

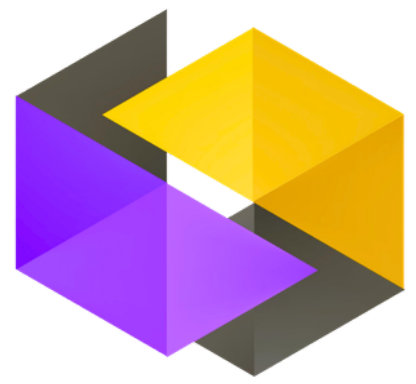
shared  
offices

New York City has 99 million square feet of empty office space and no marketplace to fill it.  
Until now.

Search. Match. Share.

[www.shared-offices.com](http://www.shared-offices.com)

# 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 Access Gap

**The platform didn't exist,  
so we decided to build it.**

We spent months looking for a dedicated resource to find and fill vacant office space. Not coworking. Not a 12-month sub-lease through a broker. A direct, simple way for a business with spare space to connect with a business that needs it.

**It doesn't exist anywhere online.**

Coworking was supposed to solve this.

WeWork burned thousands of companies and collapsed under its own cost structure.

Regus is expensive and impersonal.

Neither model puts the tenant in control.

**We couldn't find what we were looking for —  
so we decided to build it.**



# The Solution

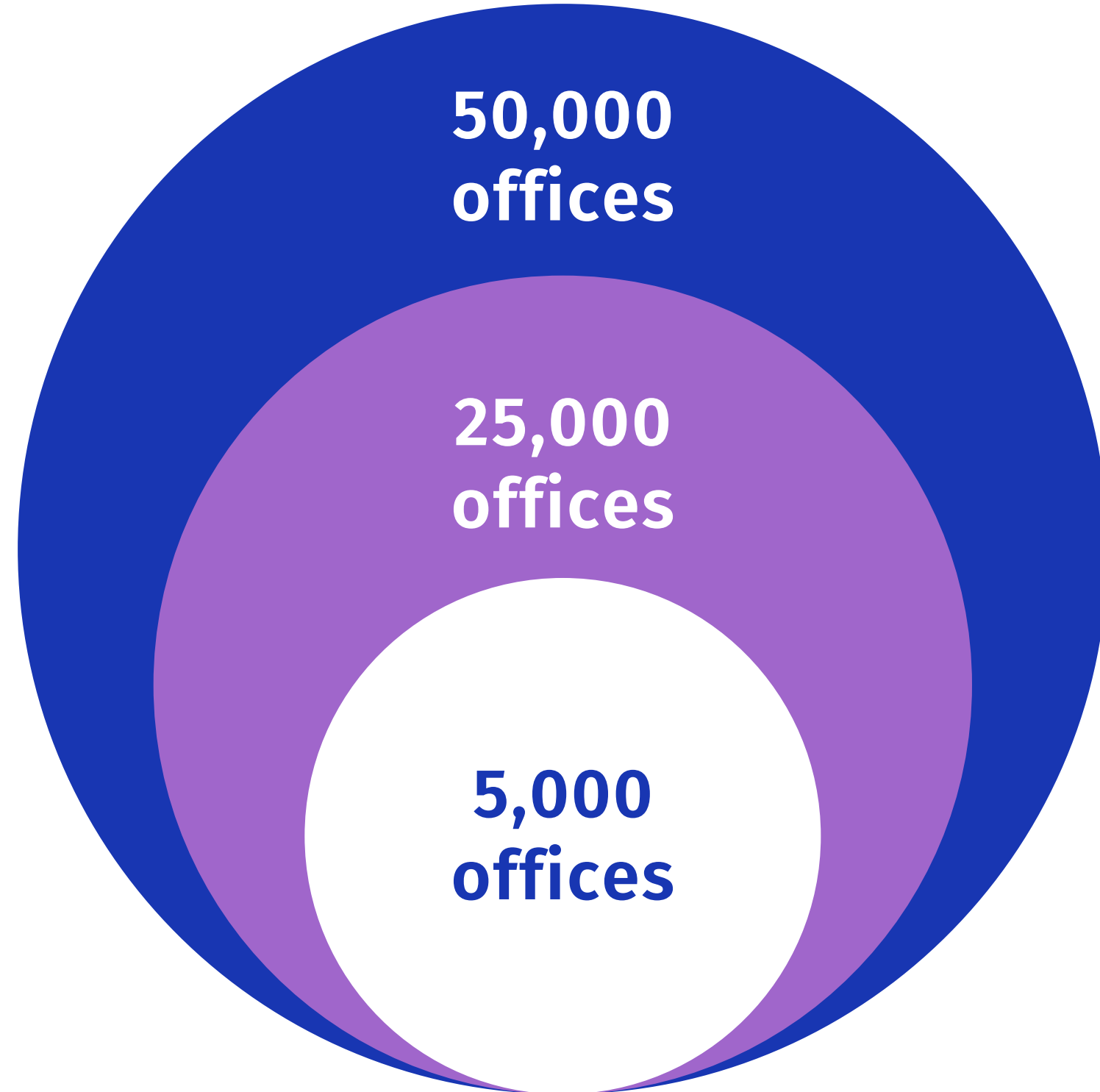
**Shared-Offices is the Airbnb for empty offices.**

A disruptive marketplace where businesses advertise their unused space, and other businesses find exactly what they need.



- Listers upload their space in minutes, with photos and details, and pay \$179/month while their listing is live.
- Searchers browse, filter by business type and location, and are AI-matched to compatible spaces — at no charge.
- No long leases. No coworking markups. No intermediaries taking a cut of the deal.

# Market Size



Total Available Market (TAM):

**Total Offices In NYC only**

Serviceable Available Market (SAM):

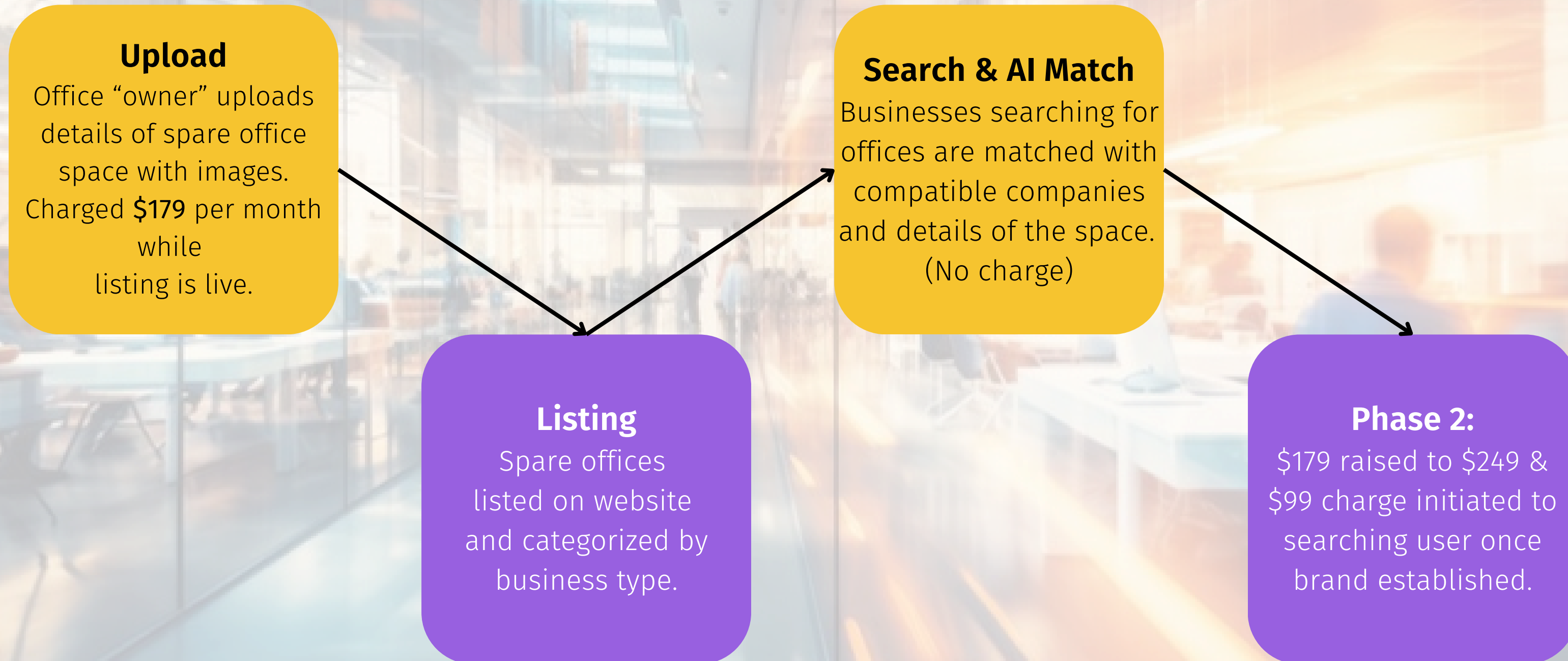
**Offices Vacant in NYC only**

(Initial) Serviceable Obtainable Market (SOM)

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

# Process / Model

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

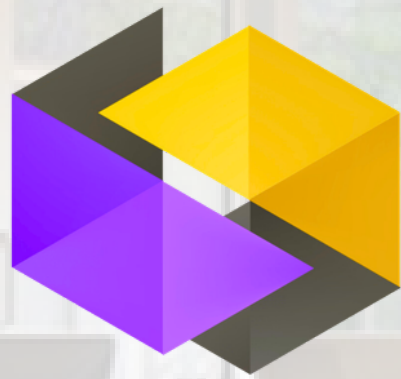


Shared-Offices matches and connects the two parties.

Initially, only the existing tenant pays a monthly fee. There is no transactional deal component.

# Traction

**Pre-launch. Already in motion.**



- Platform development underway with engineering lead in place.
- Marketing infrastructure built.
- LinkedIn outreach sequences ready to deploy at launch.  
Partnership outreach commenced with NYC landlords and commercial brokers.
- NYC launch targeted Q3 2026, 90 days from pre-seed close.
- The \$75,000 raise is the starting gun. The race is already lined up.

# The 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.

# The Ask

**We are raising \$75,000.**

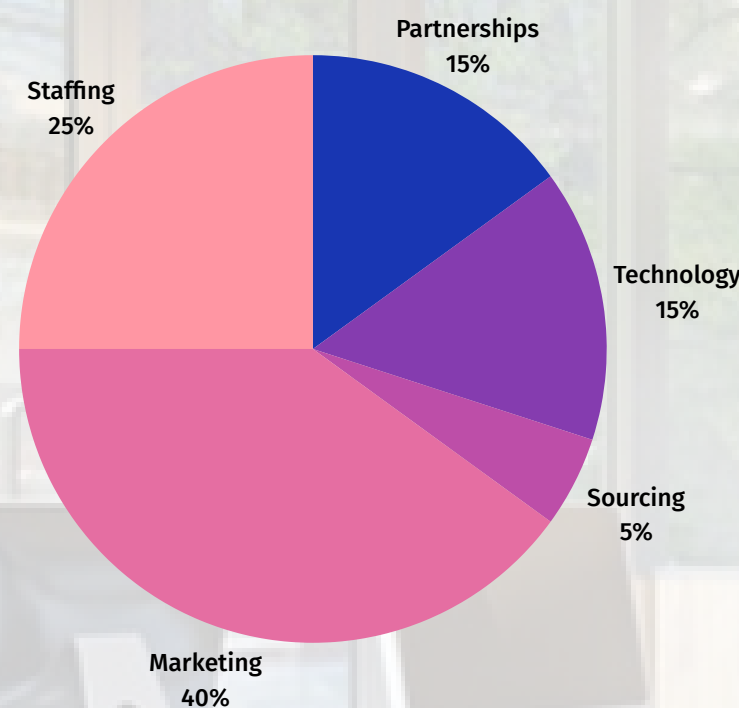
**What it buys:** 12 months of runway to launch in NYC, sign our first 2,500 offices, and prove the model works before raising a \$500,000 seed round in Q2 2027.

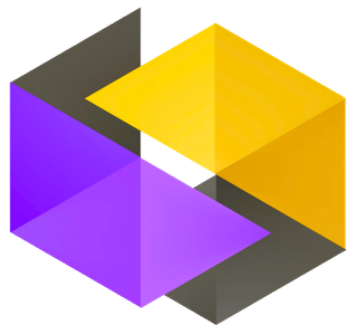
**How it's deployed:** 40% Marketing · 25% Staffing · 15% Partnerships · 15% Technology · 5% Sourcing

**What we will have proved by the end of it:**

- A functioning marketplace with paying listers.
- Validated CAC and MRR across both sides of the market
- Partnership agreements with NYC landlords and brokers.
- Unit economics that support the seed raise and city expansion.

**The milestone that unlocks everything:** 2,500 active listings in NYC = \$447,500 in monthly recurring revenue at Phase 1 pricing alone.





# GTM Strategy

## Supply Side

- SEO & GEO optimised for vacancy-related searches.
- Targeted LinkedIn outreach with automated sequences.
- PR, social media and email marketing.
- Direct outreach to facility and operations managers.

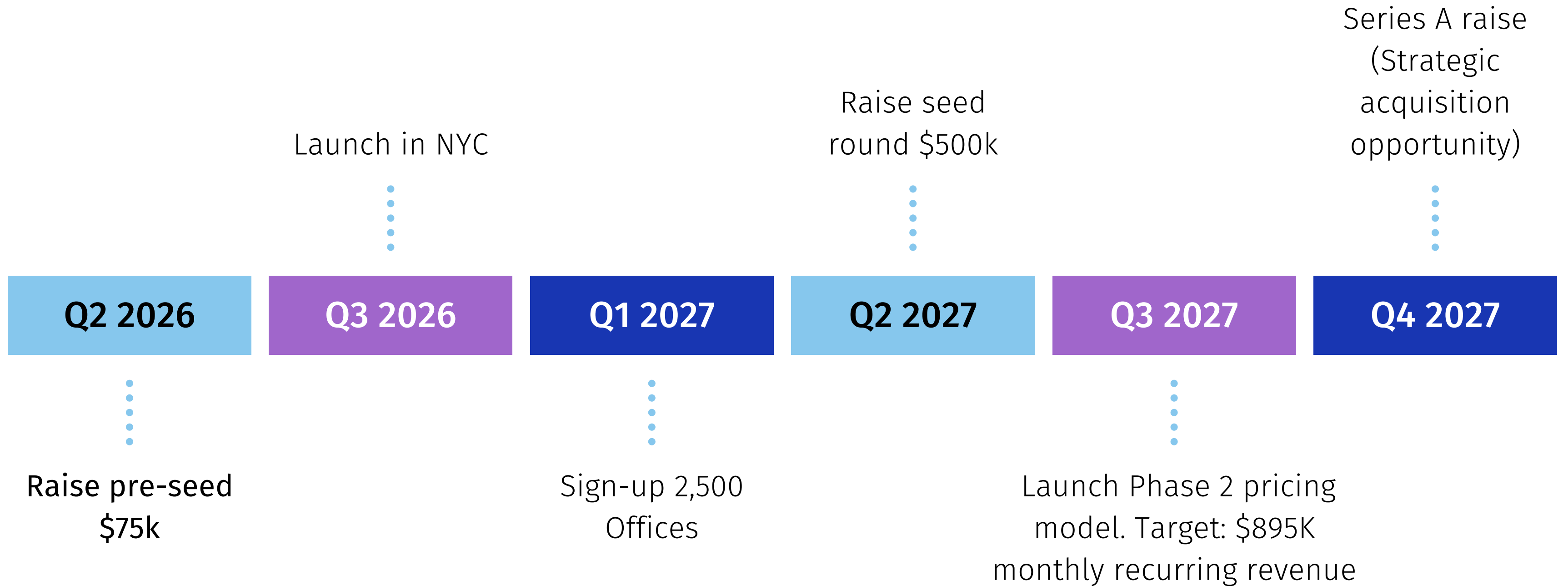
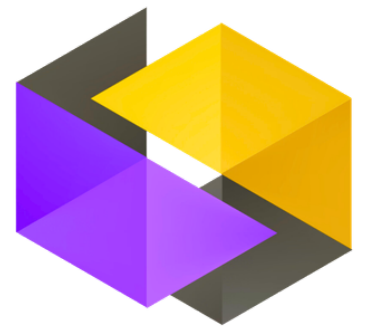
## Partnership Channel

- Targeting large-scale NYC property owners whose incentive is built into the model.
- Outreach to commercial brokers and property management companies with multiple sites.
- Exclusive partnership agreements as primary competitive moat.

## Demand Side

- PPC on Google & Meta targeting coworking and Regus alternative searches.
- SEO & GEO capturing high-intent office search traffic.
- LinkedIn prospecting and organic content PR positioning Shared-Offices as the post-WeWork solution.

# Timeline





**Search. Match. Share.**



**shared  
offices**

**For more information**

contact James Bremner,  
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