

# FOR LEASE

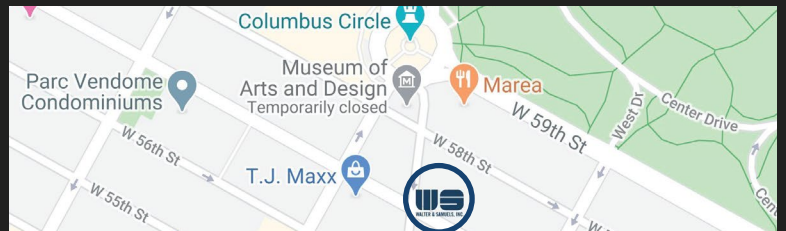
# OFFICE AVAILABILITY

## 1776 BROADWAY

Partial Floor Availabilities: 400 - 1,161 SF

Entire Floor Availabilities: 5,500 SF

Penthouse Availability: 4,405 SF



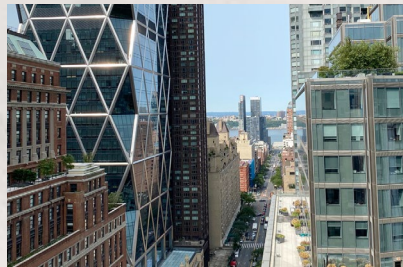
Address	1776 Broadway
Corner	Broadway and West 57th street
Available Space	400 - 5,500 RSF
Asking Rent	Upon receipt
Possession	Immediate
Term	3 to 7 Years

### Property Highlights

- Newly Renovated Lobby
- Upgraded Common Area
- Great Natural Light & Views
- Close Proximity to Columbus Circle, Broadway, and Central Park

### Transportation

D, B, A, C, N, Q, R, W, 1



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## PENTHOUSE DUPLEX

### 1776 BROADWAY

CORNER OF BROADWAY AND WEST 57TH STREET

24TH FLOOR | 3,405RSF

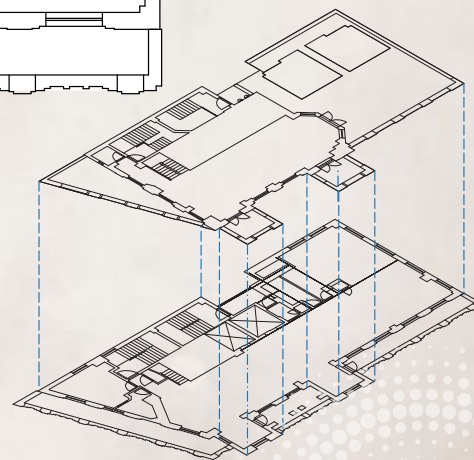
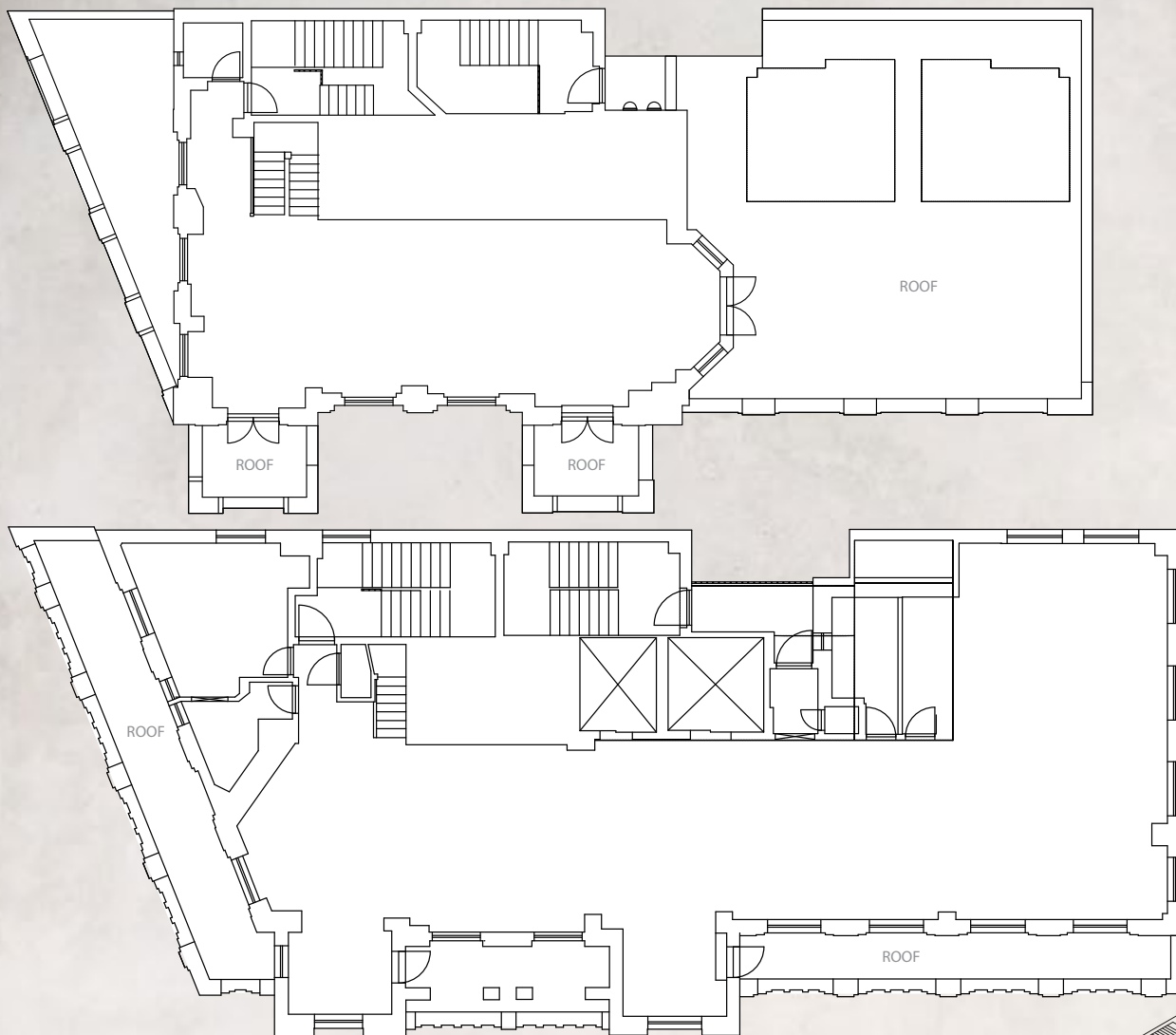
ROOF TOP | 1,000RSF

PENTHOUSE | ENTIRE | 4,405RSF

- Delivered white boxed
- Roof top with great 360° views
- Interconnecting staircase

### SPACE NOTES

- 4 sides of windows
- Great natural light
- Views of Columbus Circle, Broadway, and Times Square



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## 22ND FLOOR

### 1776 BROADWAY

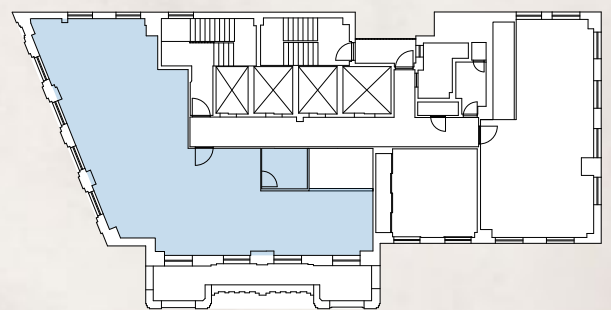
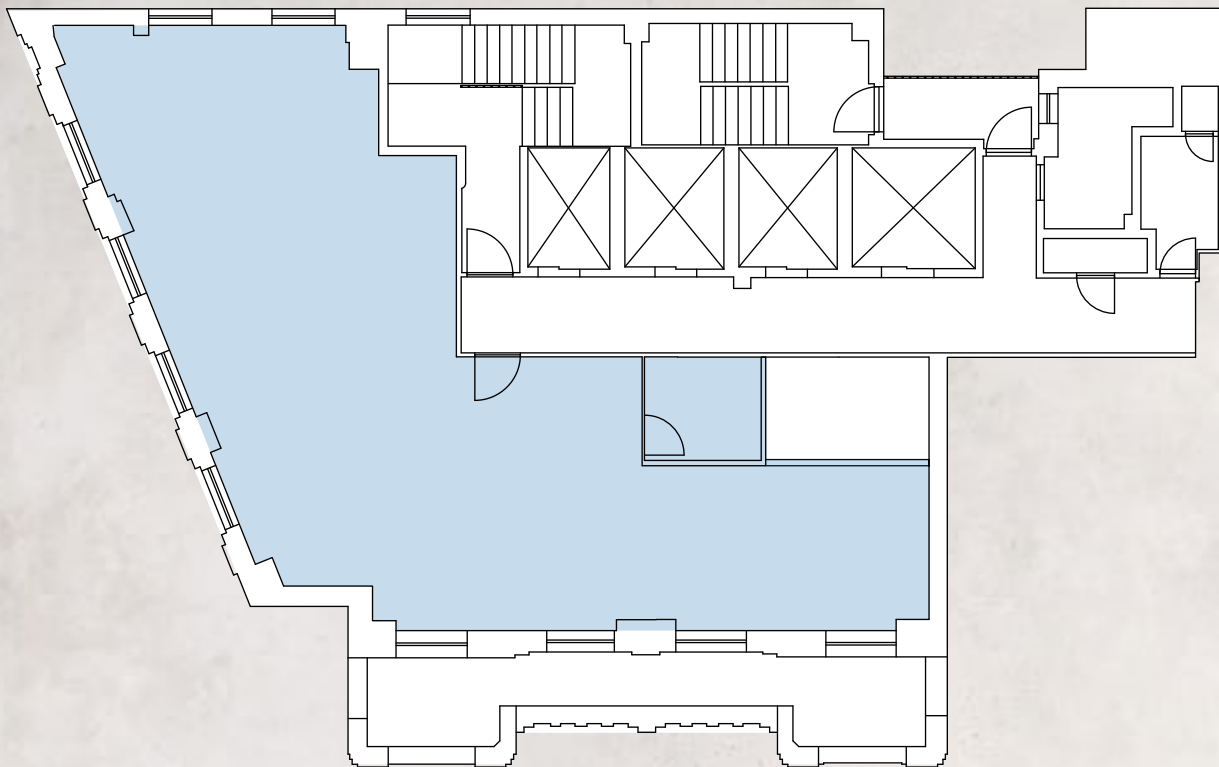
CORNER OF BROADWAY AND WEST 57TH STREET

22ND | ENTIRE | 4,235 RSF

- Delivered white boxed
- Polished concrete floors
- Exposed ceilings

### SPACE NOTES

- Great natural light
- Views of Columbus Circle, Broadway, and Times Square



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## 21ST FLOOR

### 1776 BROADWAY

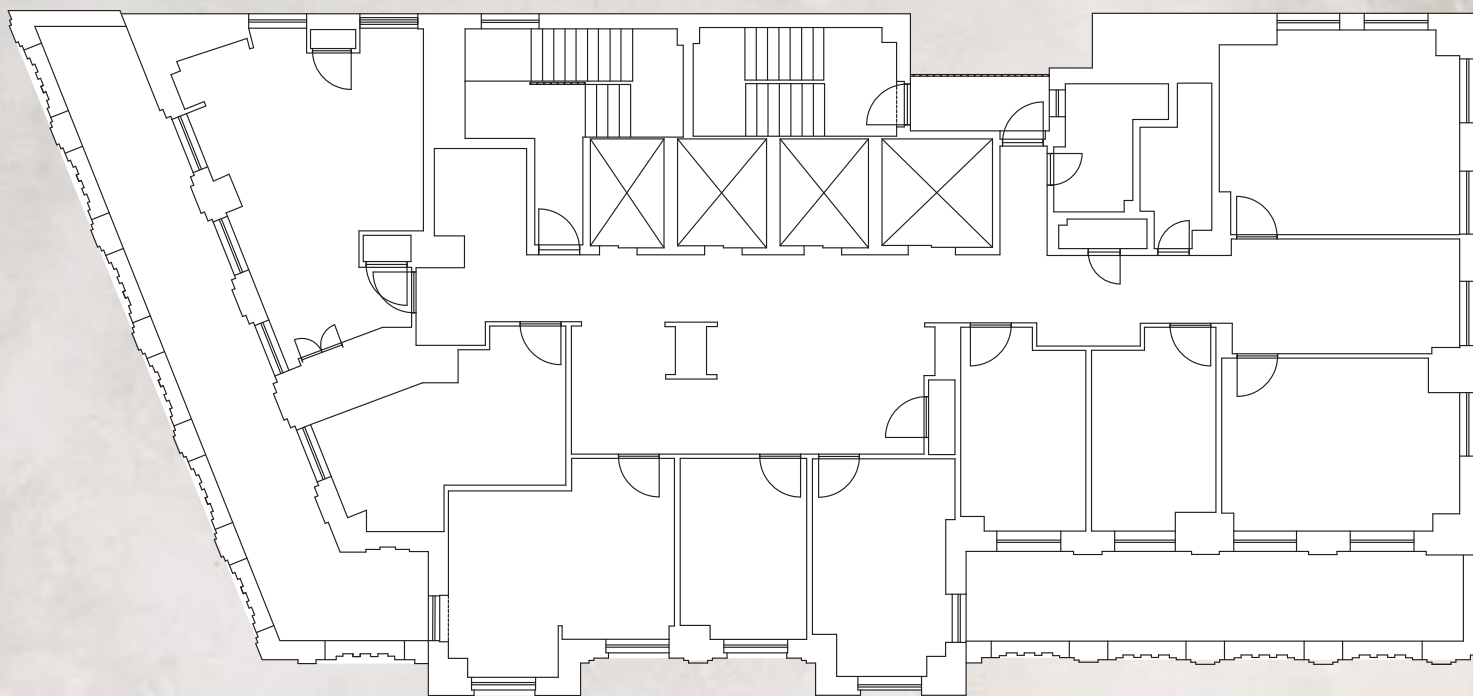
CORNER OF BROADWAY AND WEST 57TH STREET

21ST | ENTIRE | 4,326RSF

- Space is built
- Landlord will consider modifications

### SPACE NOTES

- Wet pantry
- Great natural light
- Views of Columbus Circle, Broadway, and Times Square



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## 20TH FLOOR

### 1776 BROADWAY

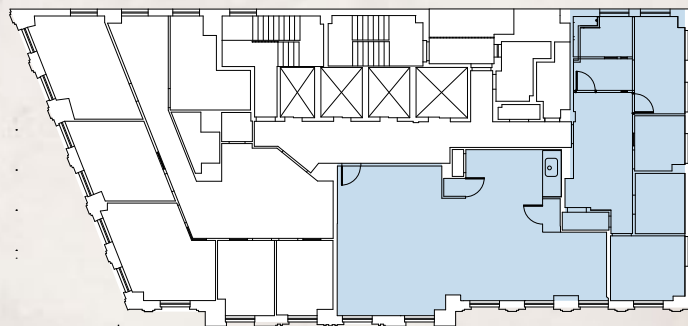
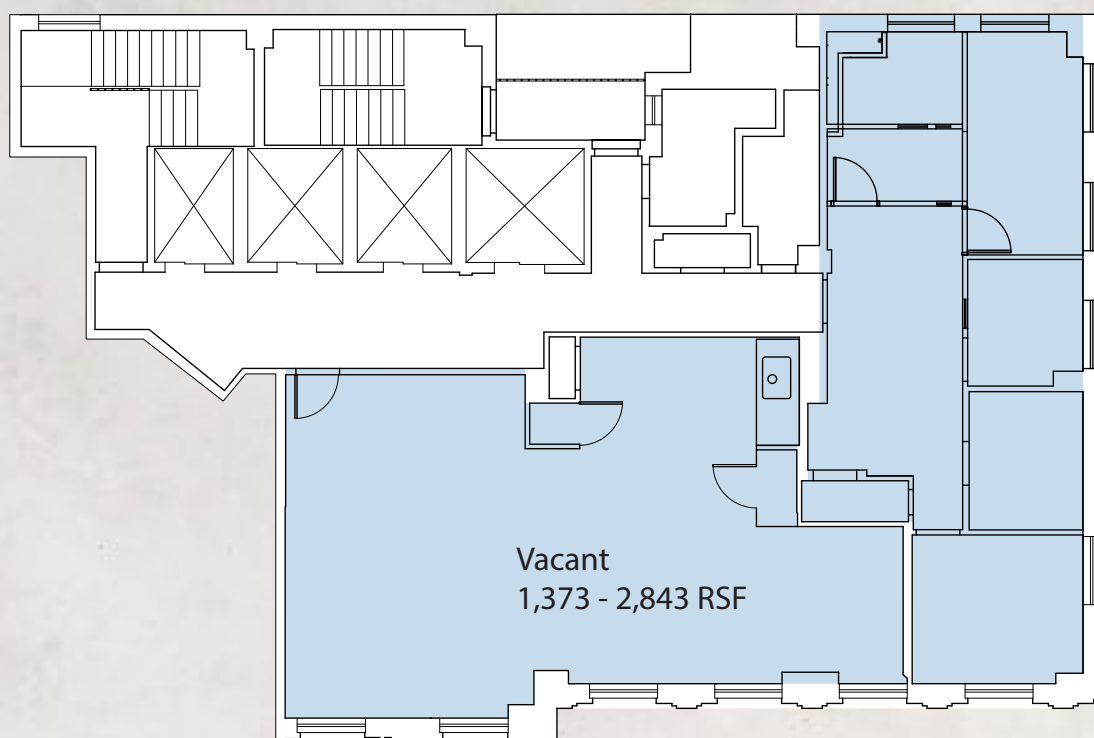
CORNER OF BROADWAY AND WEST 57TH STREET

20TH | PARTIAL | 2,843RSF

- Space is partially built
- Polished concrete floors
- Exposed ceilings

### SPACE NOTES

- New LED lights
- New wet pantry
- Concrete floors
- Views of Times Square down Broadway



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## 19TH FLOOR

### 1776 BROADWAY

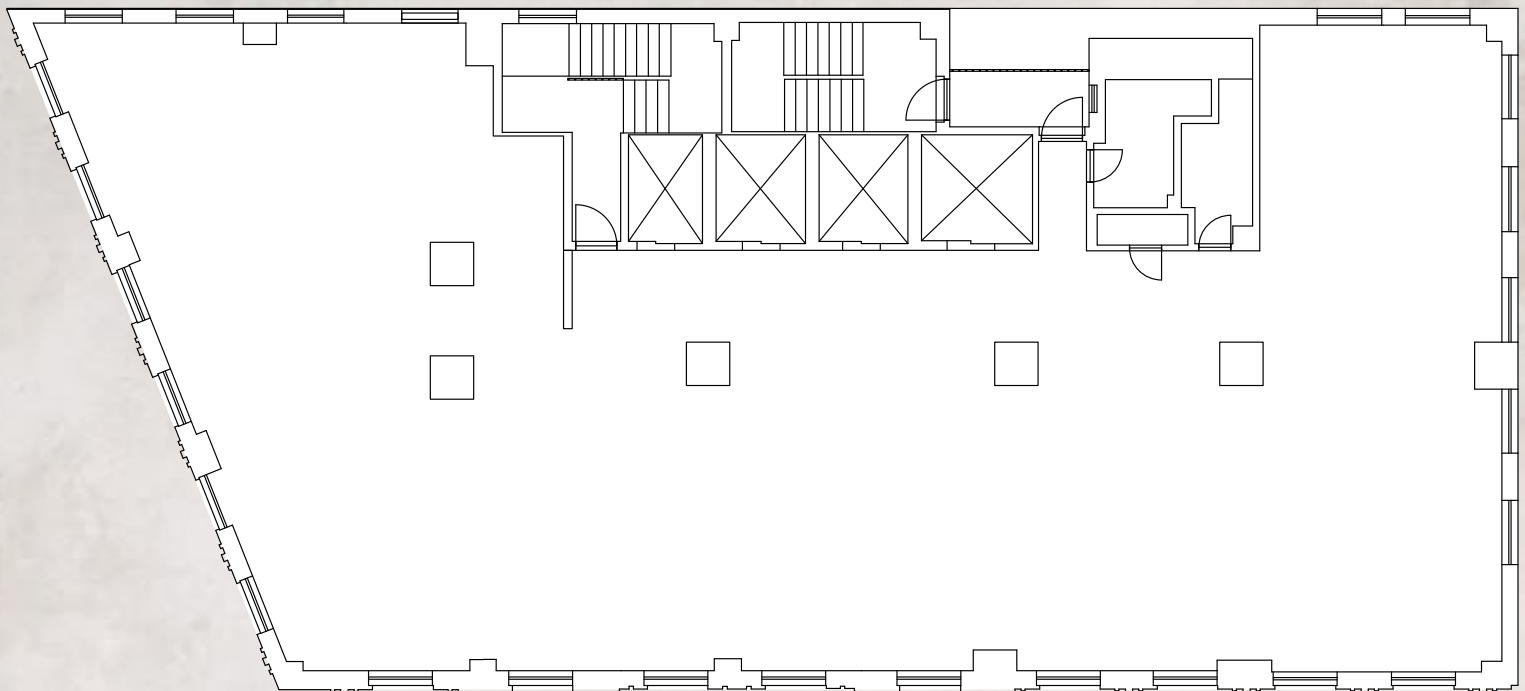
CORNER OF BROADWAY AND WEST 57TH STREET

19TH | ENTIRE | 5,500RSF

- Delivered white boxed
- Polished concrete floors
- Exposed ceilings

### SPACE NOTES

- Windows on 4 sides
- Great natural light
- Views of Columbus Circle, Broadway, and Times Square



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## 17TH FLOOR

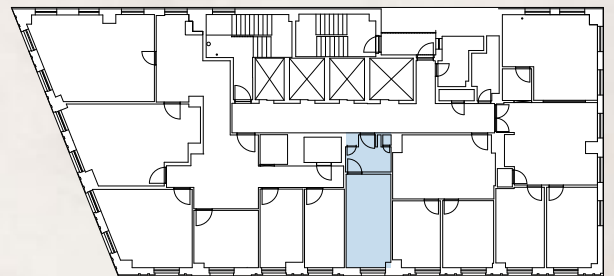
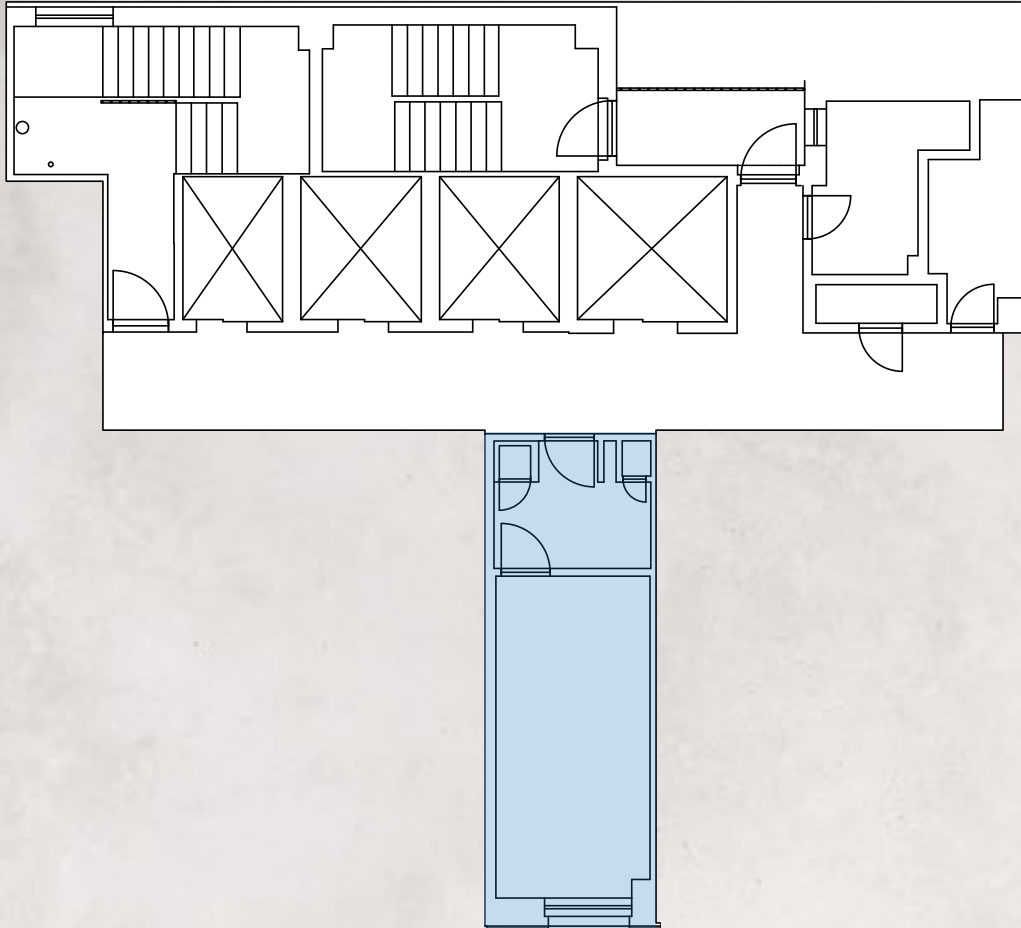
### 1776 BROADWAY

CORNER OF BROADWAY AND WEST 57TH STREET

17TH | PARTIAL | 400RSF

### SPACE NOTES

- Space is built
- 1 office
- Reception
- Views of Broadway and Times Square



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## 15TH FLOOR

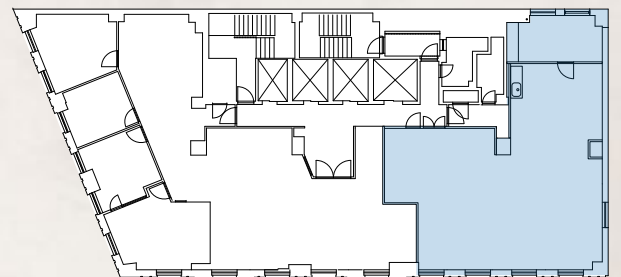
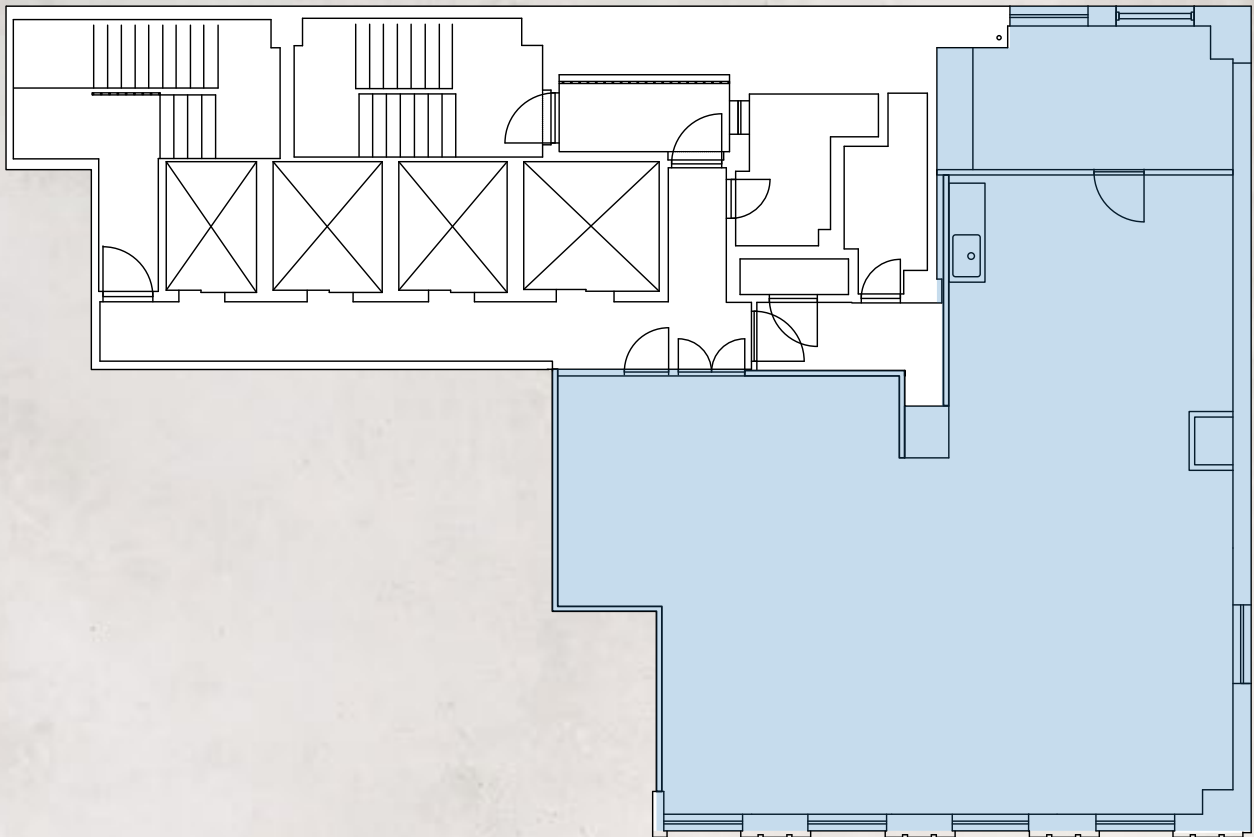
### 1776 BROADWAY

CORNER OF BROADWAY AND WEST 57TH STREET

15TH | PARTIAL | 1,915RSF

### SPACE NOTES

- Delivered white boxed
- Polished concrete floors
- Exposed ceilings
- Great natural light
- Views of Broadway and Times Square



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## 14TH FLOOR

### 1776 BROADWAY

CORNER OF BROADWAY AND WEST 57TH STREET

14TH | PARTIAL | 2,125RSF

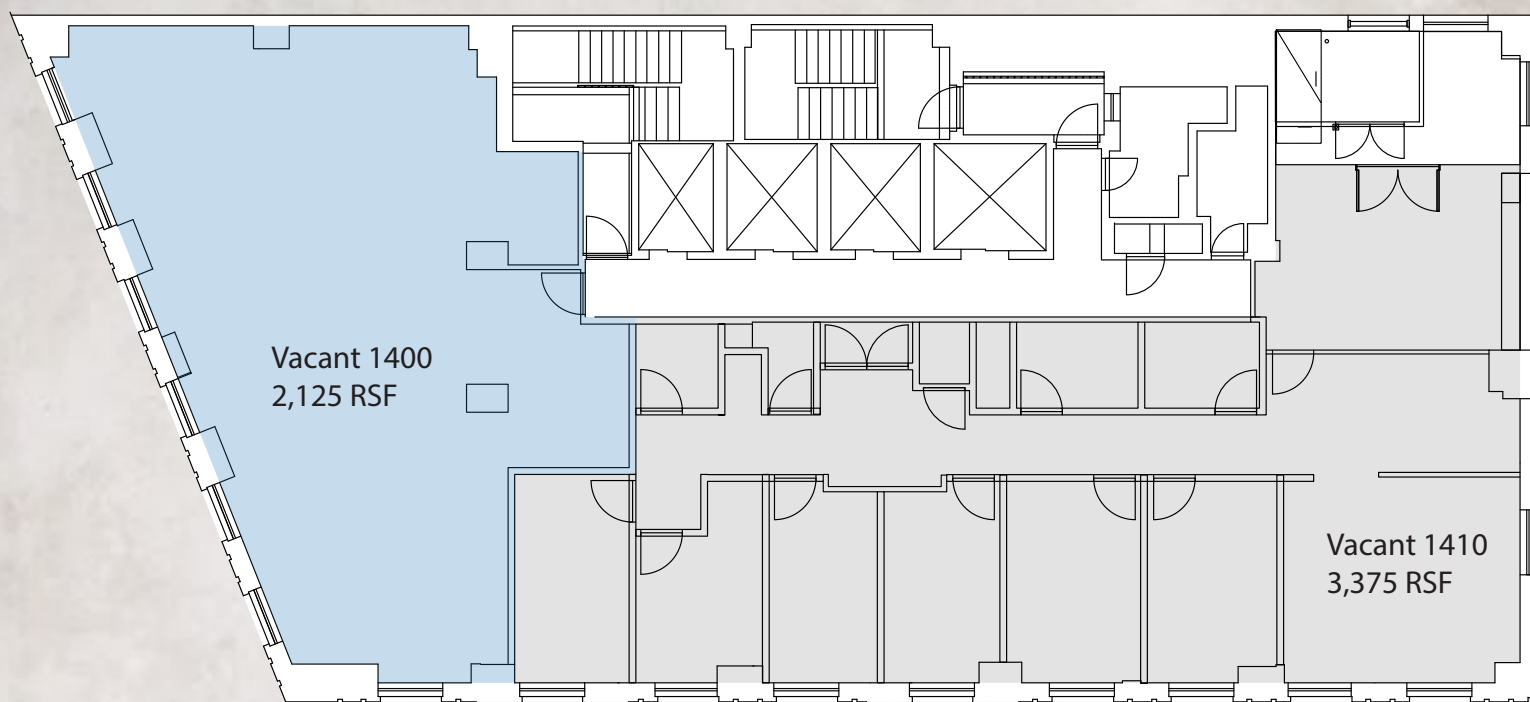
14TH | PARTIAL | 3,373RSF

14TH | ENTIRE | 5,500RSF

- Entire floor available
- Partially built
- Landlord will consider modifications

### SPACE NOTES

- Windows on 4 sides
- Great natural light
- Views of Columbus Circle, Broadway, and Times Square



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## 12TH FLOOR

### 1776 BROADWAY

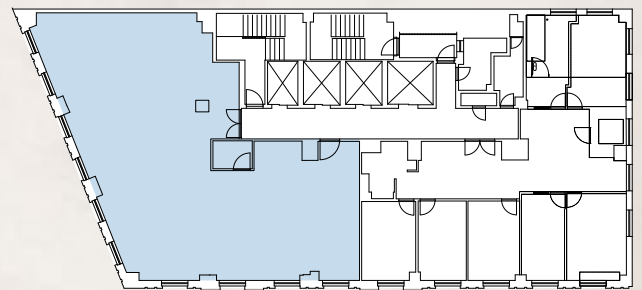
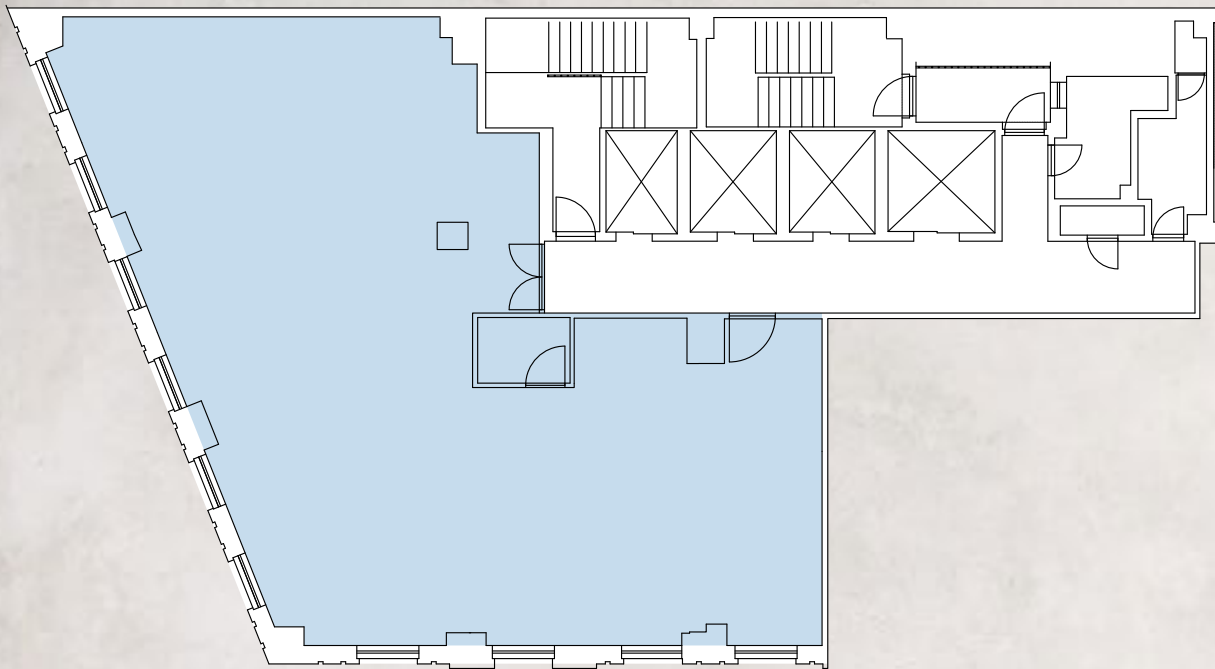
CORNER OF BROADWAY AND WEST 57TH STREET

12TH | PARTIAL | 3,161RSF

- Delivered white boxed
- Private ADA restroom
- Polished concrete floors

### SPACE NOTES

- Exposed ceilings
- Great natural light
- Views of Columbus Circle, Broadway, and Times Square



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## 11TH FLOOR

### 1776 BROADWAY

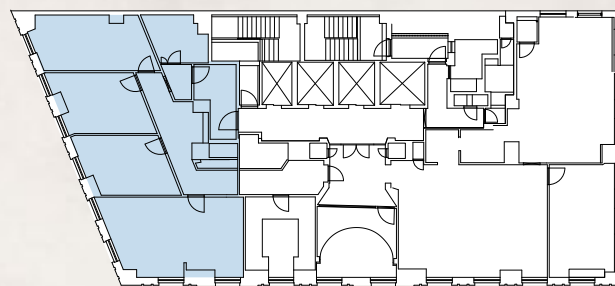
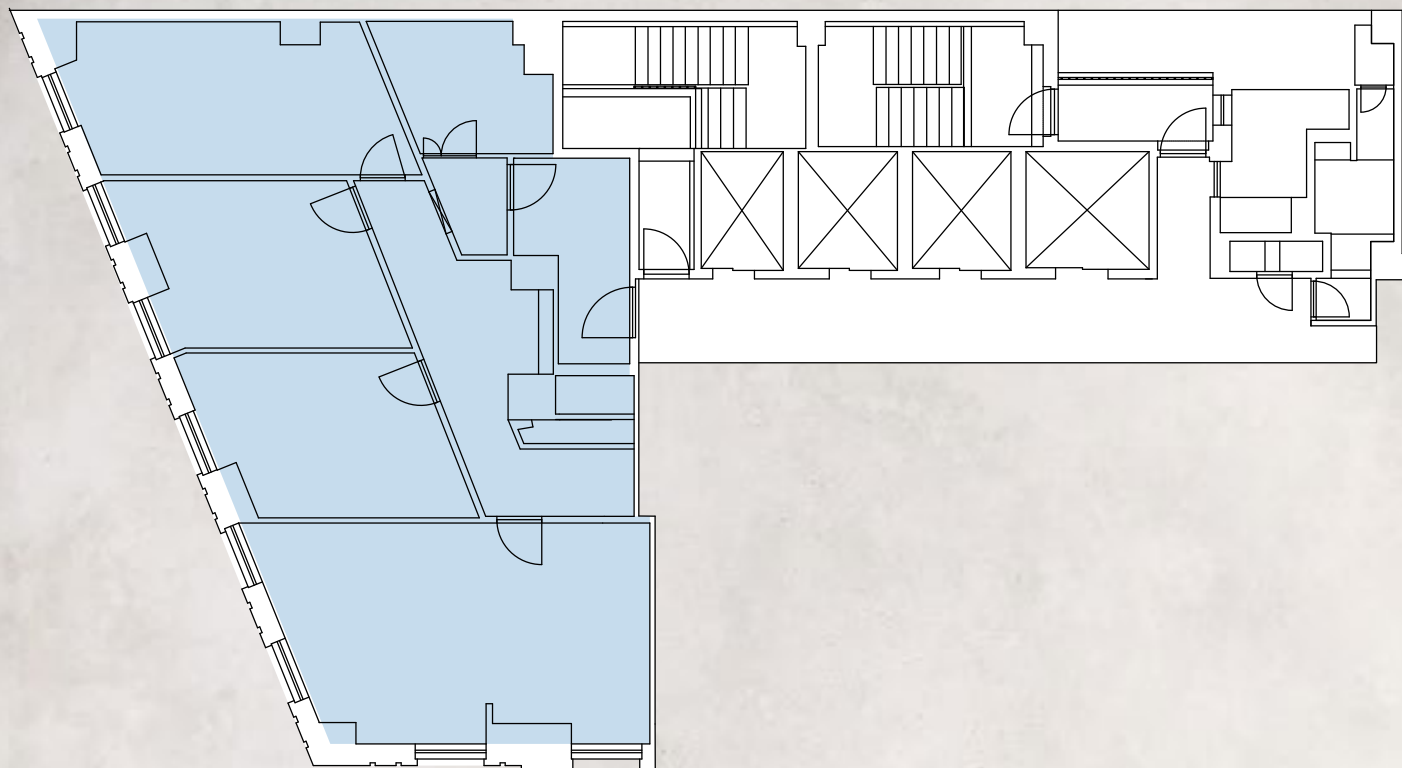
CORNER OF BROADWAY AND WEST 57TH STREET

11TH | PARTIAL | 2,309RSF

- Furniture can be made available
- 1 Conference room
- 3 offices
- Executive office with views of Hudson River

### SPACE NOTES

- Wet pantry
- Reception area
- Views of Times Square down Broadway



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## 7TH FLOOR

### 1776 BROADWAY

CORNER OF BROADWAY AND WEST 57TH STREET

7TH | PARTIAL | 1,200RSF

7TH | PARTIAL | 800RSF

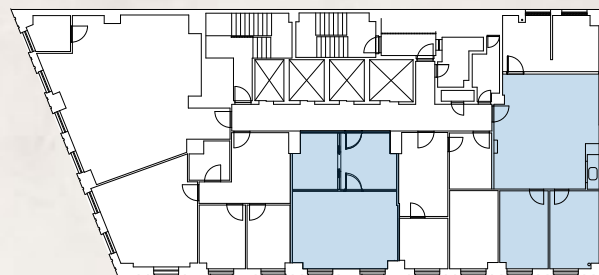
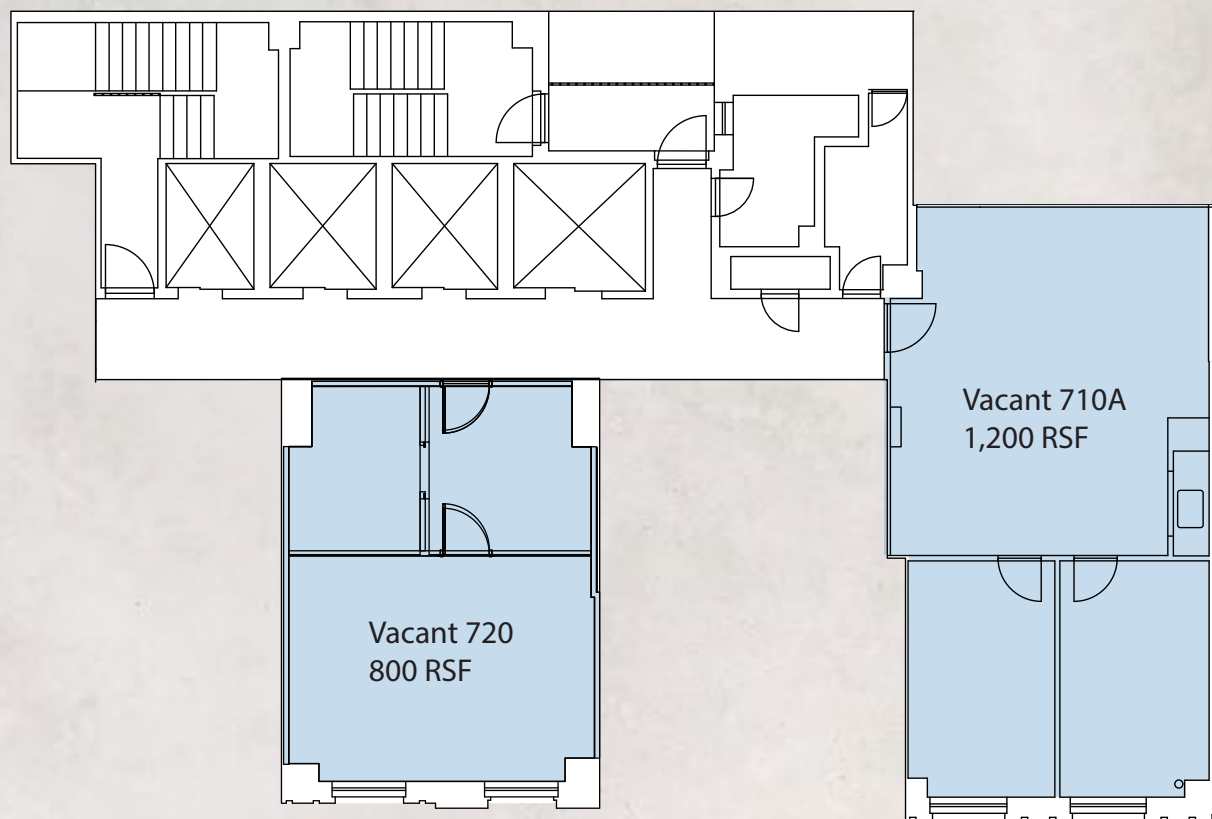
### SPACE NOTES

#### 720

- Space is built
- New carpet
- 1 office
- Furniture can be made available

#### 710A

- Space is pre-built
- New carpet
- Wet pantry
- 2 offices



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## 6TH FLOOR

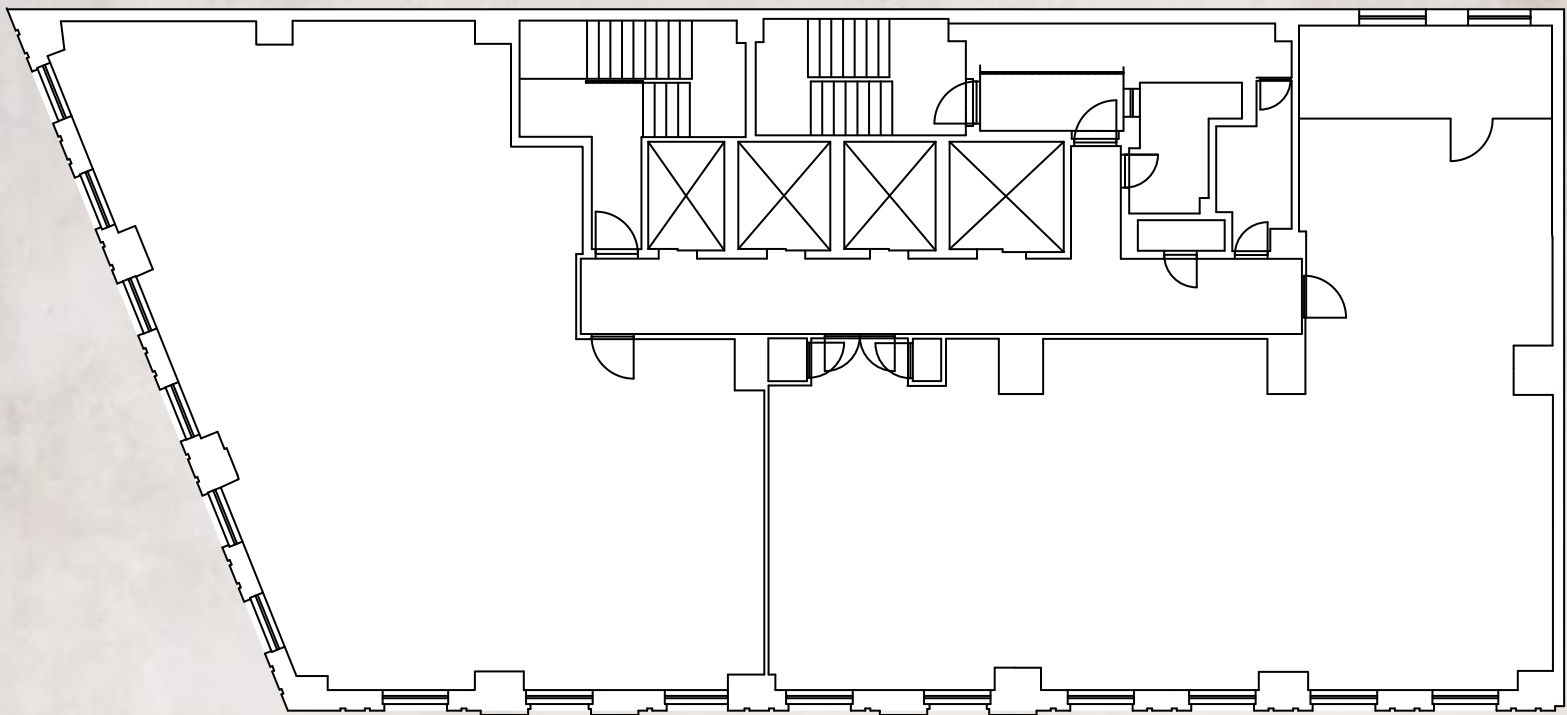
### 1776 BROADWAY

CORNER OF BROADWAY AND WEST 57TH STREET

6TH | ENTIRE | 5,500RSF

### SPACE NOTES

- Delivered white boxed
- Polished concrete floors
- Exposed ceilings
- Good natural light
- Broadway views
- Potential to divide



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## 5TH FLOOR

### 1776 BROADWAY

CORNER OF BROADWAY AND WEST 57TH STREET

5TH | ENTIRE | 1,900RSF

- Space is built
- 1 Glass office
- Exposed ceilings

### SPACE NOTES

- ADA bathroom
- New LED lighting

