



610 BROADWAY  
SOHO

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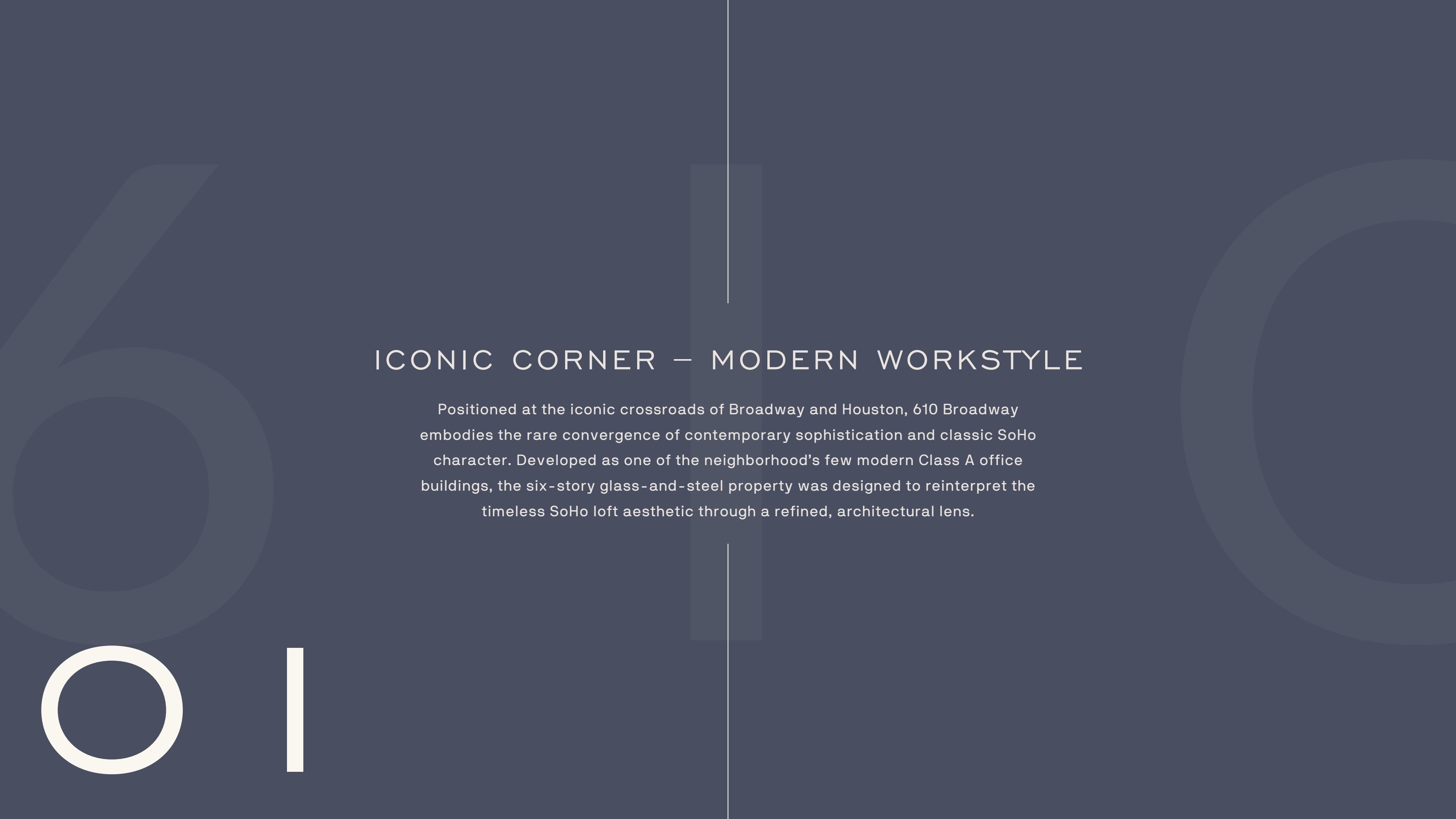
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The background is a dark blue-grey color. It features several abstract geometric elements: a large, light blue-grey circle on the left side, a smaller concentric circle within it, and a vertical bar in the center. There are also some diagonal lines and other faint geometric shapes. The text is white and centered.

## ICONIC CORNER — MODERN WORKSTYLE

Positioned at the iconic crossroads of Broadway and Houston, 610 Broadway embodies the rare convergence of contemporary sophistication and classic SoHo character. Developed as one of the neighborhood's few modern Class A office buildings, the six-story glass-and-steel property was designed to reinterpret the timeless SoHo loft aesthetic through a refined, architectural lens.



# 610 BROADWAY

SOHO

44,456 RSF  
AVAILABLE

THREE FULL FLOORS  
AVAILABLE SUMMER 2027

A RARE OPPORTUNITY  
FIRST TIME VACANCY OF 45K RSF IN 22 YEARS

ONE OF A KIND,  
LARGE EXPANSIVE TERRACES  
AVAILABLE

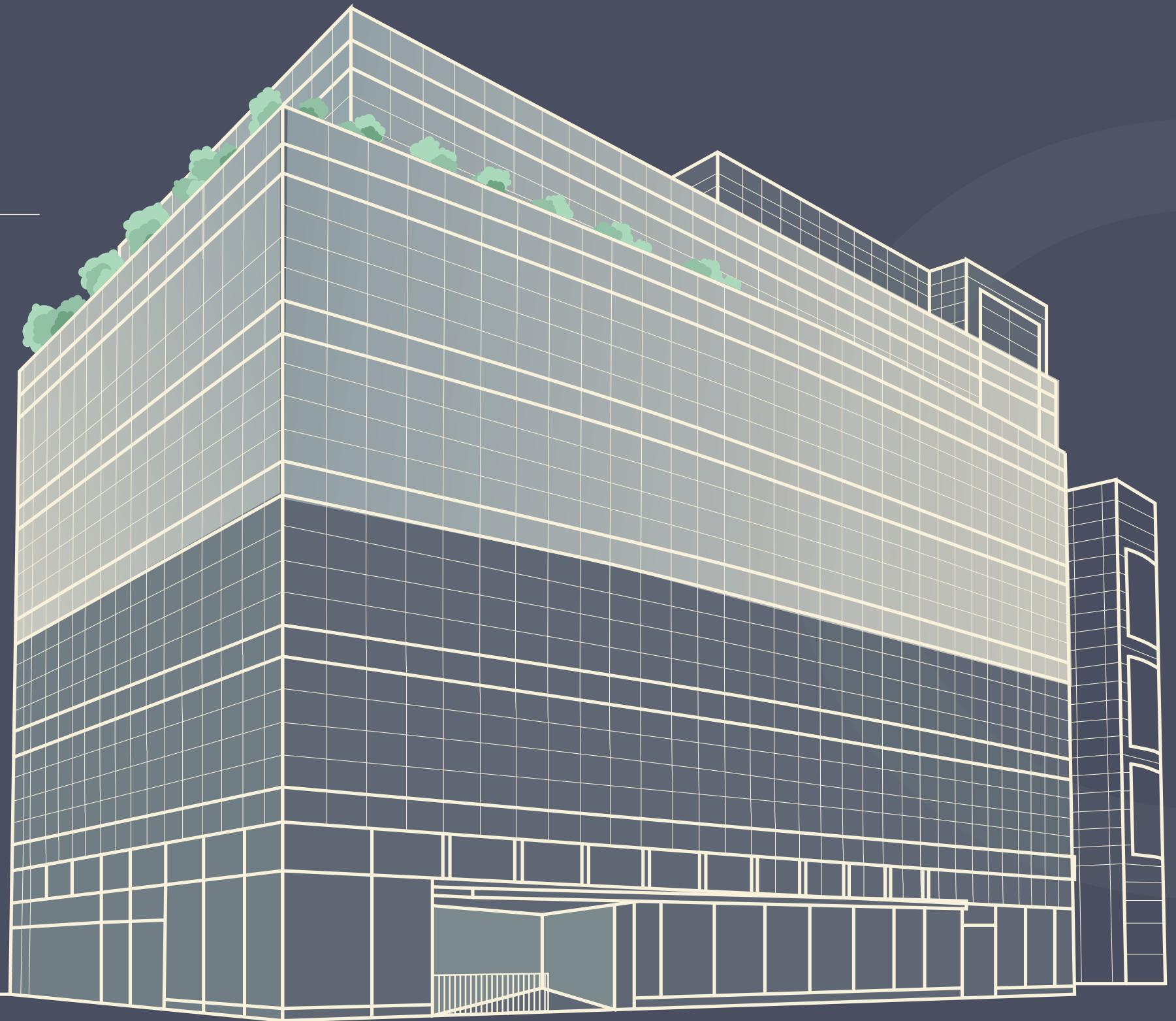
14'6" CEILING HEIGHTS  
21' HEIGHT ON 6TH FLOOR

ON-SITE PARKING  
APPROXIMATELY 120 SPACES

FLOOR 6  
10,750 SF

FLOOR 5  
16,853 SF

FLOOR 4  
16,853 SF



## THE ARRIVAL

Flooded with natural light through expansive floor-to-ceiling glass, the building offers soaring 14-foot-plus ceilings, polished concrete floors, open floor plates, and a boutique attended lobby that create an atmosphere more akin to a private members' club than a conventional office address.

610 BROADWAY  
SOHO



## CONFERENCE ROOM RENDERING





## 6TH FLOOR INTERIOR RENDERING



PRIVATE OUTDOOR TERRACE RENDERING



PRIVATE OUTDOOR TERRACE RENDERING





[VIEW GALLERY](#)

## WHERE CULTURE CREATES LUXURY

Situated at the intersection of SoHo, NoHo, and Nolita — arguably one of Manhattan's most culturally rich and fashion-forward enclaves. Within moments are world-renowned luxury boutiques, celebrated restaurants, designer flagships, and downtown's most coveted hospitality destinations.

02

610 Broadway offers unmatched convenience with direct in-building access to five subway lines, nearby citibikes and only minutes from major railways — making your morning commute seamless and efficient.

## COMMUTER’S PARADISE

### CITIBIKE

BLEECKER & CROSBY STREET

2 MIN WALK 0.1 MI

LAFAYETTE & JERSEY STREET

3 MIN WALK 0.1 MI

### SUBWAY TRANSIT

BROADWAY-LAFAYETTE STREET (IN-BUILDING)



0 MIN WALK 0.1 MI

BLEECKER STREET (IN-BUILDING)



0 MIN WALK 0.1 MI

PRINCE STREET



2 MIN WALK 0.2 MI

### COMMUTER RAIL

9TH STREET

PATH

10 MIN BIKE 1.2 MI

CHRISTOPHER STREET

PATH

11 MIN BIKE 1.2 MI

PENN STATION



12 MIN TRAIN 2.0 MI

GRAND CENTRAL STATION



13 MIN TRAIN 2.3 MI

### AIRPORT

LAGUARDIA INTERNATIONAL AIRPORT

20 MIN DRIVE 10.3 MI

NEWARK LIBERTY INTERNATIONAL

20 MIN DRIVE 12.9 MI

JOHN F. KENNEDY INTERNATIONAL AIRPORT

35 MIN DRIVE 17.6 MI



EAT

- Sartiano's
- Torrisi
- Balthazar
- The Butcher's Daughter
- The Grey Dog
- Lure Fishbar
- Jack's Wife Feda
- Momoya
- Pera SoHo
- Fanelli Cafe

DRINK

- (Sub)Mercer
- The Crosby Bar
- Felix Roasting Co.
- NoMo SoHo
- Grand St. Social
- Mulberry St. Bar
- Gregorys Coffee

SHOP

- Prada
- Chanel
- Loewe
- Gucci
- Marc Jacobs
- Balenciaga
- Versace
- Dior
- Louis Vuitton
- Celine
- Theory
- Bloomingdales

STAY

- The Mercer Hotel
- NoMo Soho Hotel
- The Broome Hotel
- Crosby St. Hotel
- SoHo Grand Hotel

FITNESS

- Equinox
- New York Pilates
- Pvolve
- Bodyrok
- Physique 57
- The Bar Method

## OFFERING

Establish a true **Building Within a Building** presence in the heart of SoHo with a rare **44,456 RSF Block** opportunity, available for the first time in more than two decades since the property's original development. Comprised of three full contiguous floors ranging from 10,750 to 16,853 RSF and two private outdoor terraces, this offering provides a unique chance to create a dedicated corporate environment with the scale, identity, and operational efficiency of a standalone headquarters.

03

# HIGHLIGHTS

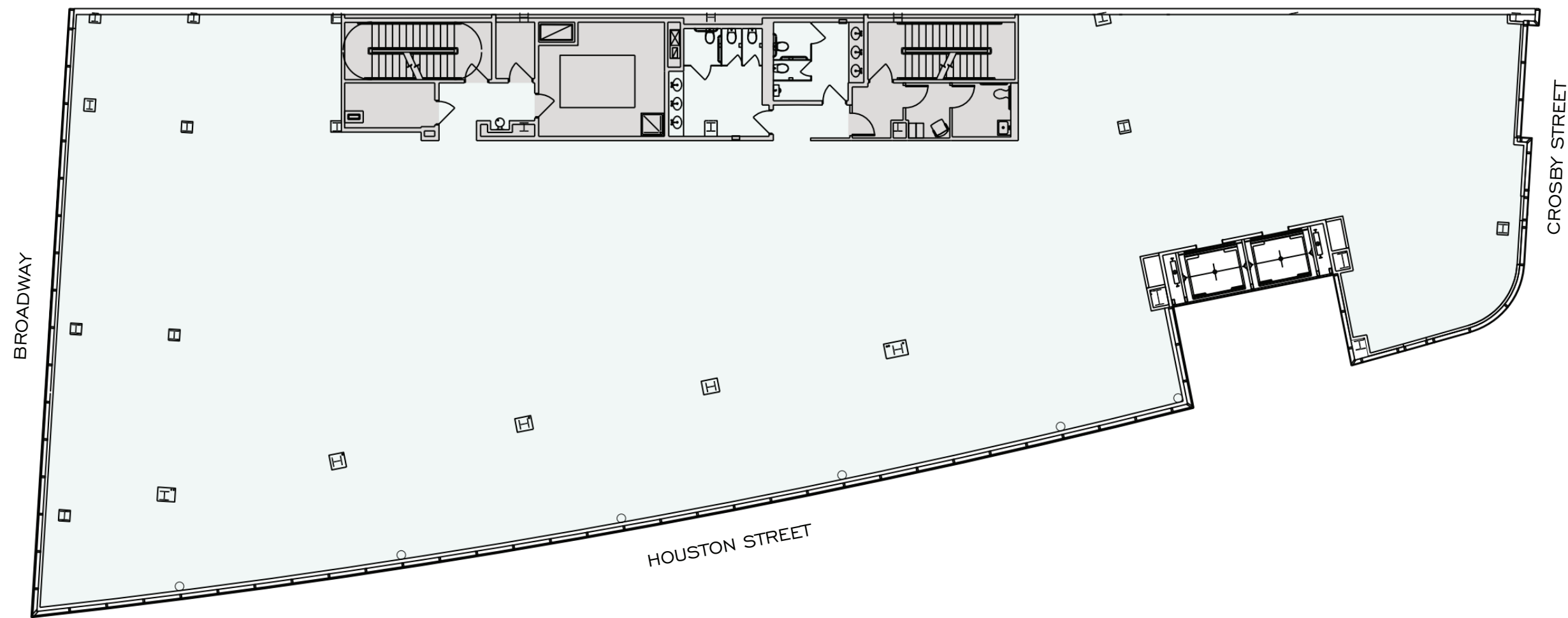
- + LARGE BLOCK OF THREE FLOORS: 44,456 TOTAL RSF
- + FULL FLOOR PRESTIGE: 16,853 RSF
- + INSTITUTIONAL OWNERSHIP
- + CLAD IN FLOOR-TO-CEILING GLASS
- + AWASH IN NATURAL LIGHT
- + EXPOSED CEILING AND POLISHED CONCRETE FLOORS
- + EXTRA-HIGH SLAB HEIGHTS RANGE FROM 14'6" TO 21'
- + EFFICIENT SIDE CORE FLOOR PLATE
- + ABOVE-STANDARD ELECTRICITY
- + PRIME NOHO / SOHO LOCATION ON HOUSTON BETWEEN CROSBY AND BROADWAY
- + MODERN CONSTRUCTION
- + SUBWAY ENTRANCE TO B, D, F, M, AND 6 ON SITE
- + PARKING GARAGE ON SITE
- + BOUTIQUE, ATTENDED LOBBY
- + CARD-ACCESS SECURED ELEVATORS



CORE & SHELL

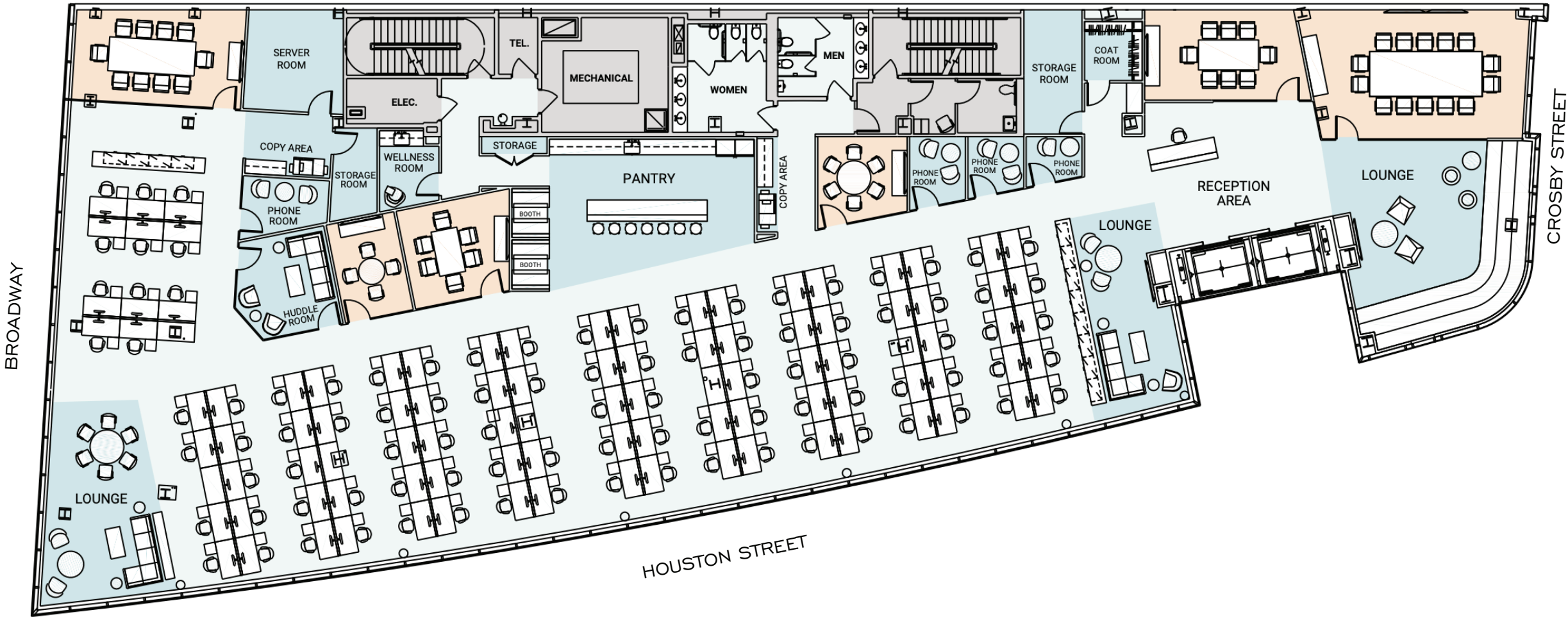
FLOORS 4-5  
16,853 SF

610 BROADWAY  
SOHO



OPEN TEST FIT

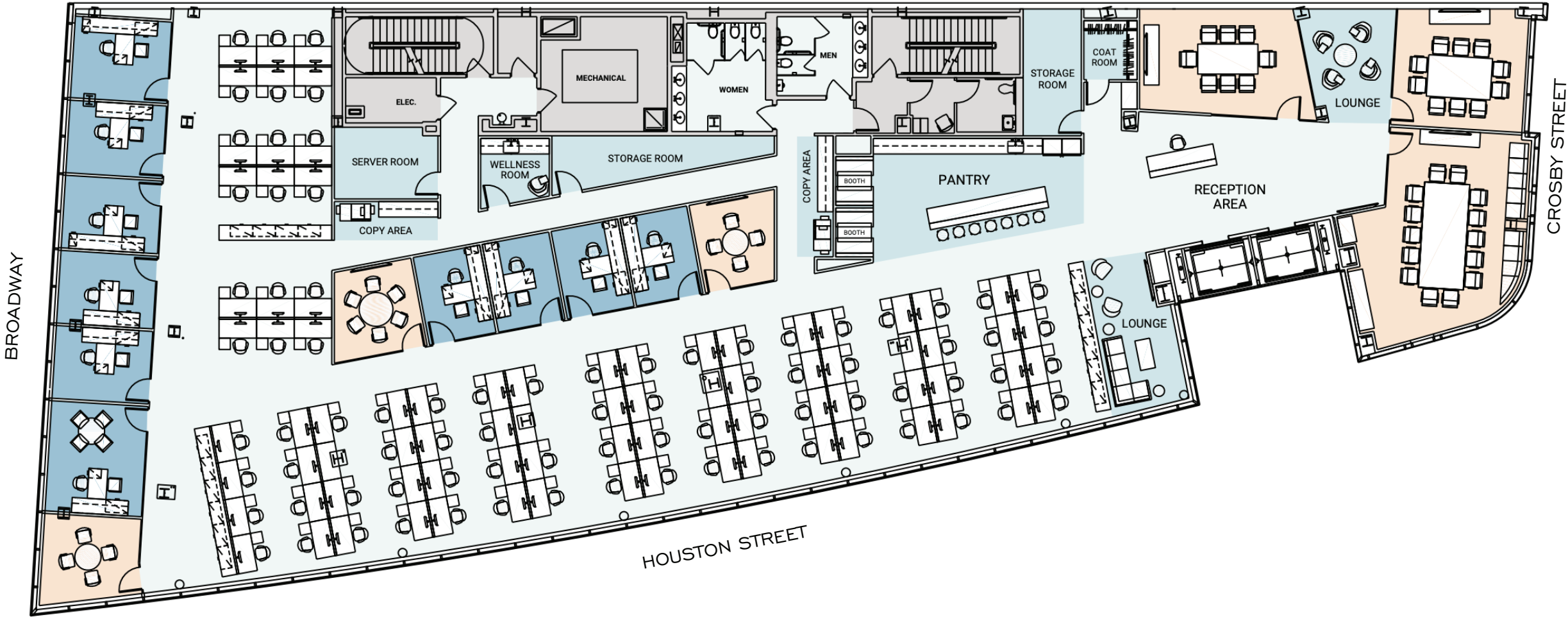
FLOORS 4-5  
16,853 SF



|                 |    |                  |   |                     |   |
|-----------------|----|------------------|---|---------------------|---|
| OPEN SEATING    | 96 | CONFERENCE ROOMS | 6 | PHONE/ HUDDLE ROOMS | 5 |
| RECEPTIONIST    | 1  | LOUNGES          | 3 | PANTRY              | 1 |
| TOTAL HEADCOUNT | 97 |                  |   |                     |   |

OFFICE TEST FIT

FLOORS 4-5  
16,853 SF



|                 |    |                  |   |        |   |
|-----------------|----|------------------|---|--------|---|
| PRIVATE OFFICES | 10 | CONFERENCE ROOMS | 6 | PANTRY | 1 |
| OPEN SEATING    | 82 | LOUNGES          | 2 |        |   |
| RECEPTIONIST    | 1  |                  |   |        |   |
| TOTAL HEADCOUNT | 93 |                  |   |        |   |