



THE PAXTON OFFICES

NEW CONSTRUCTION AT THE
CROSSROADS OF FULTON & FLATBUSH

532 Fulton Street –
Downtown Brooklyn
Office Headquarters with
Ground Floor Presence
& Branding Opportunity

Located in the heart of Downtown Brooklyn, The Paxton provides tenants a full spectrum of benefits – from an easily accessible location to a round-the-clock live/work/play environment – that respond to businesses' top priority – attracting and retaining a sophisticated workforce.

PRIVATE TERRACES • SOARING CEILINGS

DYNAMIC NEIGHBORHOOD • TRANSIT CENTRIC

CONSTRUCTION UPDATE



Presence, Prestige and Privacy Converge at The Paxton Offices

At the confluence of two of Brooklyn's most dynamic thoroughfares –
lively Fulton Street and bustling Flatbush Avenue –
a champagne gold jewel box frame and dedicated building-within-a-building
entrance offer an unmatched level of distinction.





Rarely Does a 137,000 RSF Tenant Encounter This Level
of Brand Power on Such a Prominent Corridor

UNIQUE DESIGN • STREET LEVEL RETAIL AND/OR OFFICE USE
SIGNIFICANT BRANDING OPPORTUNITY • DRAMATIC CONCRETE ENTRANCE CANOPY



Style and Sophistication Define the Office Lobby

CALACATTA MARBLE FEATURE WALL • MANNED WOOD AND STONE RECEPTION DESK
SADDLE LEATHER BENCH SEATING • ORIGINAL ARTWORK • SCULPTURAL LIGHTING

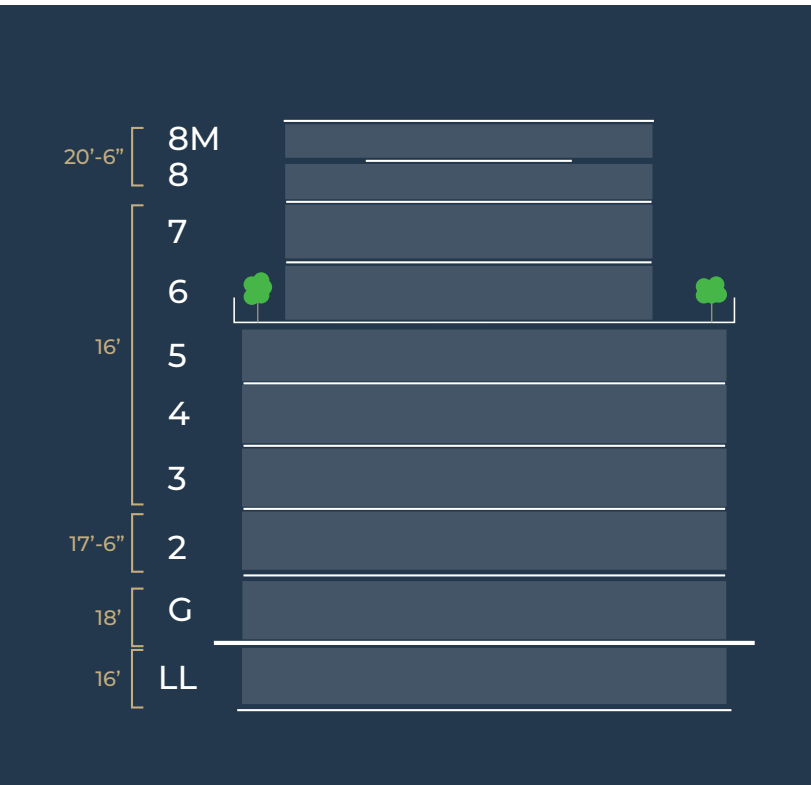


Employee-centric Space Delivers the Essential Tenant Experience

EFFICIENT SIDE-CORE FLOORPLATES • TWO PRIVATE TERRACES
FULL-HEIGHT REFLECTIVE GLASS • SOARING CEILINGS • PET FRIENDLY

Unique Opportunity to Combine
Ground Floor Branded Space
with Modern Offices

OFFICE AVAILABILITIES



Floor	Square Feet	Features
8th Floor	13,021 RSF	20'-6" Ceilings
7th Floor	13,021 RSF	16' Ceilings
6th Floor	13,021 RSF	Includes dual terraces totaling 3,000 SF 16' Ceilings
5th Floor	18,044 RSF	16' Ceilings
4th Floor	18,044 RSF	16' Ceilings
3rd Floor	18,044 RSF	16' Ceilings
2nd Floor	15,803 RSF	17'-6" Ceilings
Ground Floor	13,982 RSF	18' Ceilings
Lower Level	14,095 RSF	16' Ceilings

137,075 RSF AVAILABLE • MULTIPLE TERRACES • PRIVATE ENTRANCE & LOBBY

Exclusive Leasing Agent

CBRE

BRAD GERLA
Executive Vice President
212 984 7153
brad.gerla@cbre.com

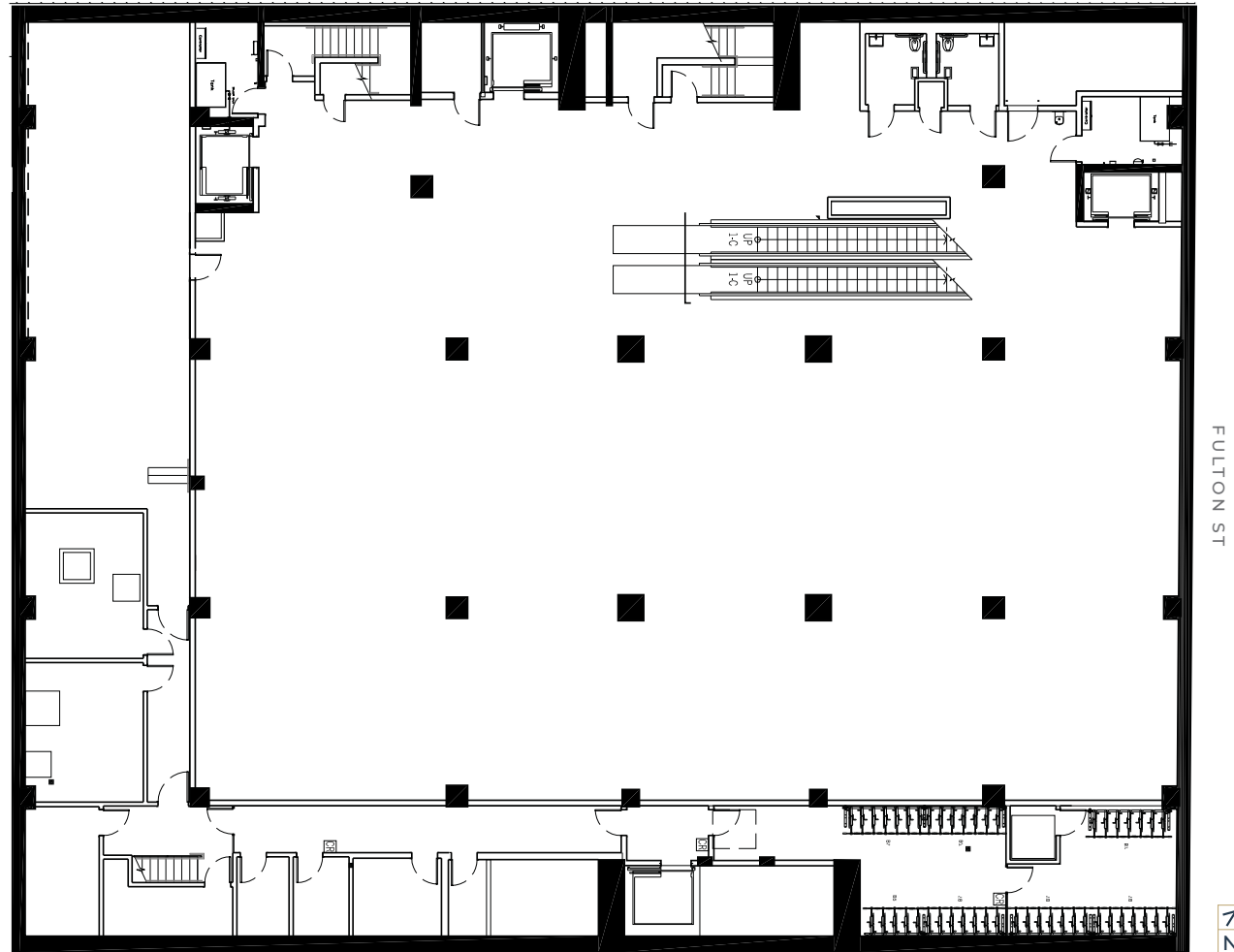
JONATHAN COPE
Senior Vice President
212 618 7015
jonathan.cope@cbre.com

TIM FREYDBERG
First Vice President
212 984 8136
tim.freydberg@cbre.com

DAVID KATZ
Associate
212 984 7170
david.katz@cbre.com

Owner / Developer

JENEL
REAL ESTATE



Exclusive Leasing Agent

CBRE

BRAD GERLA
Executive Vice President
212 984 7153
brad.gerla@cbre.com

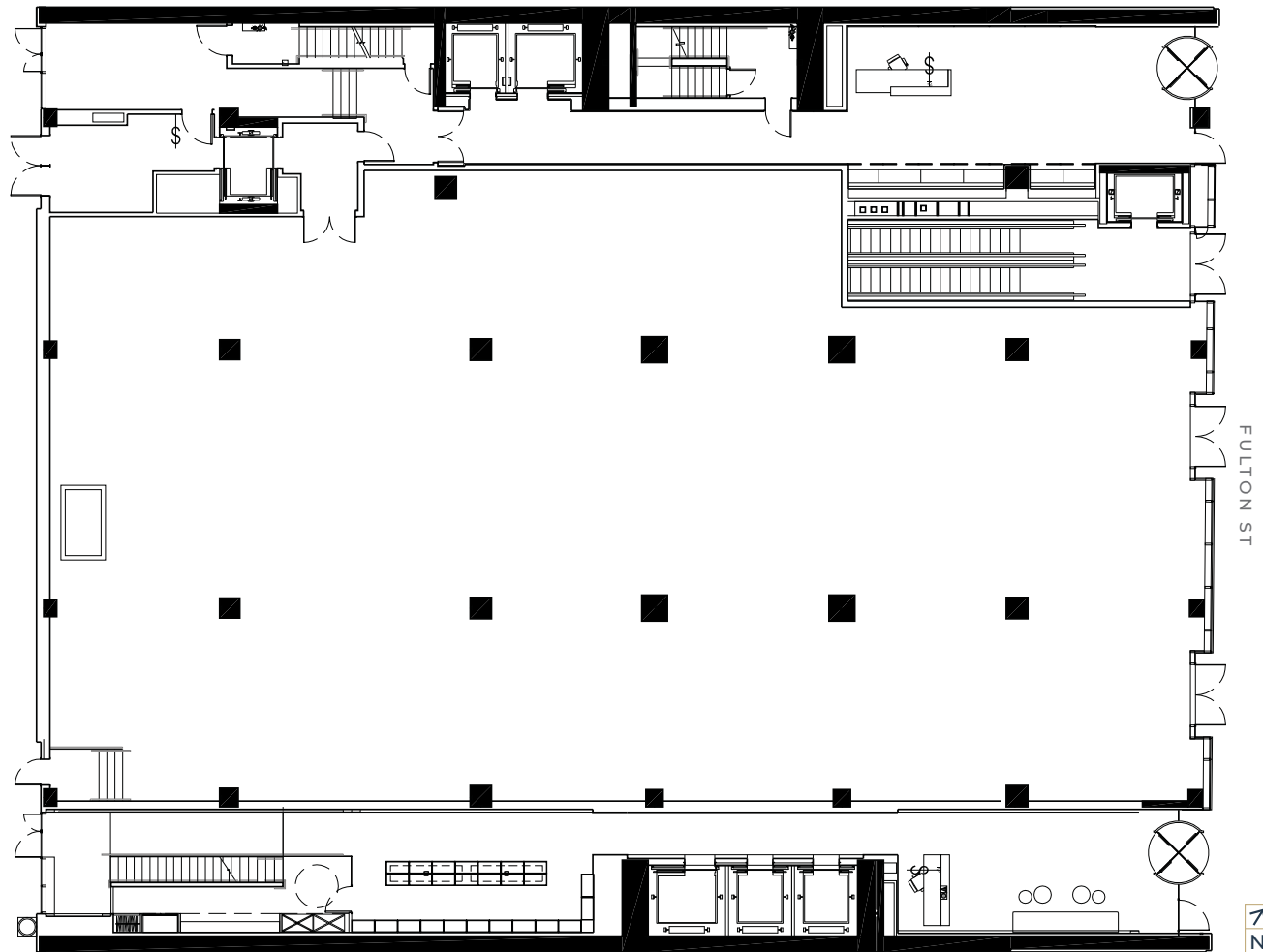
JONATHAN COPE
Senior Vice President
212 618 7015
jonathan.cope@cbre.com

TIM FREYDBERG
First Vice President
212 984 8136
tim.freydberg@cbre.com

DAVID KATZ
Associate
212 984 7170
david.katz@cbre.com

Owner / Developer

JENEL
REAL ESTATE



Exclusive Leasing Agent

CBRE

BRAD GERLA
Executive Vice President
212 984 7153
brad.gerla@cbre.com

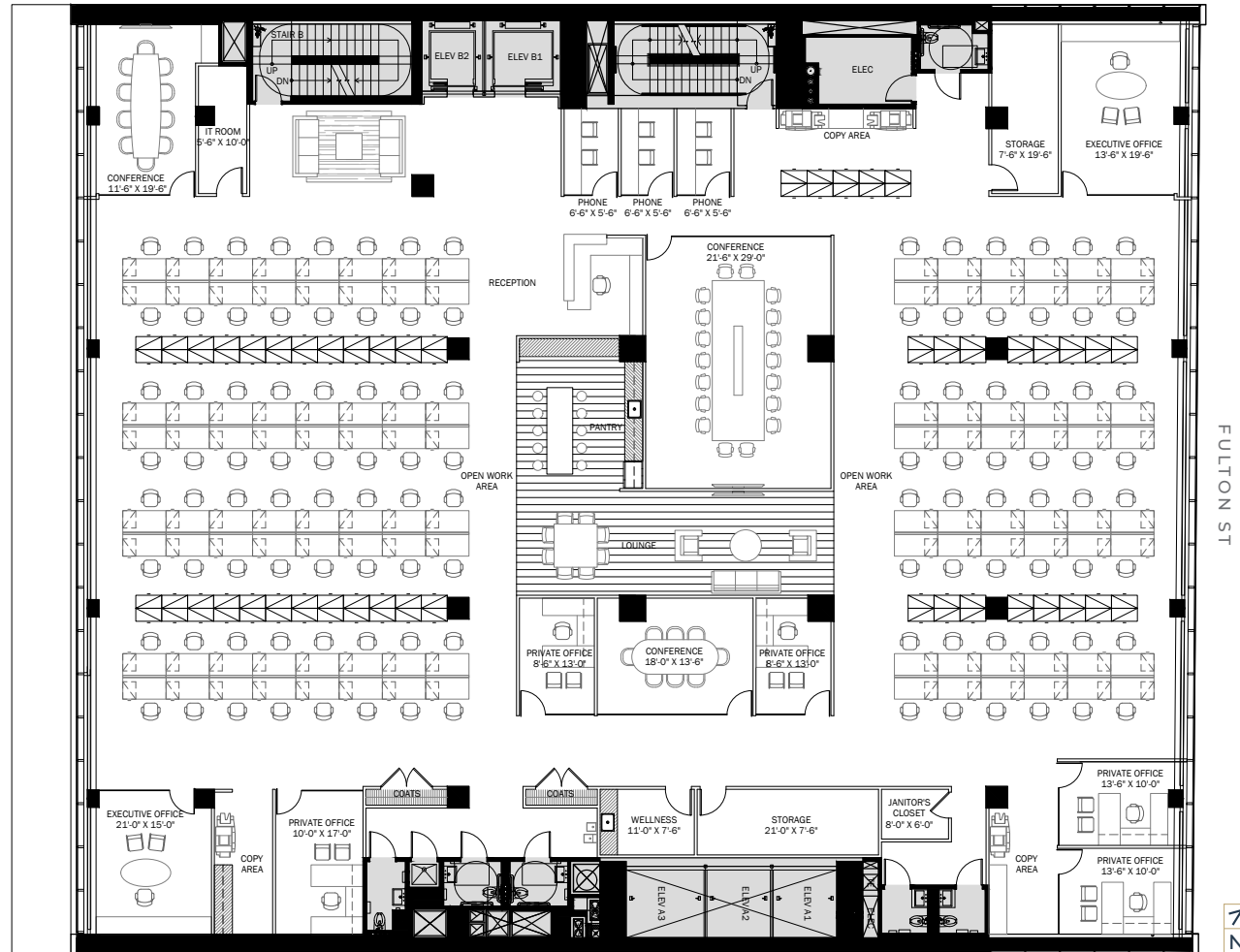
JONATHAN COPE
Senior Vice President
212 618 7015
jonathan.cope@cbre.com

TIM FREYDBERG
First Vice President
212 984 8136
tim.freydberg@cbre.com

DAVID KATZ
Associate
212 984 7170
david.katz@cbre.com

Owner / Developer

JENEL
REAL ESTATE



5 PRIVATE OFFICES 2 EXECUTIVE OFFICES 112 WORKSTATIONS 3 CONFERENCE ROOMS 1 PANTRY 1 RECEPTION
119 TOTAL SEATS

Exclusive Leasing Agent

CBRE

BRAD GERLA
Executive Vice President
212 984 7153
brad.gerla@cbre.com

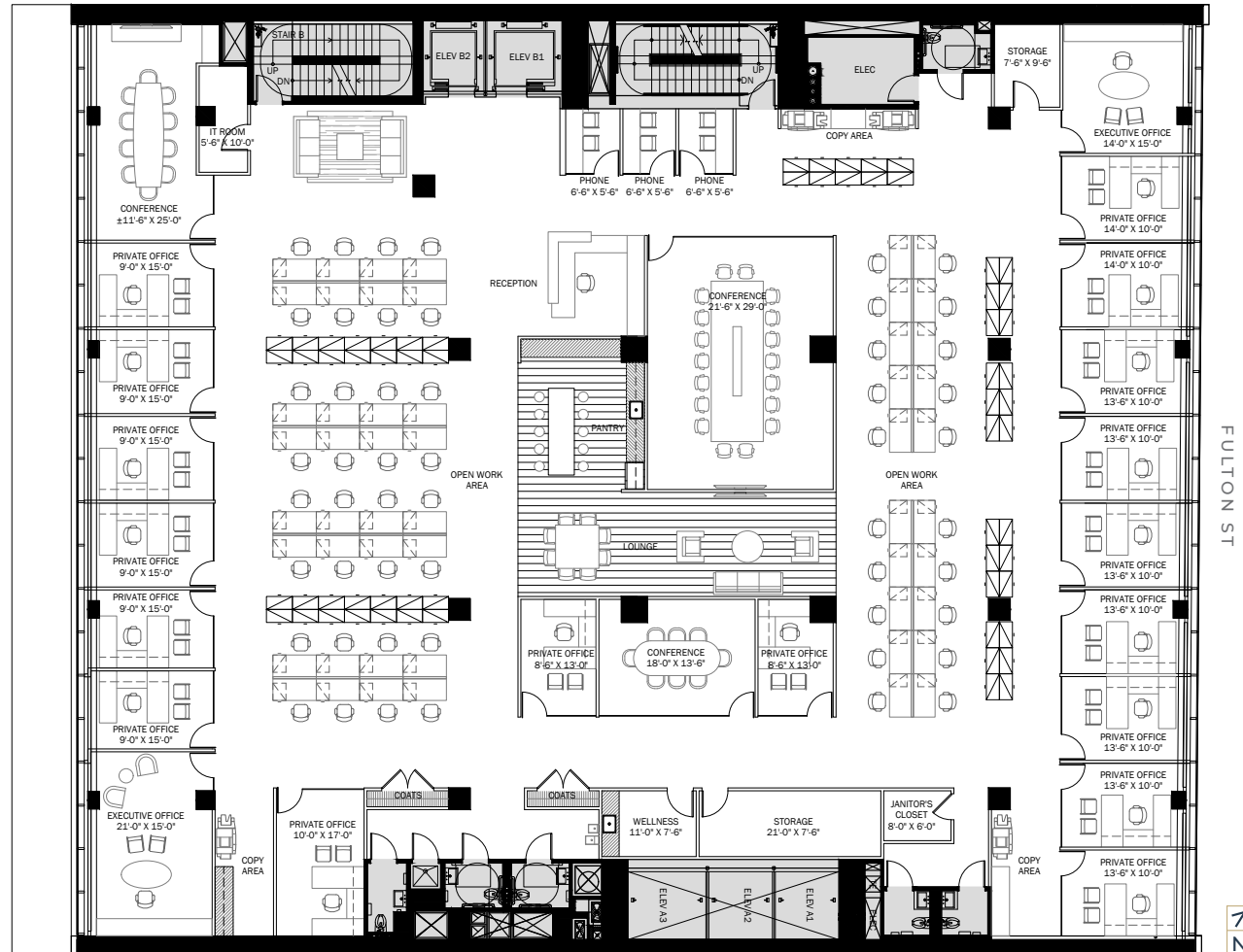
JONATHAN COPE
Senior Vice President
212 618 7015
jonathan.cope@cbre.com

TIM FREYDBERG
First Vice President
212 984 8136
tim.freydberg@cbre.com

DAVID KATZ
Associate
212 984 7170
david.katz@cbre.com

Owner / Developer

JENEL
REAL ESTATE



18 PRIVATE OFFICES 2 EXECUTIVE OFFICES 52 WORKSTATIONS 3 CONFERENCE ROOMS 1 PANTRY 1 RECEPTION
72 TOTAL SEATS

Exclusive Leasing Agent

CBRE

BRAD GERLA
Executive Vice President
212 984 7153
brad.gerla@cbre.com

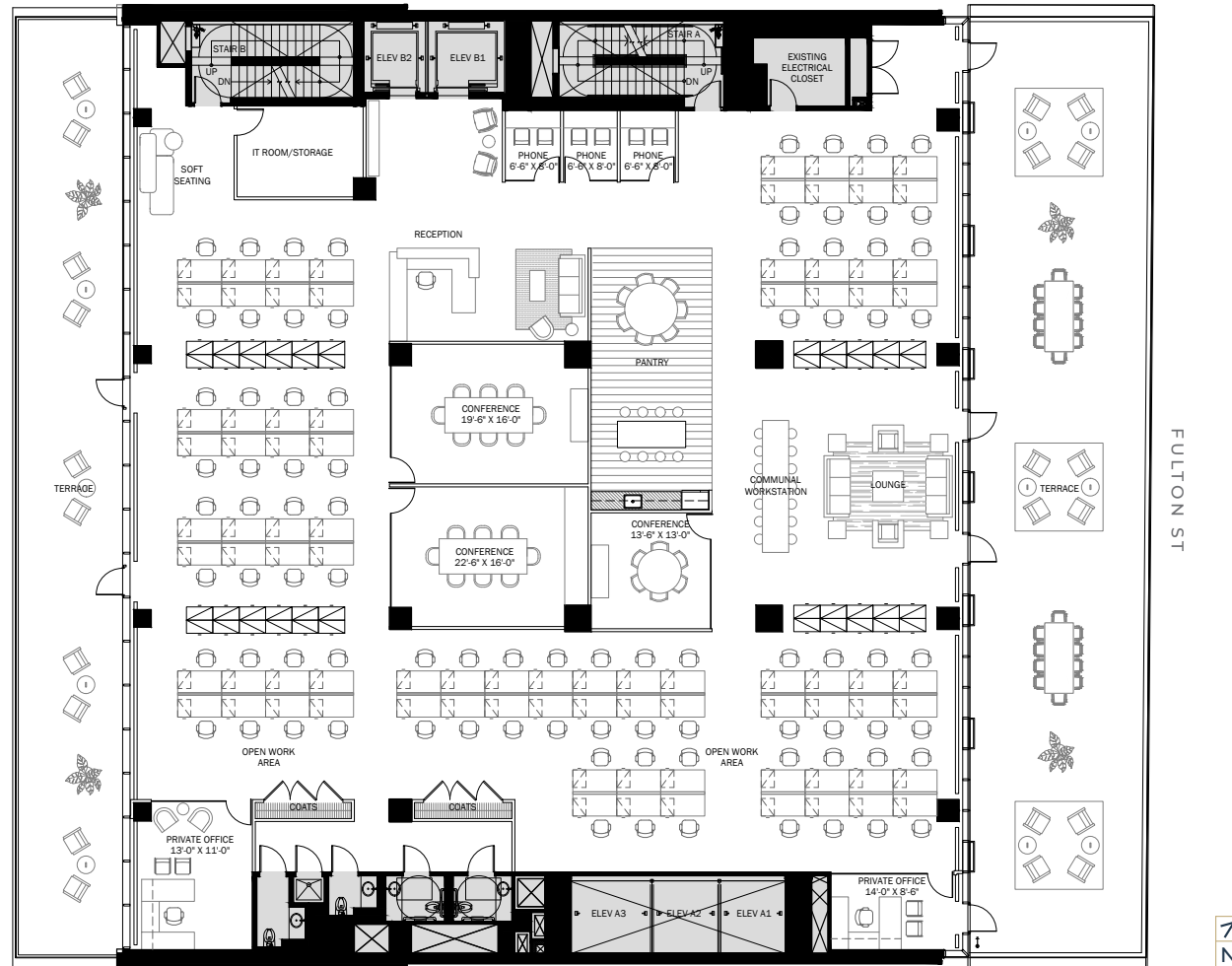
JONATHAN COPE
Senior Vice President
212 618 7015
jonathan.cope@cbre.com

TIM FREYDBERG
First Vice President
212 984 8136
tim.freydberg@cbre.com

DAVID KATZ
Associate
212 984 7170
david.katz@cbre.com

Owner / Developer

JENEL
REAL ESTATE



2 PRIVATE OFFICES 84 WORKSTATIONS 3 CONFERENCE ROOMS 1 PANTRY 1 RECEPTION 2 TERRACES
86 TOTAL SEATS

Exclusive Leasing Agent

CBRE

BRAD GERLA
Executive Vice President
212 984 7153
brad.gerla@cbre.com

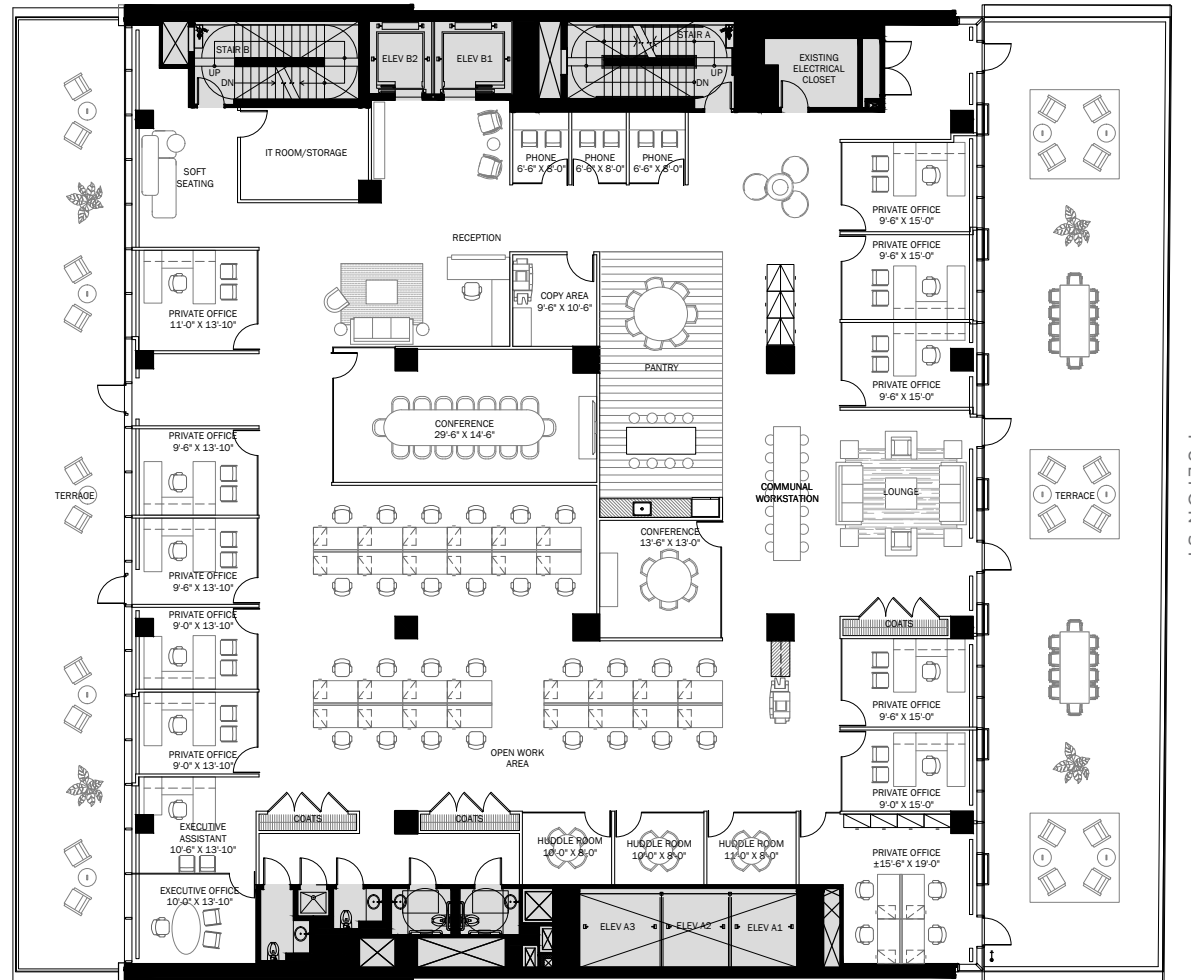
JONATHAN COPE
Senior Vice President
212 618 7015
jonathan.cope@cbre.com

TIM FREYDBERG
First Vice President
212 984 8136
tim.freydberg@cbre.com

DAVID KATZ
Associate
212 984 7170
david.katz@cbre.com

Owner / Developer

JENEL
REAL ESTATE



11 PRIVATE OFFICES 1 EXECUTIVE OFFICE 18 WORKSTATIONS 2 CONFERENCE ROOMS 1 PANTRY 1 RECEPTION 2 TERRACES
30 TOTAL SEATS

Exclusive Leasing Agent

CBRE

BRAD GERLA
Executive Vice President
212 984 7153
brad.gerla@cbre.com

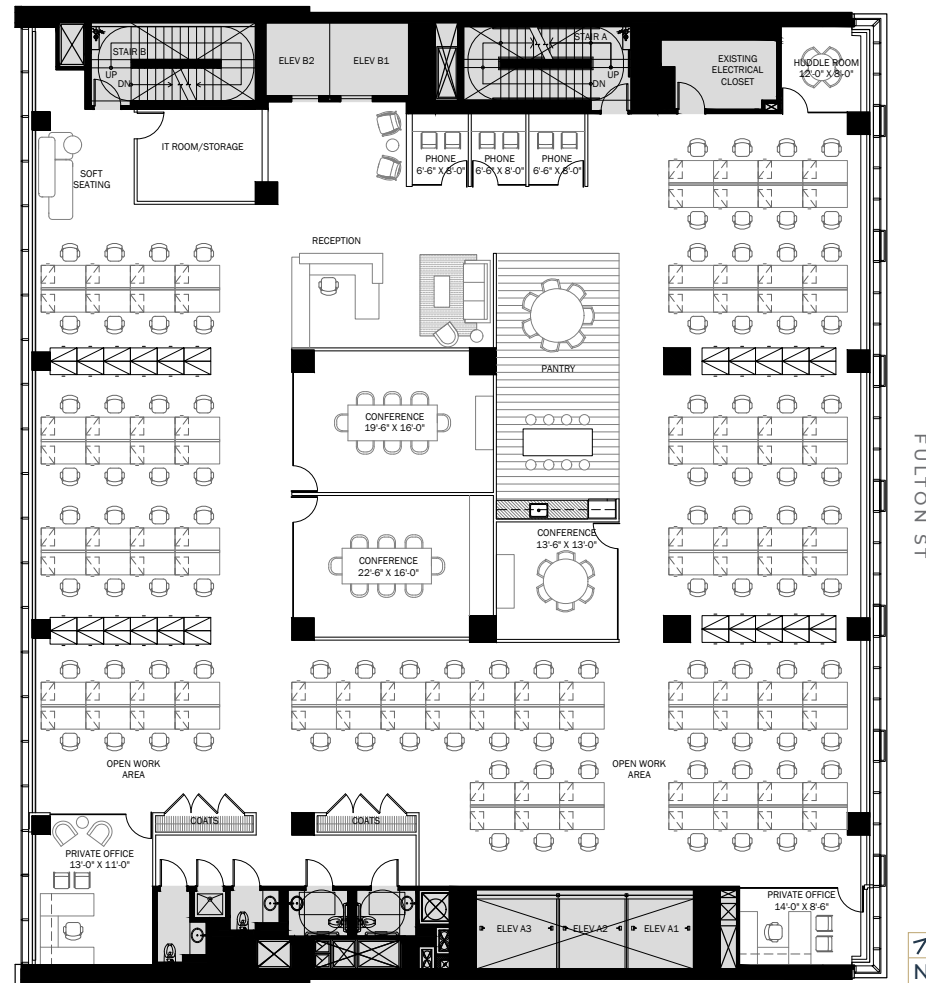
JONATHAN COPE
Senior Vice President
212 618 7015
jonathan.cope@cbre.com

TIM FREYDBERG
First Vice President
212 984 8136
tim.freydberg@cbre.com

DAVID KATZ
Associate
212 984 7170
david.katz@cbre.com

Owner / Developer

JENEL
REAL ESTATE



2 PRIVATE OFFICES 100 WORKSTATIONS 3 CONFERENCE ROOMS 1 PANTRY 1 RECEPTION
102 TOTAL SEATS

Exclusive Leasing Agent

CBRE

BRAD GERLA
Executive Vice President
212 984 7153
brad.gerla@cbre.com

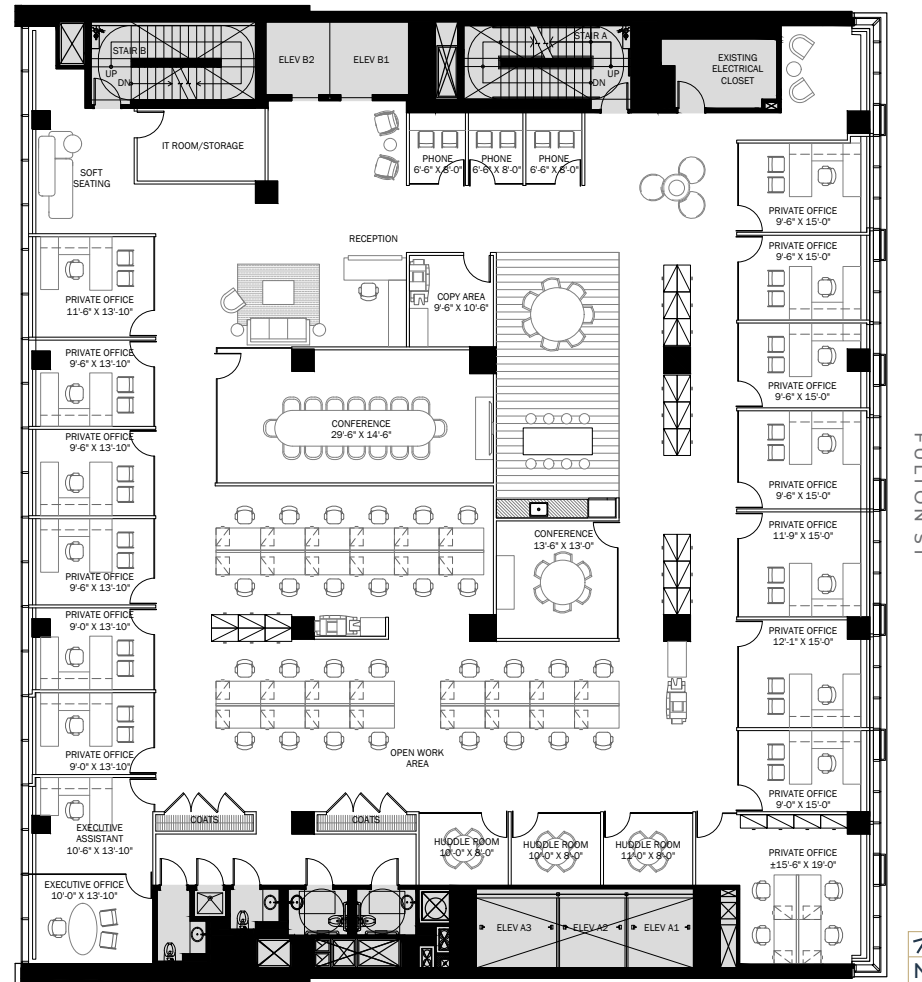
JONATHAN COPE
Senior Vice President
212 618 7015
jonathan.cope@cbre.com

TIM FREYDBERG
First Vice President
212 984 8136
tim.freydberg@cbre.com

DAVID KATZ
Associate
212 984 7170
david.katz@cbre.com

Owner / Developer

JENEL
REAL ESTATE



14 PRIVATE OFFICES 1 EXECUTIVE OFFICE 28 WORKSTATIONS 2 CONFERENCE ROOMS 1 PANTRY 1 RECEPTION
43 TOTAL SEATS

Exclusive Leasing Agent

CBRE

BRAD GERLA
Executive Vice President
212 984 7153
brad.gerla@cbre.com

JONATHAN COPE
Senior Vice President
212 618 7015
jonathan.cope@cbre.com

TIM FREYDBERG
First Vice President
212 984 8136
tim.freydberg@cbre.com

DAVID KATZ
Associate
212 984 7170
david.katz@cbre.com

Owner / Developer

JENEL
REAL ESTATE

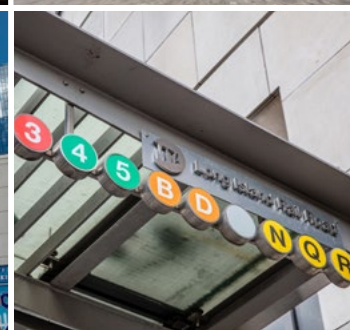
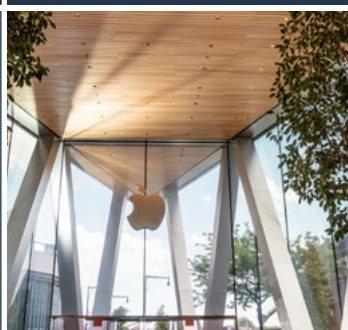
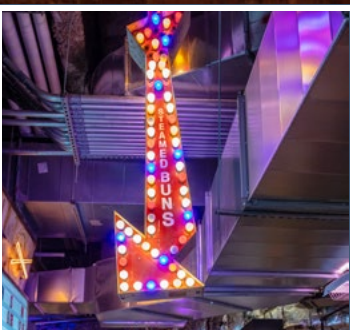
The Employee Experience Comes Full Circle in Downtown Brooklyn – a True Live/Work/Play Neighborhood.

The ultimate amenity is location and the ultimate location is an amenity.
The Downtown Brooklyn ecosystem of amenities features abundant dining, marquee retail,
parks and open space, two food halls, a cinema, a major sports arena and
multiple entertainment venues all within minutes.
Not to mention 13 subways - including the 2/3/4/5 at the door -
the LIRR and Uber-friendly roadways.





99 WALK SCORE
Walker's Paradise





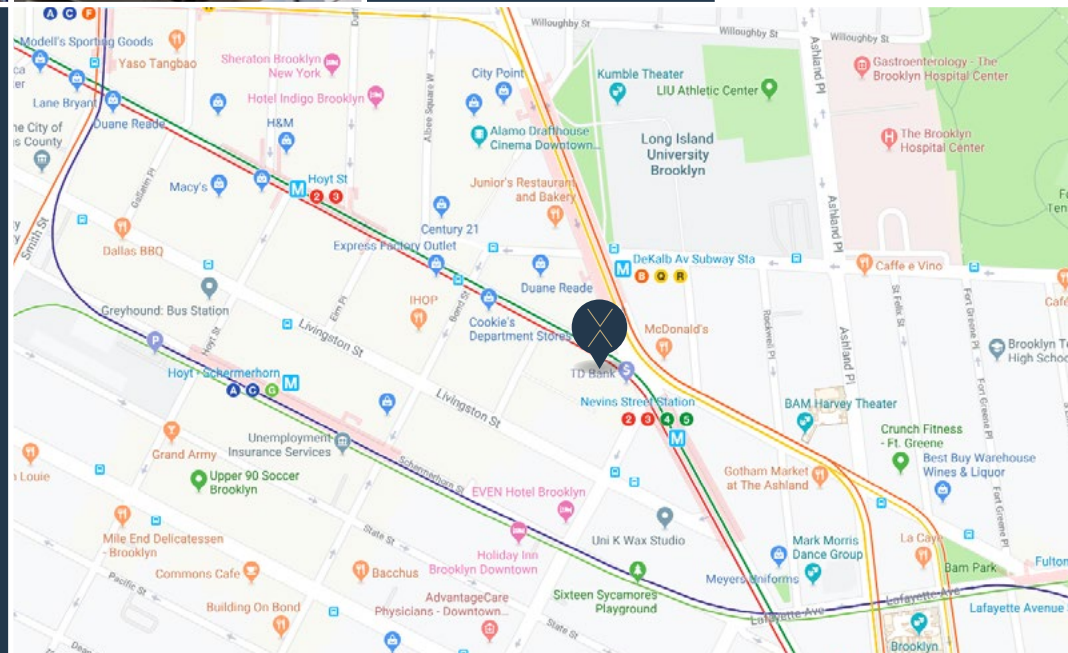
100 TRANSIT SCORE
Rider's Paradise




AN EASY COMMUTE

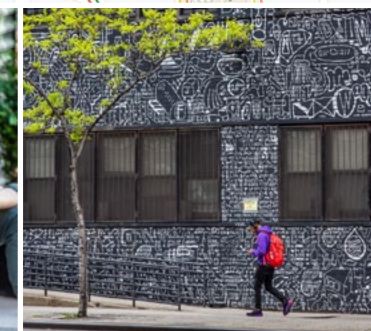
2 3 4 5 A C B D F G N Q R LIRR

PROSPECT HEIGHTS —:05
WALL STREET —:10
PARK SLOPE, DUMBO, CROWN HEIGHTS —:15
CARROLL GARDENS, WILLIAMSBURG, UNION SQ —:20
PENN STATION, GRAND CENTRAL —:25
JFK AIRPORT —:45





91 BIKE SCORE
Biker's Paradise





2,500
HOTEL ROOMS



14+ PARKS &
PUBLIC SPACES



74,000
EMPLOYEES



17 THEATERS



100+ ARTS
& CULTURAL
INSTITUTIONS



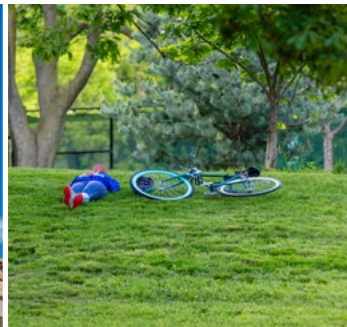
45,000+
STUDENTS



3RD LARGEST
CENTRAL BUSINESS
DISTRICT IN NYC



27+ INDUSTRY
RESEARCH LABS



14,000+
APARTMENTS
Added Since 2004



Significant Economic Benefits

The benefits of a Downtown Brooklyn location are further enhanced by a substantial package of economic incentives for tenants relocating from outside NYC or south of 96th Street in Manhattan. The Downtown Brooklyn Partnership provides a full list of incentive and savings programs.

EMPLOYEE TAX CREDIT • PROPERTY TAX ABATEMENT
ENERGY SAVINGS • NO COMMERCIAL RENT TAX

downtownbrooklyn.com

Architect:	Marvel Architects	Windows:	Energy efficient, Floor-to-ceiling
Anticipated Delivery Date:	Q3 2021	Elevators:	2 Passenger
Rentable Commercial Area:	137,075 RSF	Electrical:	Sub-metered, 6 watts PSF
Floorplate Size:	Lower Level: 14,095 RSF Ground Floor: 13,982 RSF 2nd Floor: 15,803 RSF 3rd Floor: 18,044 RSF 4th Floor: 18,044 RSF 5th Floor: 18,044 RSF 6th Floor: 13,021 RSF 7th Floor: 13,021 RSF 8th Floor: 13,021 RSF	HVAC:	Tenant controlled; Cooling designed for 4 watts PSF
Terraces:	Dual terraces on 6th floor totaling 3,000 SF	Emergency Generators:	1000 KW diesel generator for building systems
Branding:	Significant branding opportunities on 1st and 2nd floors; Visible from the intersection of Fulton Street and Flatbush Avenue; First floor features large storefront glass	Security & Access:	24/7 security, CCTV, Central control system
Linear Frontage:	92' on 1st Floor, 110' on 2nd Floor	Life Safety:	Class E fire alarm system
Ceiling Height:	Lower Level: 17'-6" 1st Floor: 18'-0" 2nd Floor: 17'-6" 3rd Floor: 16'-0" 4th Floor: 16'-0" 5th Floor: 16'-0" 6th Floor: 16'-0" 7th Floor: 16'-0" 8th Floor: 20'-6"	Lavatories:	ADA compliant
		Telecom:	Dedicated telecom risers - All major providers
		Tenant Amenities:	Bike storage, Pet friendly
		Green Initiatives:	Condensing boiler plant
		Transit Access:	Nevins Street Station located at the base of the building, 13 subway lines, LIRR, easy access to Brooklyn and Manhattan Bridges, Brooklyn-Battery Tunnel, Interstate 278 (Brooklyn Queens Expressway), Verrazano-Narrows Bridge, Interstate 478 and JFK International Airport

Exclusive Leasing Agent

CBRE

BRAD GERLA
Executive Vice President
212 984 7153
brad.gerla@cbre.com

JONATHAN COPE
Senior Vice President
212 618 7015
jonathan.cope@cbre.com

TIM FREYDBERG
First Vice President
212 984 8136
tim.freydberg@cbre.com

DAVID KATZ
Associate
212 984 7170
david.katz@cbre.com

Owner / Developer

JENEL
REAL ESTATE

About the Owner

Jenel Management Corp. is a private real estate investment and management organization based in New York City. Jenel owns and manages over 90 properties totaling more than 3 million square feet consisting of primarily retail space. Jenel acquires well-located properties primarily in urban high density areas. For over 35 years the team has been known for its proven track record of turning around underperforming property through extensive renovation, innovative promotion and aggressive lease-up. Jenel is a team of seasoned & experienced professionals with an expertise in acquisitions, finance, construction development & leasing.

JENEL
REAL ESTATE