

A BOUTIQUE LOFT HQ OPPORTUNITY

495 BROADWAY



THE LAST
REMAINING SPACE
AT AN ICONIC ADDRESS

ELEVATED BY DESIGN

495 Broadway combines authentic loft architecture with thoughtful modern upgrades, creating a workspace that feels both established and forward-looking. Recently renovated common areas elevate the arrival experience, while the building's scale and flexibility offer companies the opportunity to create a headquarters that is uniquely their own.



PROPERTY HIGHLIGHTS



Newly renovated contemporary lobby



Exclusive opportunity to activate a private rooftop terrace



Boutique office environment with full-floor identity



13-15' ceiling heights creating expansive, open workspaces



Loft-style architecture with exceptional natural light



Three elevators, including dedicated freight service



Build-to-suit flexibility for a customized headquarters



Premier SoHo location between Spring and Broome Streets

BUILT FOR
COLLABORATION.
INSPIRED BY LIGHT.

Every element of the 6th floor supports the way today’s teams work, bringing together open collaboration, focused meeting spaces, hospitality-inspired amenities, and inspiring city views.



SPACE FEATURES

LIGHT-FILLED WORKSPACE

Oversized historic windows flood the floor with natural light throughout the day, creating an energizing workplace for employees and visitors alike.

MODERN CONFERENCE ROOM

A polished meeting environment designed for client presentations, team collaboration, and hybrid connectivity.

CONVENIENT KITCHEN

A thoughtfully designed kitchen anchors the workplace, encouraging informal meetings, employee interaction, and everyday convenience.

VIEWS WORTH LOOKING UP FOR

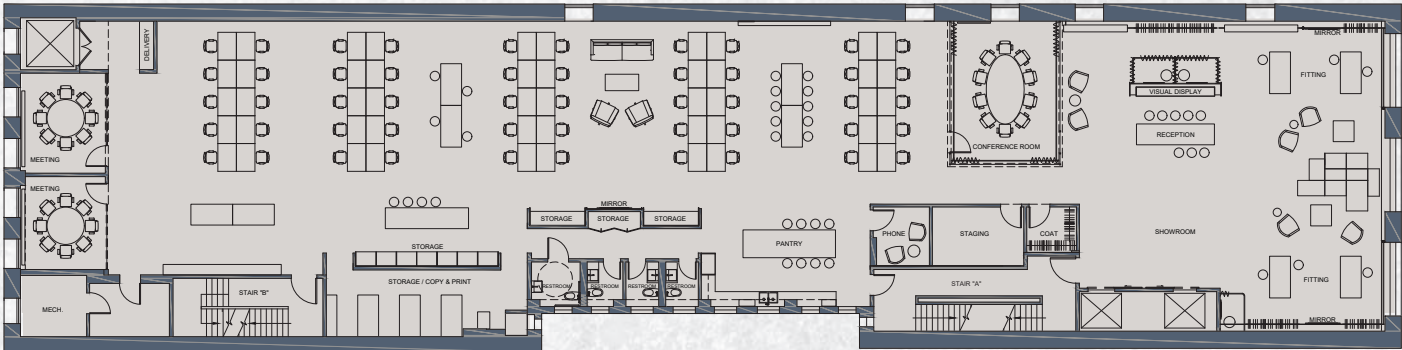
Iconic SoHo streetscapes and skyline views frame the office through oversized windows that bring character without sacrificing modern functionality.

EXCLUSIVE ROOFTOP POTENTIAL

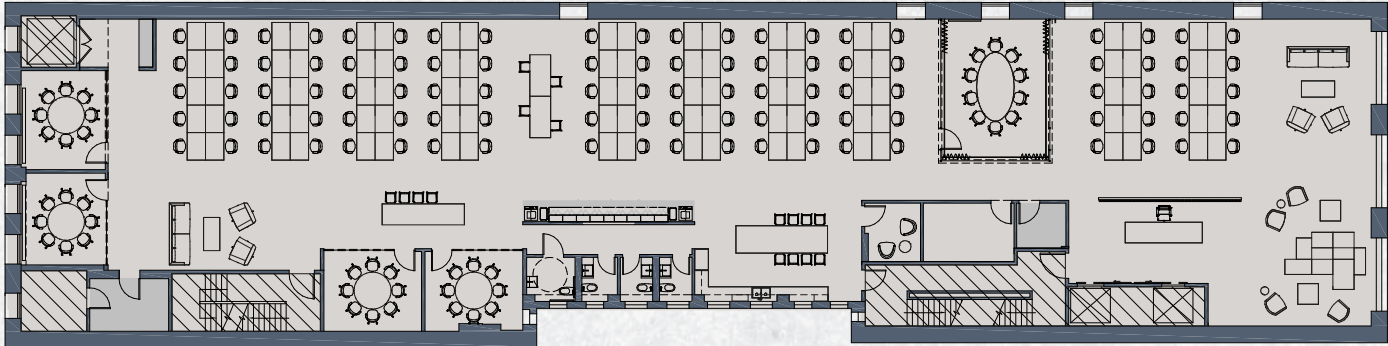
Transform the rooftop into a private amenity tailored to your culture. Create an outdoor meeting space, hospitality lounge, wellness retreat, event venue, or all of the above (subject to approvals).

6TH FLOOR
— 12,000 SF —

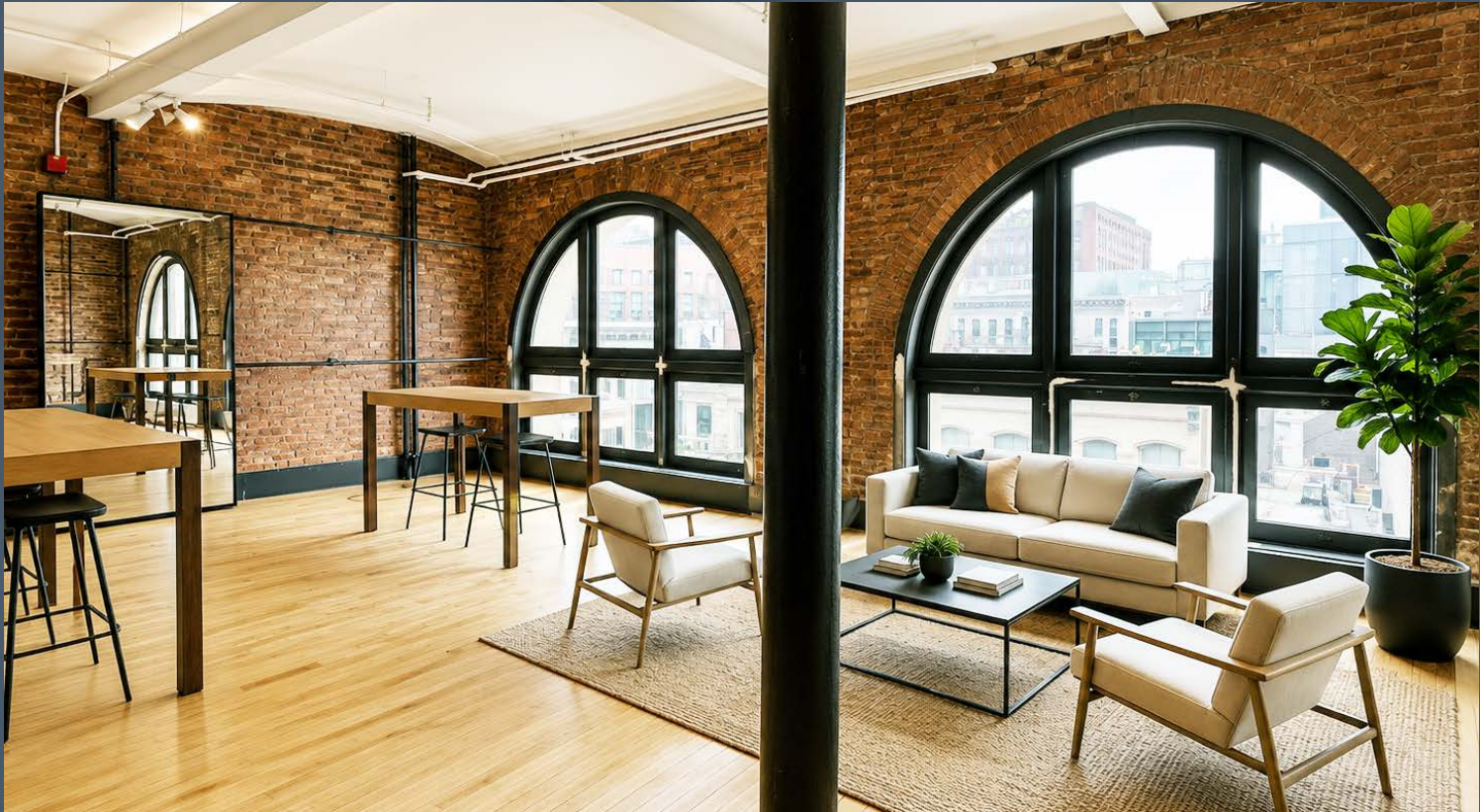
EXISTING CONDITIONS



HYPOTHETICAL TEST-FIT



- | | | | |
|-----|--------------------|---|-------------------------|
| 100 | Open Office | 1 | Break Room |
| 1 | Reception | 5 | Conference |
| 42 | Conference | 1 | Phone |
| 2 | Phone | 4 | Open Collaboration |
| 14 | Open Collaboration | 1 | Reception Guest Seating |
| | | 1 | Copy Print Point |
| | | 1 | IDF Room |
| | | 3 | Storage |



ALL IN THE NEIGHBORHOOD

FROM MORNING COFFEE TO CLIENT DINNERS, EVERY CONVENIENCE IS JUST STEPS AWAY.



World-class dining including Balthazar, Sadelle's, Mercer Kitchen, Lure Fishbar, and La Esquina



Everyday favorites including Sweetgreen, DIG, CAVA, Chipotle, and more

NEIGHBORHOOD HIGHLIGHTS



A walkable neighborhood that blends work, culture, retail, and nightlife into one connected experience



Premium shopping throughout SoHo and Nolita

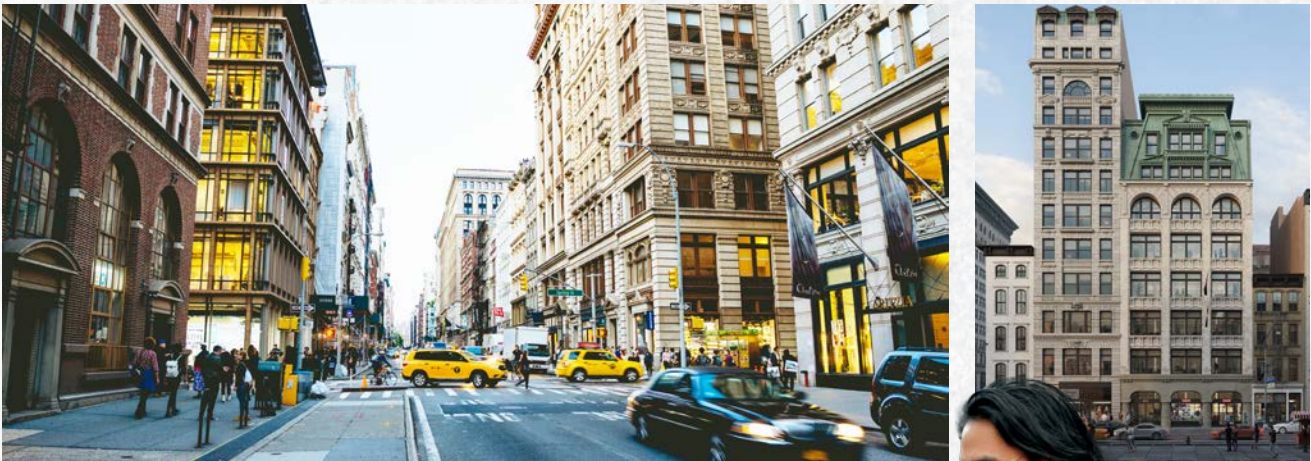


Minutes from Hudson Square, NoHo, Tribeca, and Greenwich Village

A BOUTIQUE LOFT HQ OPPORTUNITY

CONNECTED FROM EVERY DIRECTION

A central SoHo location gives employees and clients effortless access from across New York City and the region. Multiple subway lines are within a short walk, while nearby neighborhoods and major business districts are easily reached on foot.



CONNECTIVITY

- * **STEPS FROM THE SPRING STREET SUBWAY STATIONS**
- * **CONVENIENT ACCESS TO THE N, Q, R, W, 4, 6, A, C, E, B, D, F, AND M SUBWAY LINES**
- * **EASY CONNECTIONS TO PENN STATION, GRAND CENTRAL TERMINAL, AND PATH SERVICES**
- * **WALKABLE TO HUDSON SQUARE, TRIBECA, NOHO, NOLITA, AND GREENWICH VILLAGE**
- * **SURROUNDED BY CITI BIKE STATIONS AND PEDESTRIAN-FRIENDLY STREETS FOR FLEXIBLE COMMUTING**

