shared
offices

**Search. Match. Share.**

Shared-Offices solves the massive office occupancy problem by matching people looking for offices to businesses that have vacant space.

Sharing office spaces is a huge win for landlords, tenants and sub-leasers. It's cost-effective and a much better catalyst for the economy than coworking.

# The Problem

## NYC Offices 24% empty

That's 99.1 million square feet, equivalent to 30 Empire State Buildings

## 44% Want Hybrid Working

Employees now demand flexibility and have brought forward the Future of Work by decades.

## 18.3% vacancy rate in 2029

Even with workers returning, significant space will continue to exist.

## Everyone is affected

Owners, landlords & occupying businesses are all suffering.

**99 million sq ft remains unused in NYC**

# The Great Access Issue

## Where is it?

Where is the online resource for sharing space?

## It Doesn’t Exist

There is no dedicated resource to finding individual sub-leasing.

**We couldn't find it...**
**So we decided to build it.**

## Coworking?

WeWork has burned so many companies and it’s no longer cost-effective.

# The Solution

**Shared-Offices is a Disruptive Marketplace where Companies Advertise Their Unused Office Space**

Our platform organizes available space by category and AI matches to the best options among the vast availability.

The result is an easy-to-use website, where free space is promoted with images and info; and businesses searching can find exactly what they want.

# Process/Model

Phase 1 and 2 limited to NYC,
then replicated across other major cities.

**Upload**
Office “owner” uploads details of spare office space with images. Charged **$179** per month while listing is live.

**Listing**
Spare offices listed on website and categorized by business type.

**Search & AI Match**
Businesses searching for offices are matched with compatible companies and details of the space. (No charge)

**Phase 2:**
$179 raised to $249 & $99 charge initiated to searching user once brand established.

Shared-Offices matches and connects the two parties.
Initially, only the existing tenant pays a monthly fee. There is no transactional deal component.

# The Shared Offices Team

**James Bremner**

**Founder & CEO**

CEO of marketing agency, serial entrepreneur, 2 exits. Leads strategy, sales and partnerships.

**Ana Paula**

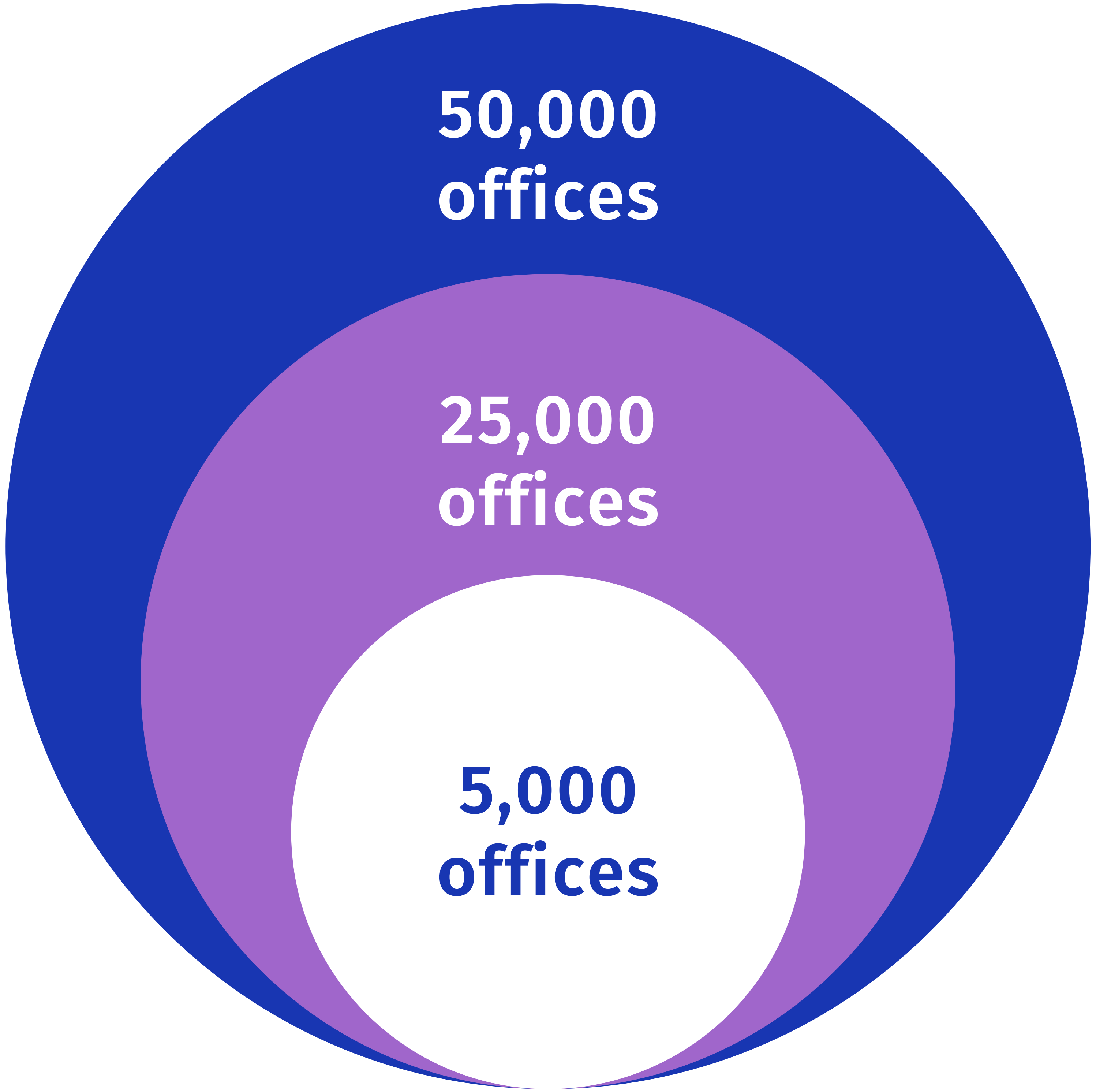
**CMO**

Owner of marketing agency in Mexico, in charge of sourcing virtual staff and direct to occupier marketing

**Serhii Veselovskyi**

**Lead Tech**

Full stack engineer with 7 years multi-language experience. Also has blockchain and app development expertise.




# Size of the Market

Total Available Market (TAM):

**Total Offices In NYC only**

Serviceable Available Market (SAM):

**Offices Vacant in NYC only**

(Initial) Serviceable Obtainable Market (SOM)

**20% initial target number to reach in 12 months = $895,000 rev per month per city**

# Marketing Strategy

### Direct to Market

- SEO & GEO
- Targeted LinkedIn outreach with automated funnels.
- Social media, PR, email marketing.
- Ad spend proportional to funding.

### Partnerships

Targeting large-scale property owners in NYC. Incentive for them is inherent in model. Targeting landlords, brokers, & businesses with multiple properties and management companies.

### Businesses Searching

- SEO & GEO
- PR, social media, LinkedIn scraping, organic and ads
- PPC - Google & Meta
- Targeting those looking for co-working, Regus, other offices.

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## Strengths

- Business model is simple & effective.
- Strain on tech very low with no need for a conventional CTO.
- Main play is marketing and founder is marketing agency CEO.

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## Weaknesses

- Barriers to entry are low for potential competitors so first to market is key.
- Tech does not have a proprietary component due to its simplicity.

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## Opportunities

- Unoccupied offices a hot topic in news & major concern for business.
- Partnership opportunities with large-scale landlords excellent.
- Timing is perfect as the market is becoming desperate for a solution.

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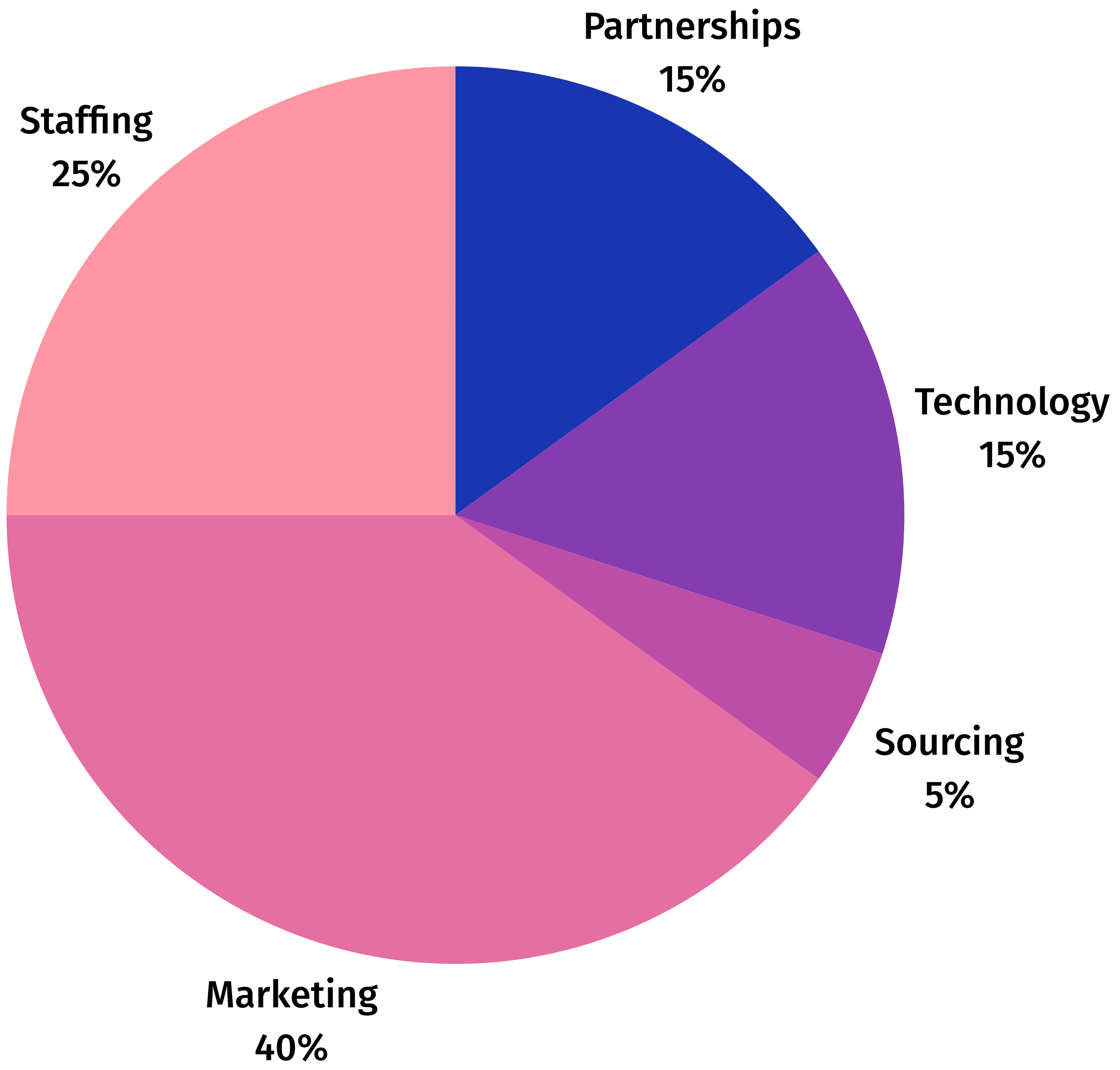
## Threats

- Competition could arise so exclusive partnerships essential.
- Return-to-office happening in larger scale businesses.




# Funding Requirements

## What we want to focus on

### Priority areas

Marketing and human resources are the two greatest areas, with partnerships (low cost of acquisition) and technology next.

# Investment Timeline

| Q2 2026 | Q3 2026 | Q1 2027 | Q2 2027 | Q3 2027 | Q4 2027 |
|---|---|---|---|---|---|
| Raise pre-seed $50-250k | Launch in NYC | Sign-up 2,500 Offices | Raise seed round $500k | Launch Phase 2 business model | Series A round or potential exit |

# For more information

contact James Bremner,
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