

IMMEDIATE OCCUPANCY | UPPER FLOORS



809 BROADWAY

UNION SQUARE | NEW YORK, NY

ENTIRE 11TH & 12TH
FLOORS AVAILABLE
FOR SUBLEASE

TWO FULL FLOORS | ±3,790 SF AVAILABLE FOR SUBLEASE

11TH FLOOR

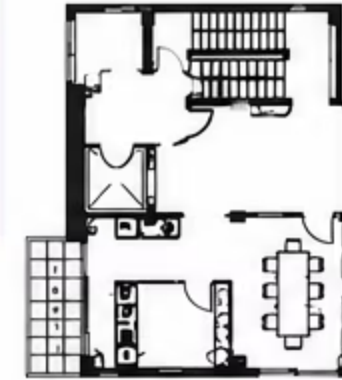
- » Large conference room
- » Lounge area
- » Pantry

12TH FLOOR

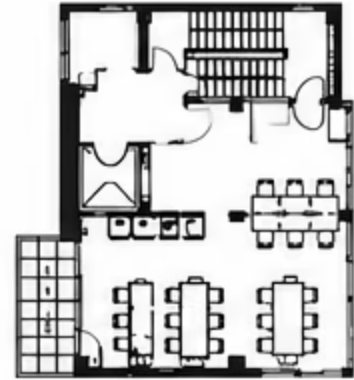
- » Open workspace
- » 2 Private offices
- » Breakout room

FEATURES:

- » Both floors feature newly built, very high-end installation
- » Two terraces with skyline views
- » Immediate occupancy
- » Term through June 2028



11TH FLOOR



12TH FLOOR



11TH FLOOR



RECEPTION



PANTRY

TRANSIT & LIFESTYLE CONNECTIVITY AT YOUR DOORSTEP

- » Direct access to Union Square & East Village
- » Steps to subway lines N/Q/R/W, 4/5/6, L, F, PATH
- » Close to Astor Place, 14th Street–Union Square, and 3rd Avenue stations
- » Walking distance to top cafés, restaurants, and shops
- » High daytime population with 350k+ employees within 1 mile



51+ RETAIL + SHOPPING



43+ RESTAURANTS + CAFES



20+ FITNESS CENTERS + GYMS



10+ HOTELS



9+ BANKS



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