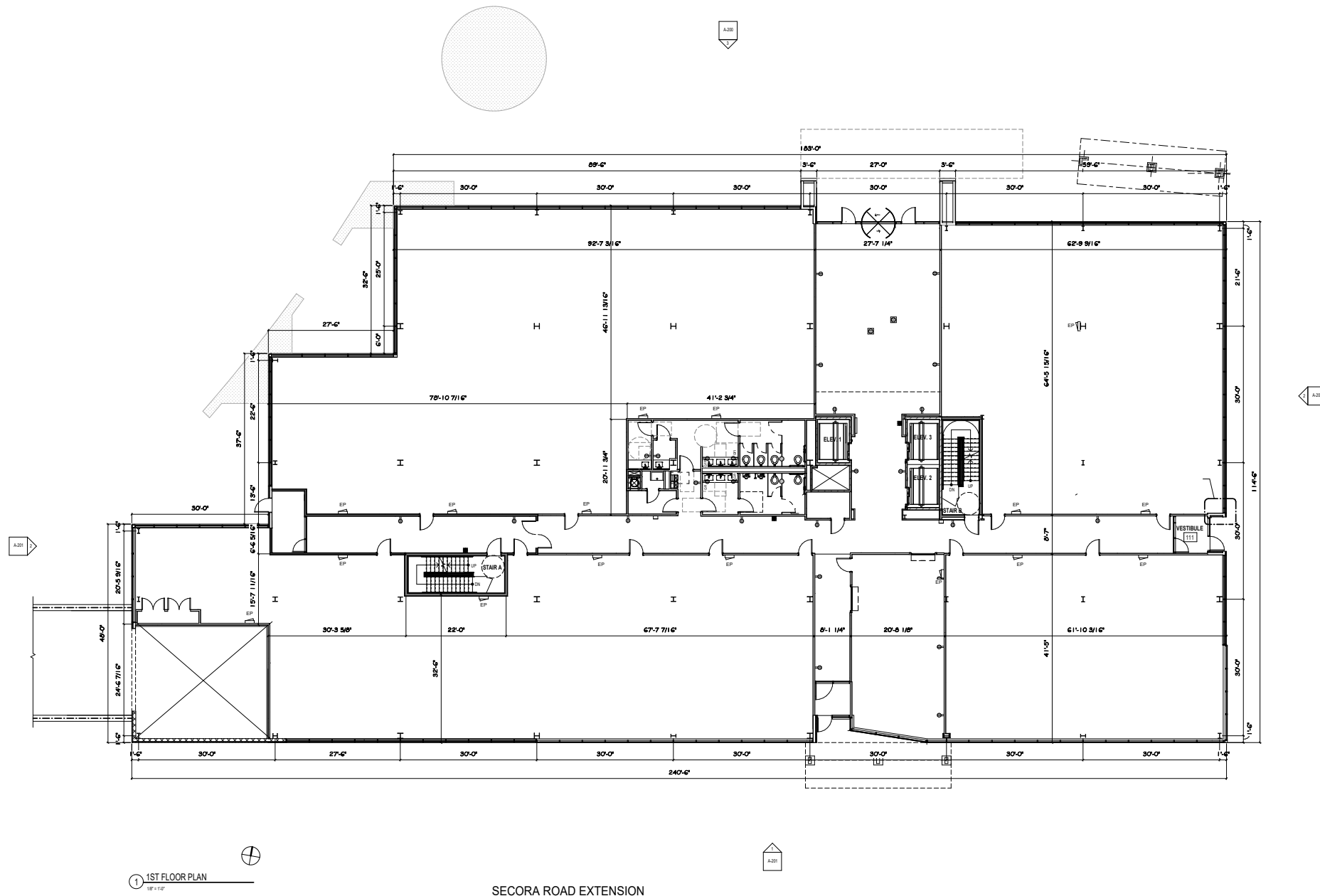
Evergreen Kosher Market
Glatt Geshmak
Simply Sushi
Pescado
The Well
Krispy

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

Park & Ride

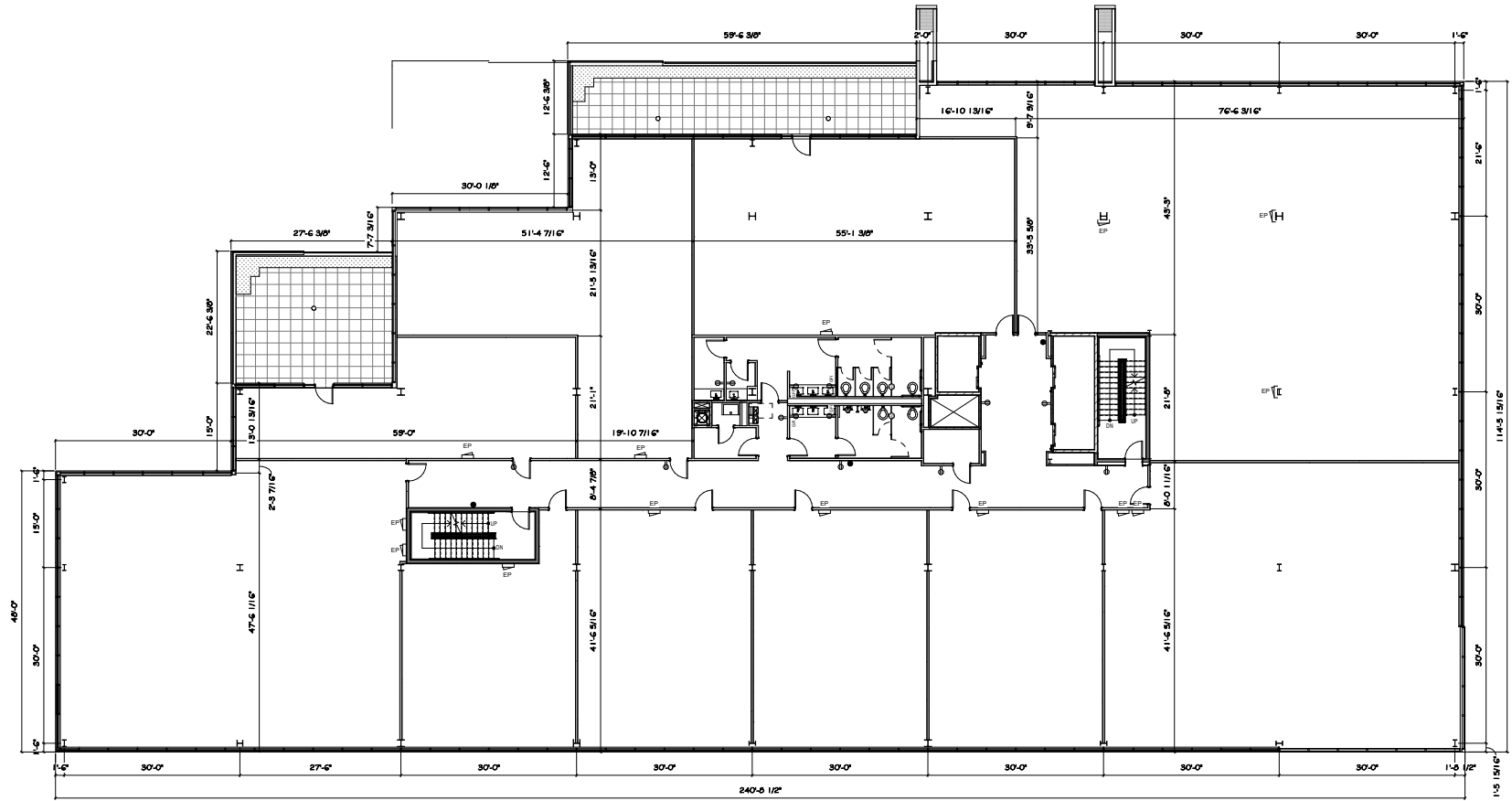
Monsey Trails
ChargePoint Charging Station





SECORA ROAD EXTENSION

A-201



1 4TH FLOOR PLAN
1/8" = 1'-0"



A-201

A-202





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.