



Search. Match. Share.

PRE-SEED RAISE

\$75,000

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The Airbnb for empty offices — a disruptive marketplace matching businesses with unused space.

THE PROBLEM



NYC alone has 99.1 million sq ft of unused office space — equivalent to 30 Empire State Buildings. The return-to-office trend won't solve it; hybrid working is the new normal and the problem is structural.

THE SOLUTION

Shared-Offices is the first dedicated marketplace for companies to advertise and find unused sub-lease office space — a gap that simply doesn't exist anywhere online today.

Why not coworking?

WeWork burned thousands of businesses. Coworking is expensive and impersonal. Shared-Offices connects real companies with real spare space — direct, flexible, cost-effective.

BUSINESS MODEL

Phase 1 (Launch)

- Office lister pays \$179/month while listing is live
- Searchers browse and match for free
- No transaction fee — simple SaaS model

Phase 2 (Once brand established)

- Lister fee raised to \$249/month
- \$99 charge introduced for searchers
- Expand from NYC to other major cities

MARKET SIZE (NYC PHASE 1)

TAM	50,000 total offices in NYC
SAM	25,000 vacant offices
SOM	5,000 offices (20%) = \$895K/mo

THE TEAM

James Bremner — Founder & CEO

Marketing agency CEO, serial entrepreneur with 2 exits. Leads strategy, sales & partnerships.

Ana Paula — CMO

Marketing agency owner (Mexico). Leads virtual staff sourcing & occupier marketing.

Serhii Veselovskyi — Lead Tech

Full-stack engineer, 7 years experience. Blockchain & app development expertise.

GO-TO-MARKET STRATEGY

Supply Side (Office Listers)

- Targeted LinkedIn outreach with automated funnels
- Partnerships with landlords, brokers & property managers
- Direct outreach to large-scale NYC property owners
- SEO & GEO, social media, PR, email marketing

Demand Side (Office Searchers)

- PPC via Google & Meta targeting coworking searchers
- SEO & GEO capturing Regus / WeWork alternatives
- LinkedIn scraping + organic content
- Ad spend scales proportionally with funding

USE OF FUNDS — \$75,000 PRE-SEED

40%	Marketing — SEO/GEO, PPC (Google & Meta), LinkedIn outreach, PR & content
25%	Staffing — Virtual team for sales outreach, content, and customer onboarding
15%	Partnerships — Signing landlords, brokers & large property management cos.
15%	Technology — Platform build, AI matching layer, UX refinement
5%	Sourcing — Office inventory acquisition and data

INVESTMENT TIMELINE

Q2 2026 Raise Pre-Seed \$75K	Q3 2026 Launch in NYC	Q1 2027 Sign-up 2,500 Offices	Q2 2027 Raise Seed \$500K	Q3 2027 Launch Phase 2 Model	Q4 2027 Series A or Exit
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Ready to solve the biggest problem in commercial real estate?

Contact James Bremner | james@shared-offices.com | shared-offices.com