



# 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



## 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





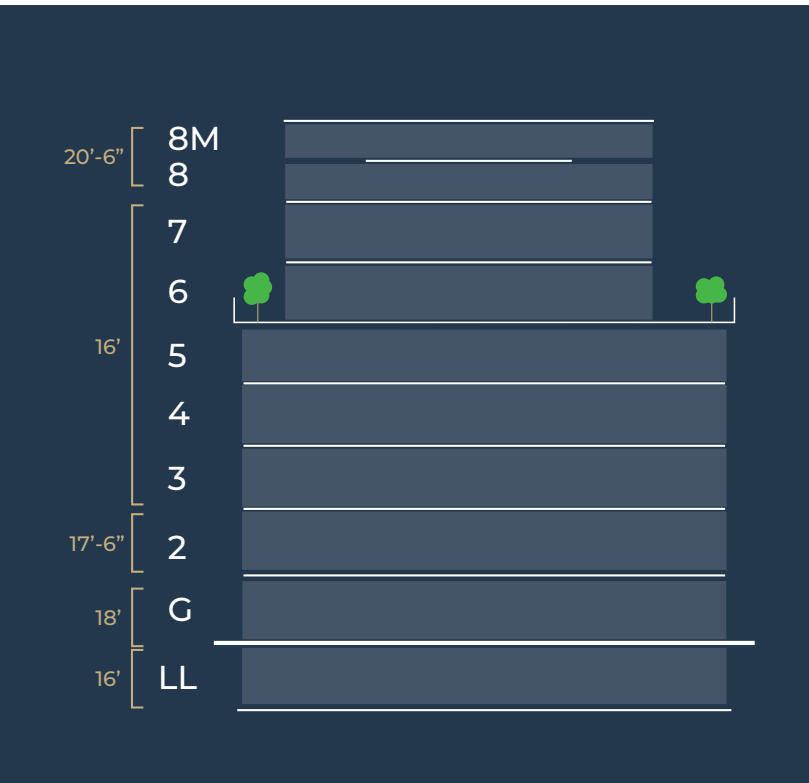
## Employee-centric Space Delivers the Essential Tenant Experience

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

# THE PAXTON

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<br>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

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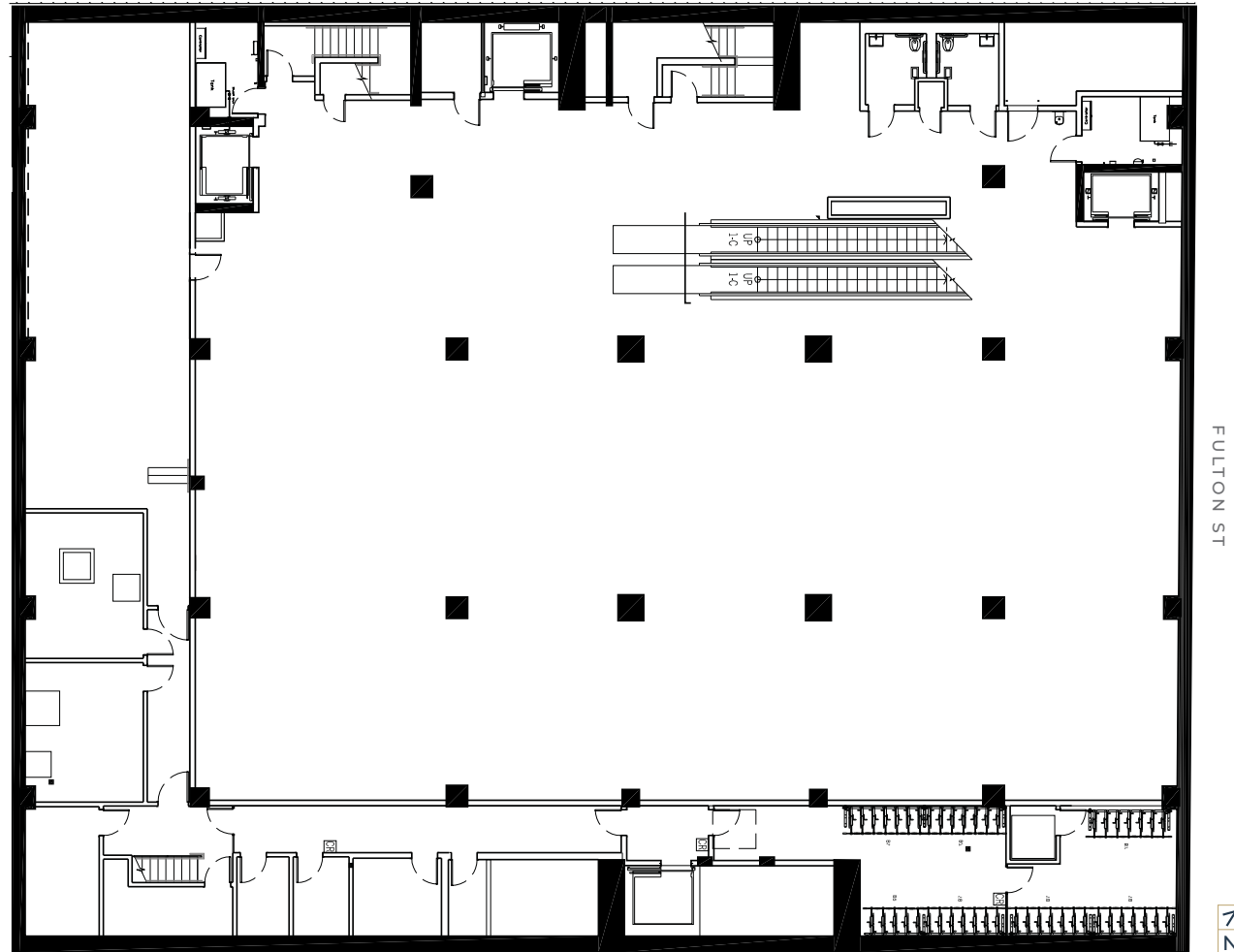
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Owner / Developer

**JENEL**  
REAL ESTATE





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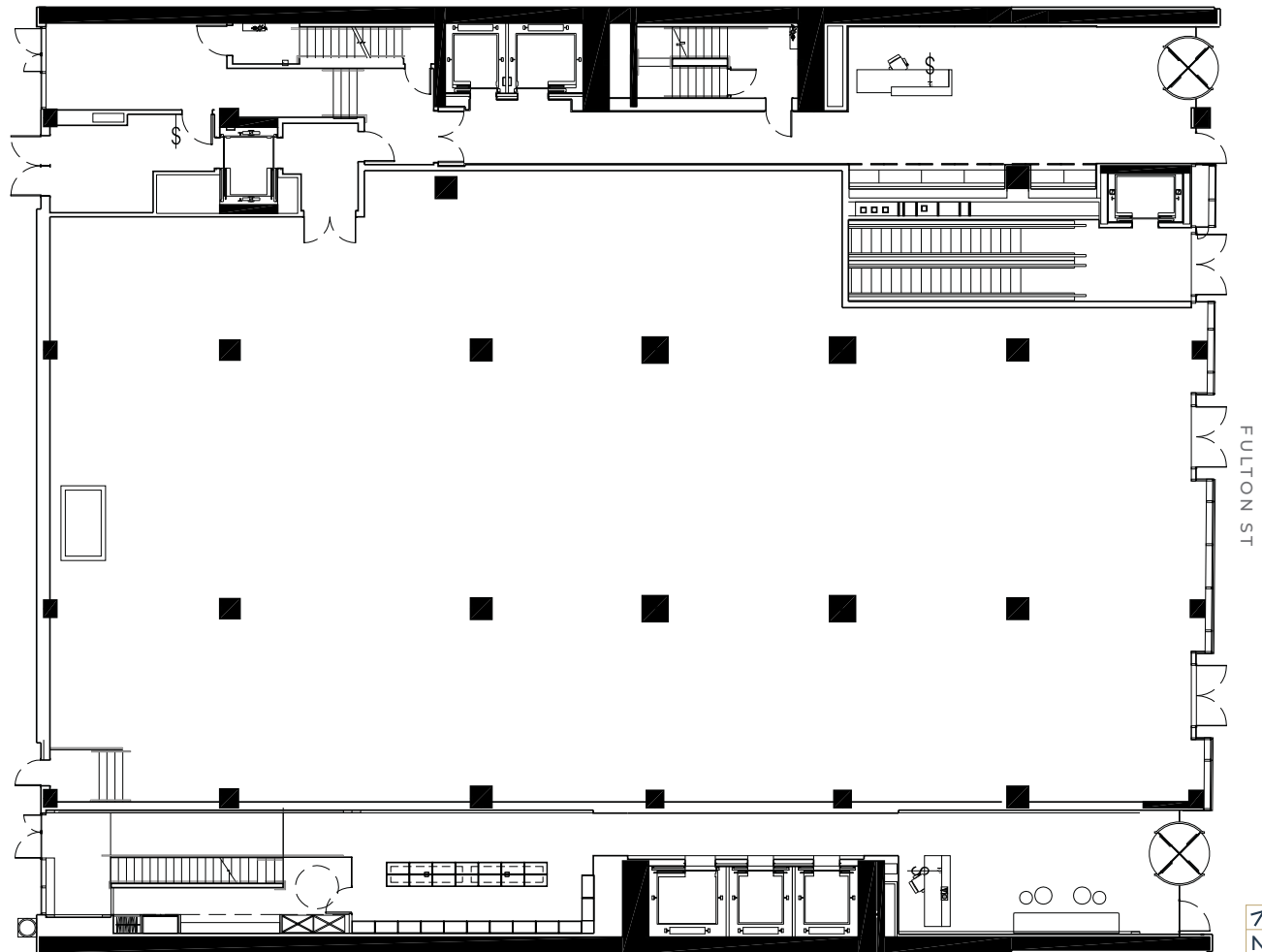
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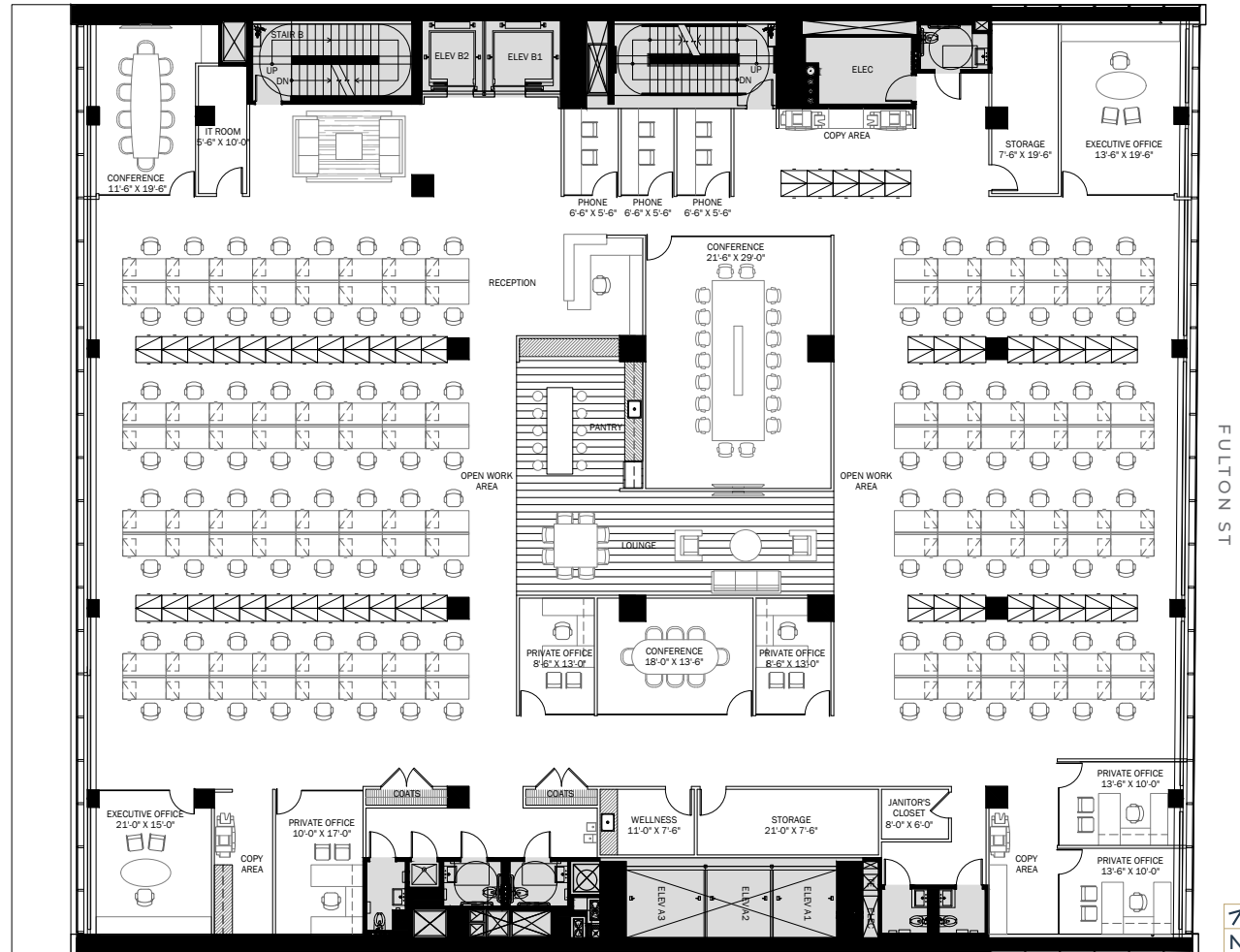
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**5 PRIVATE OFFICES 2 EXECUTIVE OFFICES 112 WORKSTATIONS 3 CONFERENCE ROOMS 1 PANTRY 1 RECEPTION**  
**119 TOTAL SEATS**

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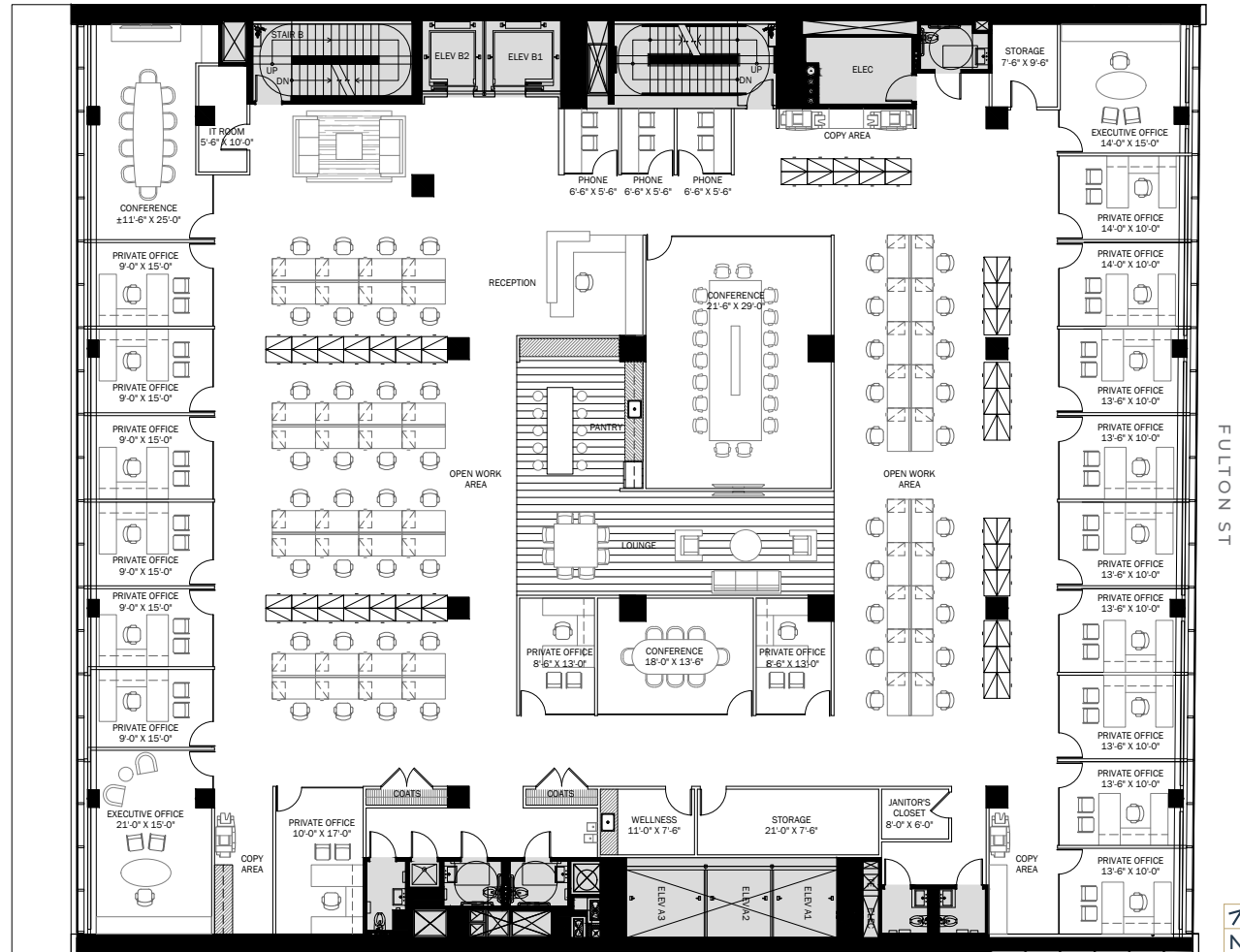
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**18 PRIVATE OFFICES 2 EXECUTIVE OFFICES 52 WORKSTATIONS 3 CONFERENCE ROOMS 1 PANTRY 1 RECEPTION**  
**72 TOTAL SEATS**

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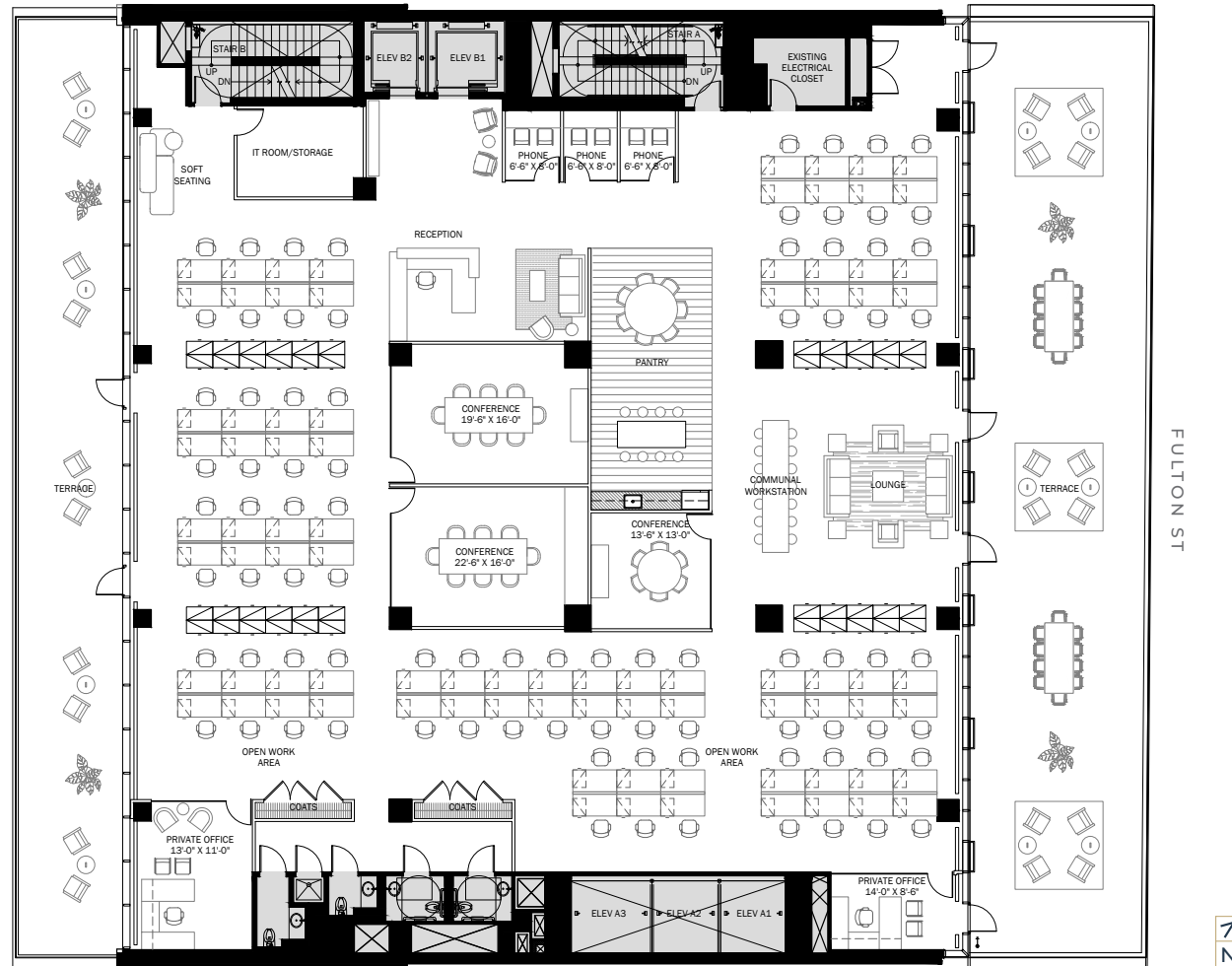
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**2 PRIVATE OFFICES 84 WORKSTATIONS 3 CONFERENCE ROOMS 1 PANTRY 1 RECEPTION 2 TERRACES**  
**86 TOTAL SEATS**

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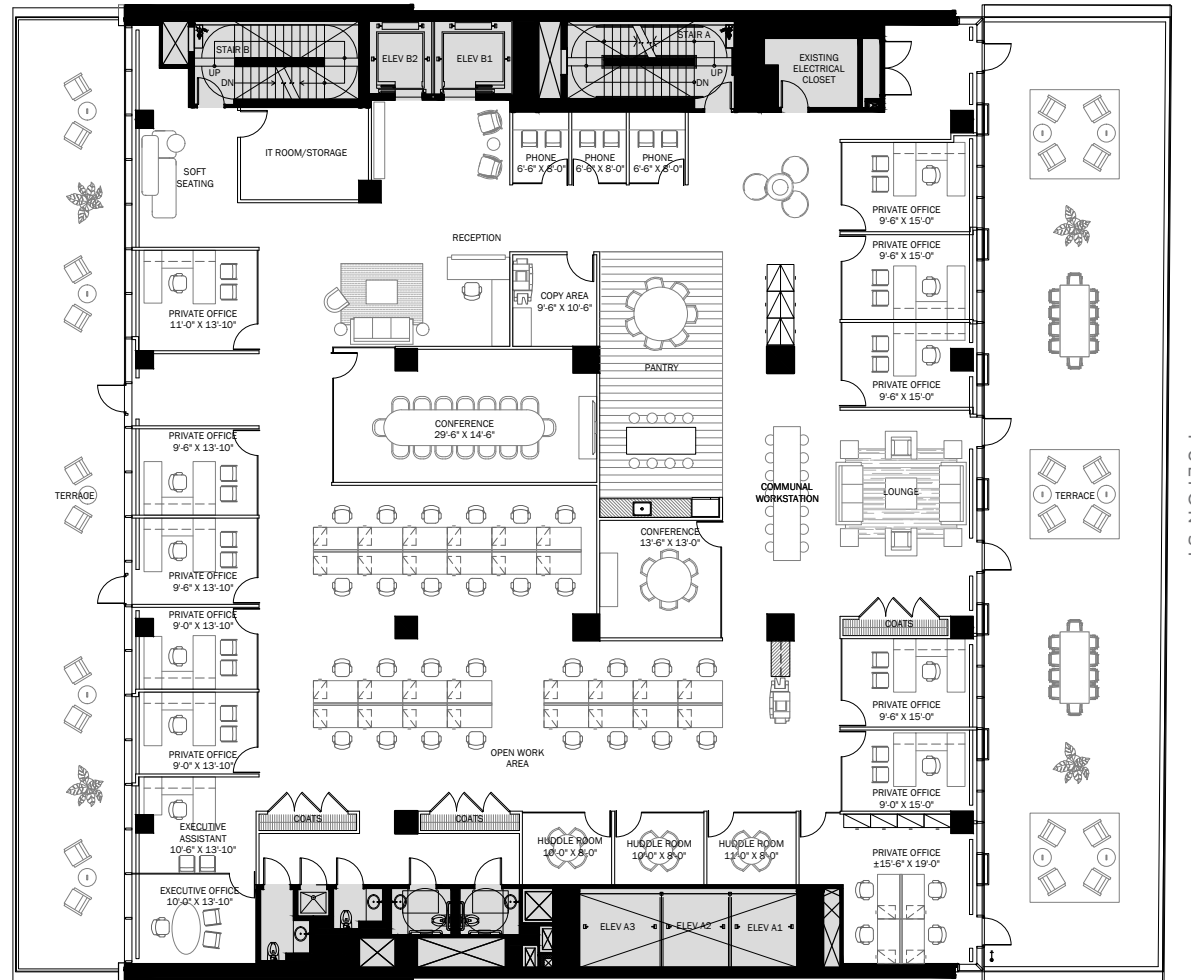
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**11 PRIVATE OFFICES 1 EXECUTIVE OFFICE 18 WORKSTATIONS 2 CONFERENCE ROOMS 1 PANTRY 1 RECEPTION 2 TERRACES**  
**30 TOTAL SEATS**

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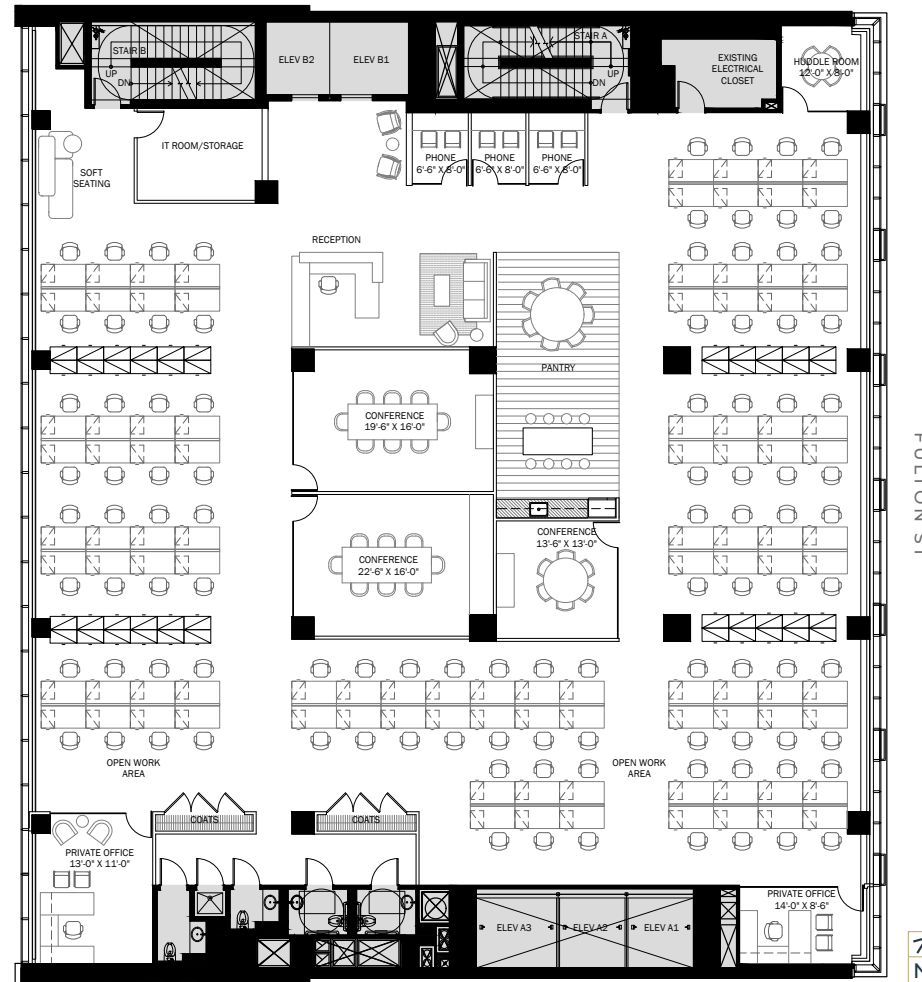
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**2 PRIVATE OFFICES 100 WORKSTATIONS 3 CONFERENCE ROOMS 1 PANTRY 1 RECEPTION**  
**102 TOTAL SEATS**

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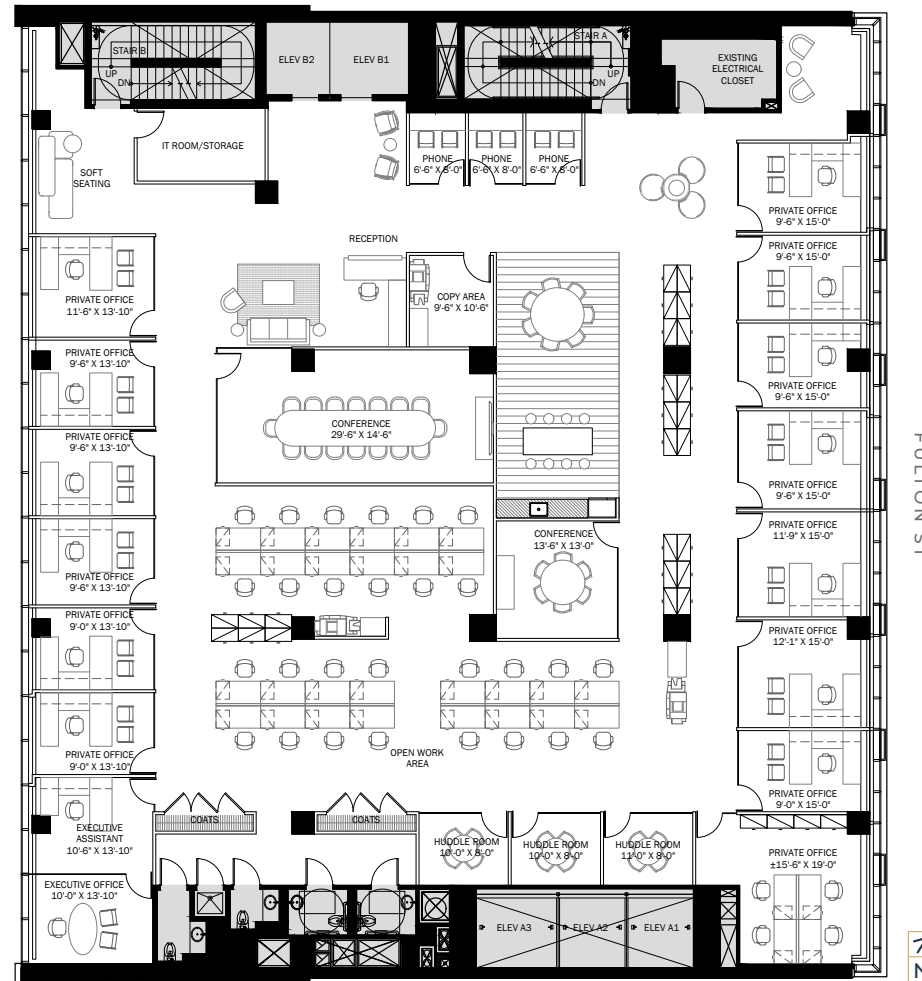
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**14 PRIVATE OFFICES 1 EXECUTIVE OFFICE 28 WORKSTATIONS 2 CONFERENCE ROOMS 1 PANTRY 1 RECEPTION**  
**43 TOTAL SEATS**

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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











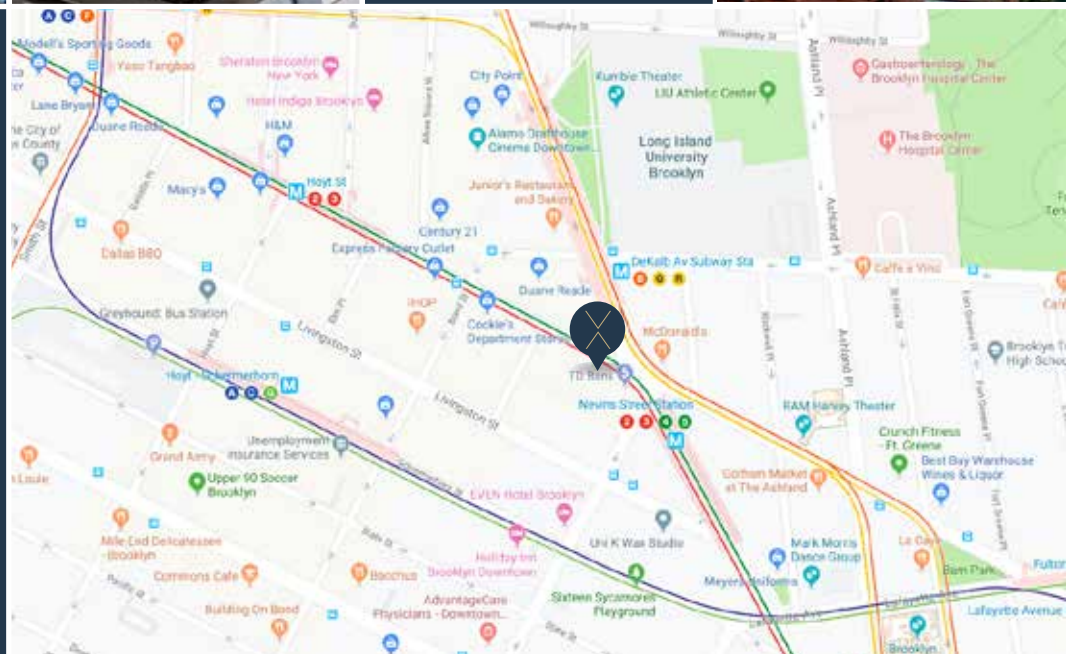
**100 TRANSIT SCORE**  
Rider's Paradise




**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



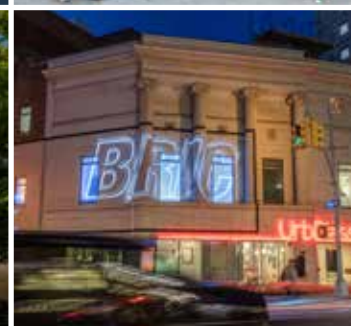
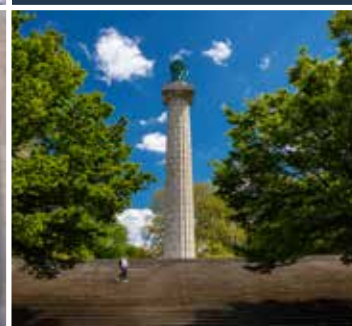
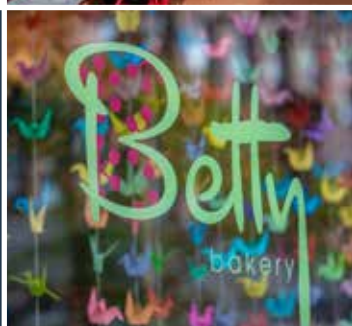

14+ PARKS &  
PUBLIC SPACES


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](http://downtownbrooklyn.com)**



|                                   |  |                               |   |
|-----------------------------------|--|-------------------------------|---|
| <b>Architect:</b>                 | Marvel Architects  | <b>Windows:</b>               | Energy efficient, Floor-to-ceiling  |
| <b>Anticipated Delivery Date:</b> | Q3 2020  | <b>Elevators:</b>             | 2 Passenger   |
| <b>Rentable Commercial Area:</b>  | 137,075 RSF  | <b>Electrical:</b>            | Sub-metered, 6 watts PSF  |
| <b>Floorplate Size:</b>           | Lower Level: 14,095 RSF<br>Ground Floor: 13,982 RSF<br>2nd Floor: 15,803 RSF<br>3rd Floor: 18,044 RSF<br>4th Floor: 18,044 RSF<br>5th Floor: 18,044 RSF<br>6th Floor: 13,021 RSF<br>7th Floor: 13,021 RSF<br>8th Floor: 13,021 RSF | <b>HVAC:</b>                  | Tenant controlled; Cooling designed for 4 watts PSF   |
| <b>Terraces:</b>                  | Dual terraces on 6th floor totaling 3,000 SF   | <b>Emergency Generators:</b>  | 1000 KW diesel generator for building systems   |
| <b>Branding:</b>                  | Significant branding opportunities on 1st and 2nd floors; Visible from the intersection of Fulton Street and Flatbush Avenue; First floor features large storefront glass  | <b>Security &amp; Access:</b> | 24/7 security, CCTV, Central control system   |
| <b>Linear Frontage:</b>           | 92' on 1st Floor, 110' on 2nd Floor  | <b>Life Safety:</b>           | Class E fire alarm system   |
| <b>Ceiling Height:</b>            | Lower Level: 17'-6"<br>1st Floor: 18'-0"<br>2nd Floor: 17'-6"<br>3rd Floor: 16'-0"<br>4th Floor: 16'-0"<br>5th Floor: 16'-0"<br>6th Floor: 16'-0"<br>7th Floor: 16'-0"<br>8th Floor: 20'-6"  | <b>Lavatories:</b>            | ADA compliant   |
|                                   |  | <b>Telecom:</b>               | Dedicated telecom risers - All major providers  |
|                                   |  | <b>Tenant Amenities:</b>      | Bike storage, Pet friendly  |
|                                   |  | <b>Green Initiatives:</b>     | Condensing boiler plant   |
|                                   |  | <b>Transit Access:</b>        | 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 |

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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.

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