



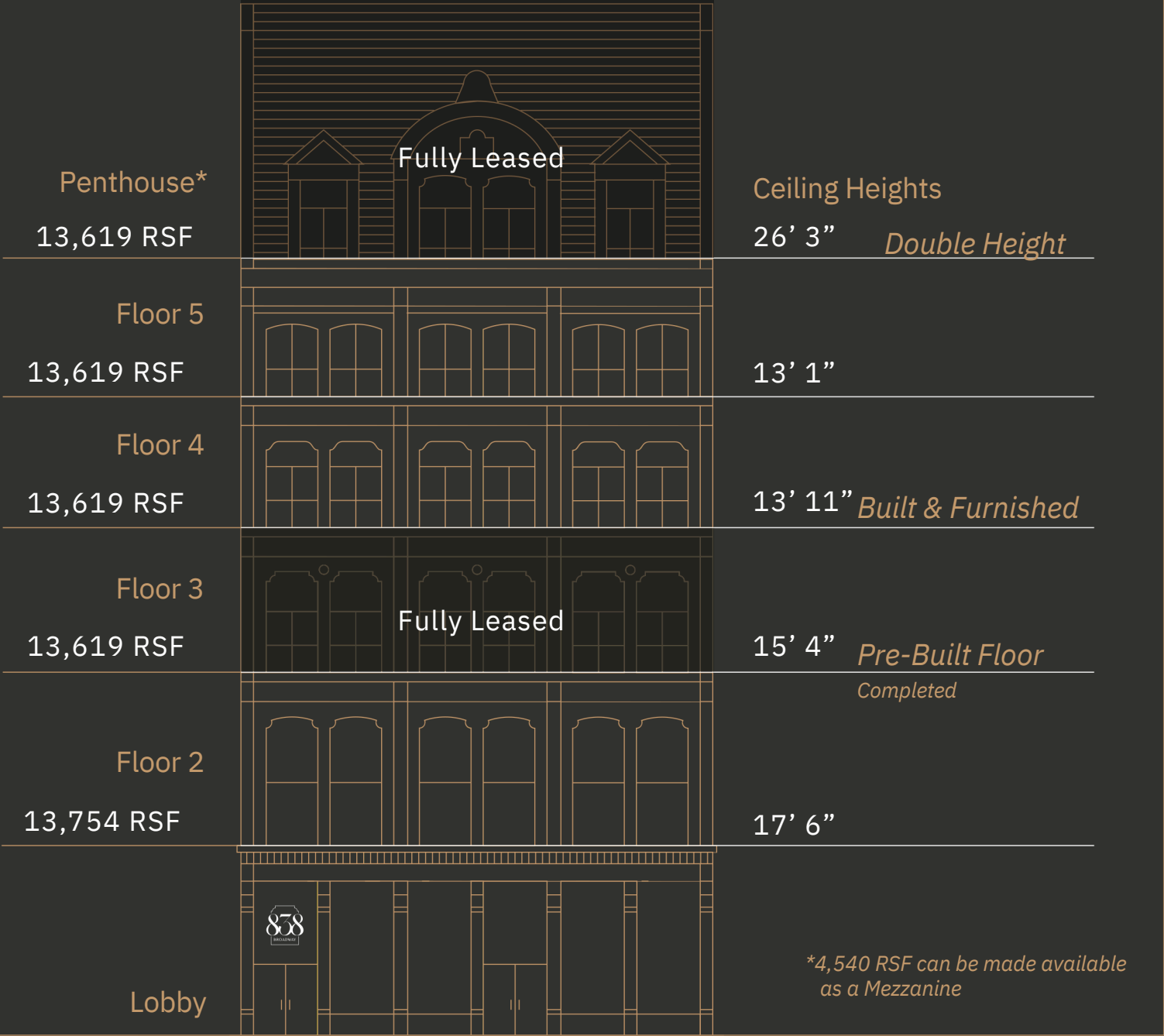
Stand apart from
the ordinary.



The historic red cast iron facade at 838 Broadway is a statement of classic New York while the fully redesigned interior evokes the feeling of stepping into a modernized boutique workplace environment.

The perfect backdrop for success.

With a 70,000 SF boutique building with 13,600+ RSF individual floors, tenants have the perfect backdrop for office space design that is anything but standard.





Stylishly enduring.

838 Broadway has undergone a comprehensive restoration, preserving the beauty of this landmarked property's authentic materials while also elevating the spaces to reflect the needs of today's office culture.

Stylishly enduring

Boutique building, big presence.

Built and Furnished Full Floors

Highly Visible and Branded Tenant Flag Signage
on Broadway

Dedicated Lobby Desk Signage

Brand New Tenant-Controlled HVAC System

Brand New Mechanicals, Plumbing and
Electrical Systems



Imagine the possibilities.

High-end, hospitality inspired pre-builts, designed by Spector Group, feature modern collaboration areas, glass fronted conference rooms and pantries with natural wood tones.

Intimate spaces throughout provide both an aesthetically pleasing and functional office environment.



Pre-Built Test Fit

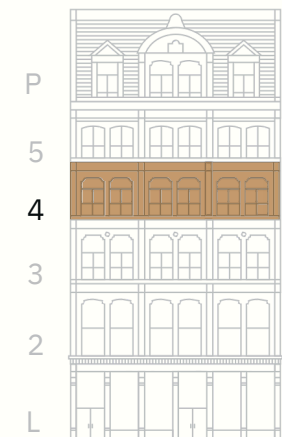
FLOOR 4

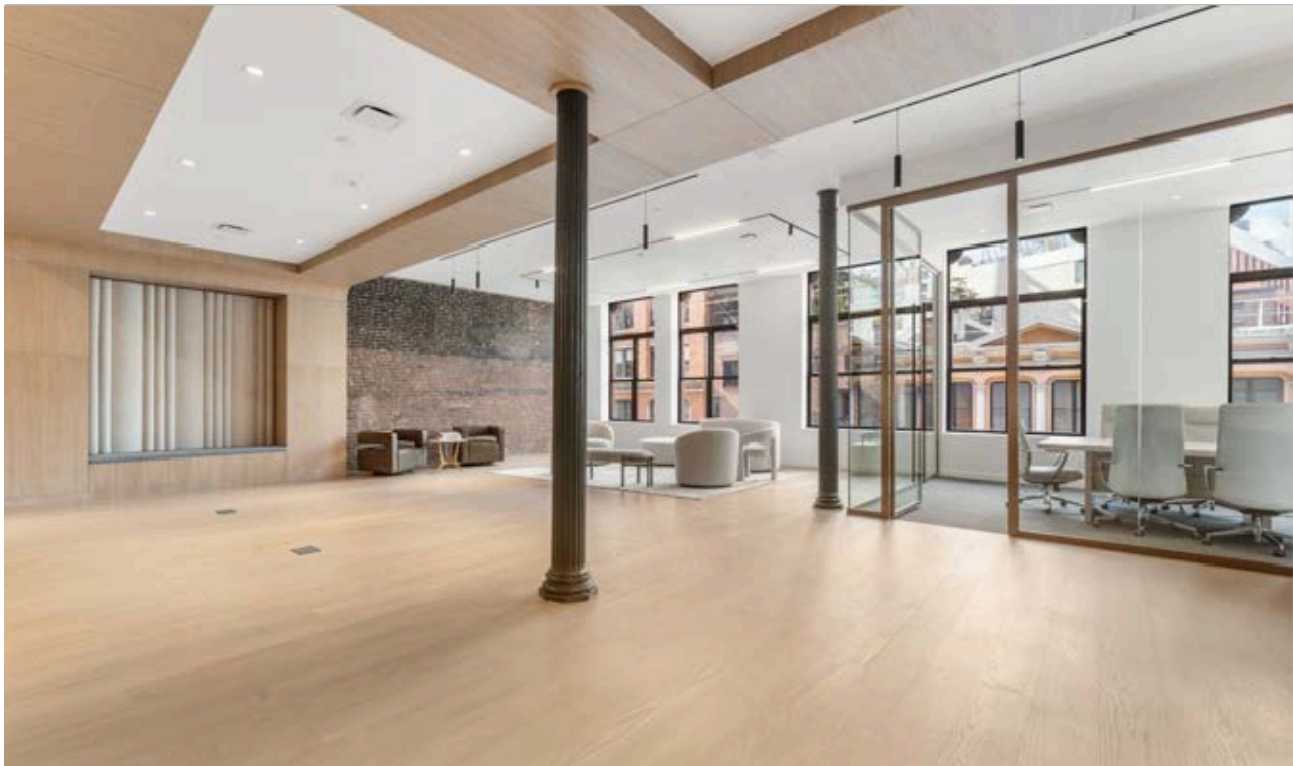
TYPE	QTY
OFFICES	
Private Offices (12'-0" x 9'-0")	0
WORKSTATIONS	
Benching (72" x 30")	74
COLLABORATION	
Large Conference (10+ PPL)	1
Medium Conference (8 PPL)	0
Small Conference (6 PPL)	2
Lounge Collab / Scrum	4
	1
AMENITIES	
Pantry	1
Coffee Bar	1
SUPPORT & STORAGE	
Reception	1
IT Room	1
Restrooms	2
ADA Restrooms	2
Parent's Room	1
Copy Area	1
Coat Closet	2
Phone Room	2
Electrical Closet	1
Storage Room	2
Janitor's Closet	1

TOTALS	
Head Count	75
Maximum Floor Occupancy	90
RSF	13,619
RSF / Person	SF 180



BROADWAY





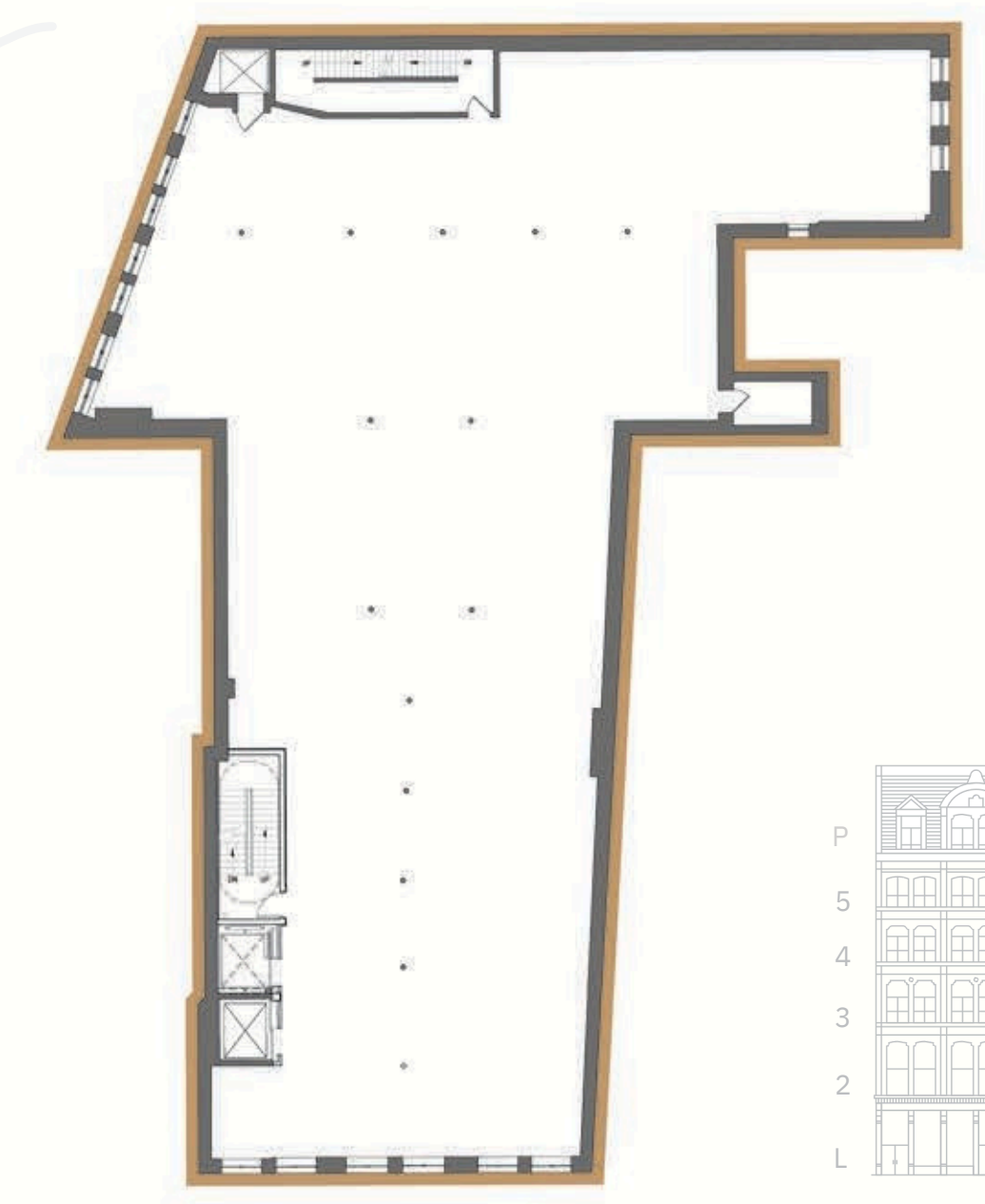
4th Floor Pre-Built - Completed



4th Floor Pre-Built - *Completed*

Core & Shell

STANDARD CORE PLAN



BROADWAY



Steps away...

(All within a 5 minute walk)



W	R	Q	N
4	5	6	L

@ 14th St - Union Square

N	R	W
---	---	---

@ 8th St & Broadway

F	M	L
---	---	---

@ 14th St & 6th Ave

1	2	3
---	---	---

@ 14th St & 7th Ave



Greater Union Square

SEQUOIA



FIRSTMARK

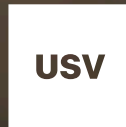
melio



Alpine
Capital Management

TOLISADVISORS

INSPIRED
CAPITAL



WELLINGTON
MANAGEMENT



IBM

NETFLIX

the
Skimm



Bumping shoulders with great neighbors.

Tech, media, finance and every industry in between know the importance of location and 838 Broadway is the perfect example of the right place to be.



A snapshot of the many options in our neighborhood...



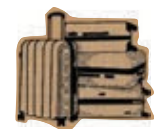
Coffee & Cafes

- Blue Bottle Coffee
- The Grey Dog
- Patisserie Fouet
- Think Coffee
- Maman
- Joe Coffee Company



Shopping

- Brandy Melville
- Zara
- Paragon Sports
- Scotch & Soda
- Allbirds



Boutique Hotels

- W New York - Union Sq
- Hyatt - Union Sq
- Moxy NYC
- Walker Hotel Greenwich Village
- The Marlton Hotel



Restaurants

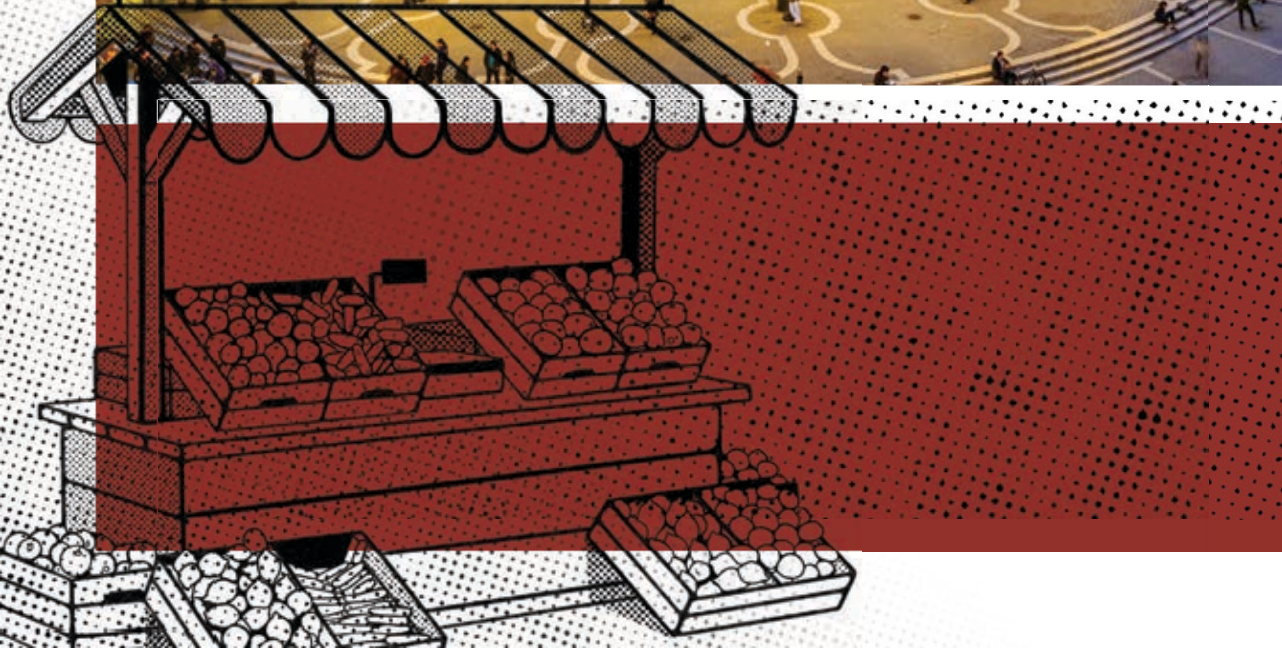
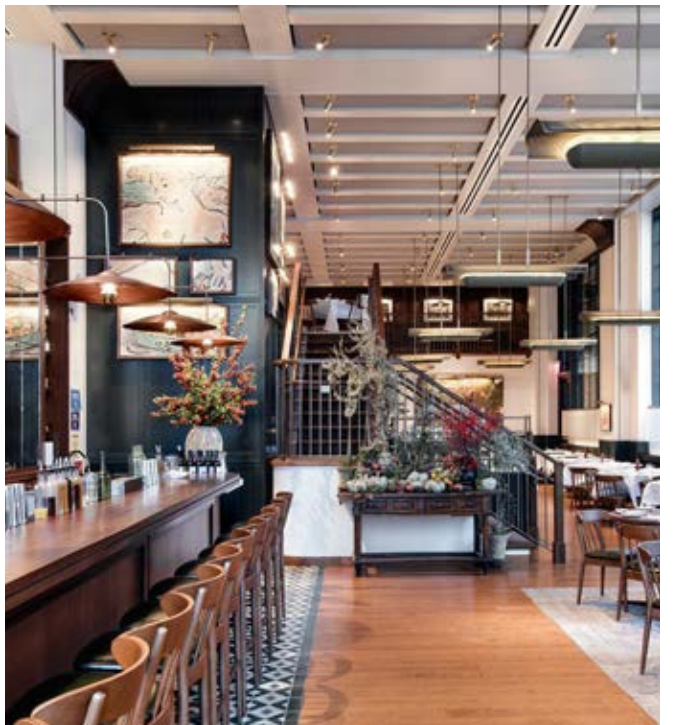
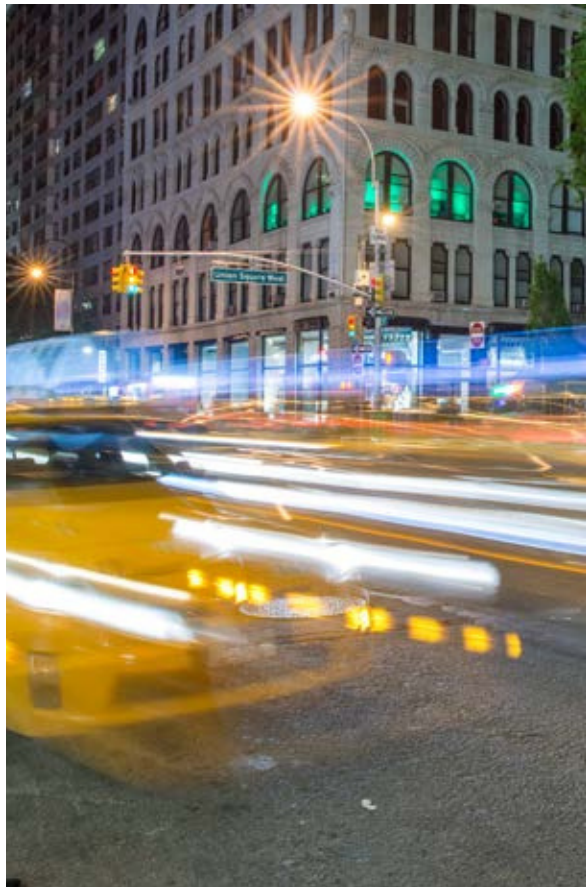
- Shuko NYC
- The Smith
- Ippudo NYC
- Il Cantinori
- Striphouse
- Gotham Bar & Grill



Fitness

- Nimble Fitness
- CYCLEBAR
- Orange Theory
- Crunch
- ISHTA Yoga
- Equinox





Building Specs

HVAC

- Air-Cooled VRF Ducted Heat Recovery Split System – Daikin
- A+ Energy Star rating
- ZERO Emissions – no gas and oil used.
- Eleven (11) separate zones with Smart Thermostats that can be controlled from Smart

PHONES

- 24/7 Tenant control of HVAC
- Independent system for IT rooms for 24/7 server cooling capability
- 4-way ceiling diffusers for maximum comfort
- Concealed ductwork

ELEVATORS

- Two (2) brand new passenger elevators and one (1) brand new service elevator
- Independent access control in elevators for custom Smart Phone key access on private floors
- Touch screen monitors in elevators customizable for tenant branding and building notifications

OFFICES

- 10 ft glass wall system from Teknion
- Framed doors with magnetic lock capability
- Fully sealed doors with concealed ducted air returns for maximum sound attenuation

LIGHTING

- State of the art magnetic track system – fully customizable lighting placement
- Energy efficient LED lighting with dimming and smart sensors

FLOORING

- 7.5-inch European oak
- Sound attenuating underlayment

LOBBY

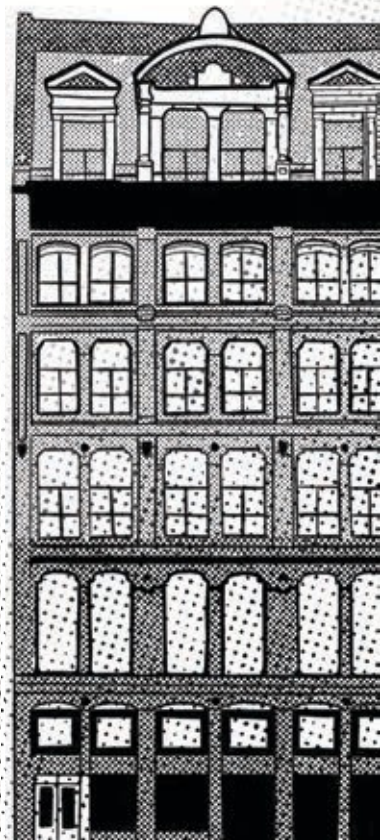
- New 18 ft storefront as part of historic Landmarks Restoration Project
- Full-Time lobby attendant

INFRASTRUCTURE

- New electric service to all floors delivering 6 watts/RSF to accommodate higher power demands
- New plumbing throughout building
- New roof
- New egress stairs
- New Class E fire alarm system with 24/7 central station monitoring
- New sprinkler system with new water pumps and tanks

INTERNET PROVIDERS

- Spectrum
- Fios
- Pilot Fiber
- Crown Castle





LEASING CONTACTS:

MITCHELL KONSER
212-812-5766
mitchell.konsker@jll.com

BENJAMIN BASS
212-812-6026
benjamin.bass@jll.com

GREG WANG
212-632-1810
greg.wang@jll.com

THOMAS SWARTZ
212-220-4118
thomas.swartz@jll.com

