





1540 Broadway is a building for serious, established businesses. This 44 story Midtown icon offers over 500,000 sq ft of premium office space with large, efficient, light-filled floor plates and expansive, well-amenitized space in which to thrive.

This building is undergoing a \$150m capital improvement program delivering over 45,000 sq ft of amenity space, a revitalized entrance and lobby, destination dispatch elevators and smart technology capability throughout. The building also has a new co-generation plant which generates 70% of the building's energy on-site.



Entrance Lobby



Elevator lobby for 8th floor amenity space

OFFICE BEYOND EXPECTATIONS

1540 Broadway has been designed to surpass expectations. Efficient destination dispatch elevators, smart technology throughout and over 45,000 sq ft of amenity space create not just a workplace, but an integrated, self-contained vertical campus.



8th floor amenities



8th floor amenity reception



36th floor outdoor terrace



36th floor bar and lounge



36th floor bar and lounge



8th floor gym



8th floor golf simulators



8th floor conference room



View looking south

INTERIOR DESIGN THAT FOSTERS CONNECTION

The interiors and amenity spaces within 1540 Broadway take cues from high-end hospitality and luxury home design, integrating natural materials with rich color tones to create spaces that feel welcoming and warm.



Brand new 8th floor amenity space

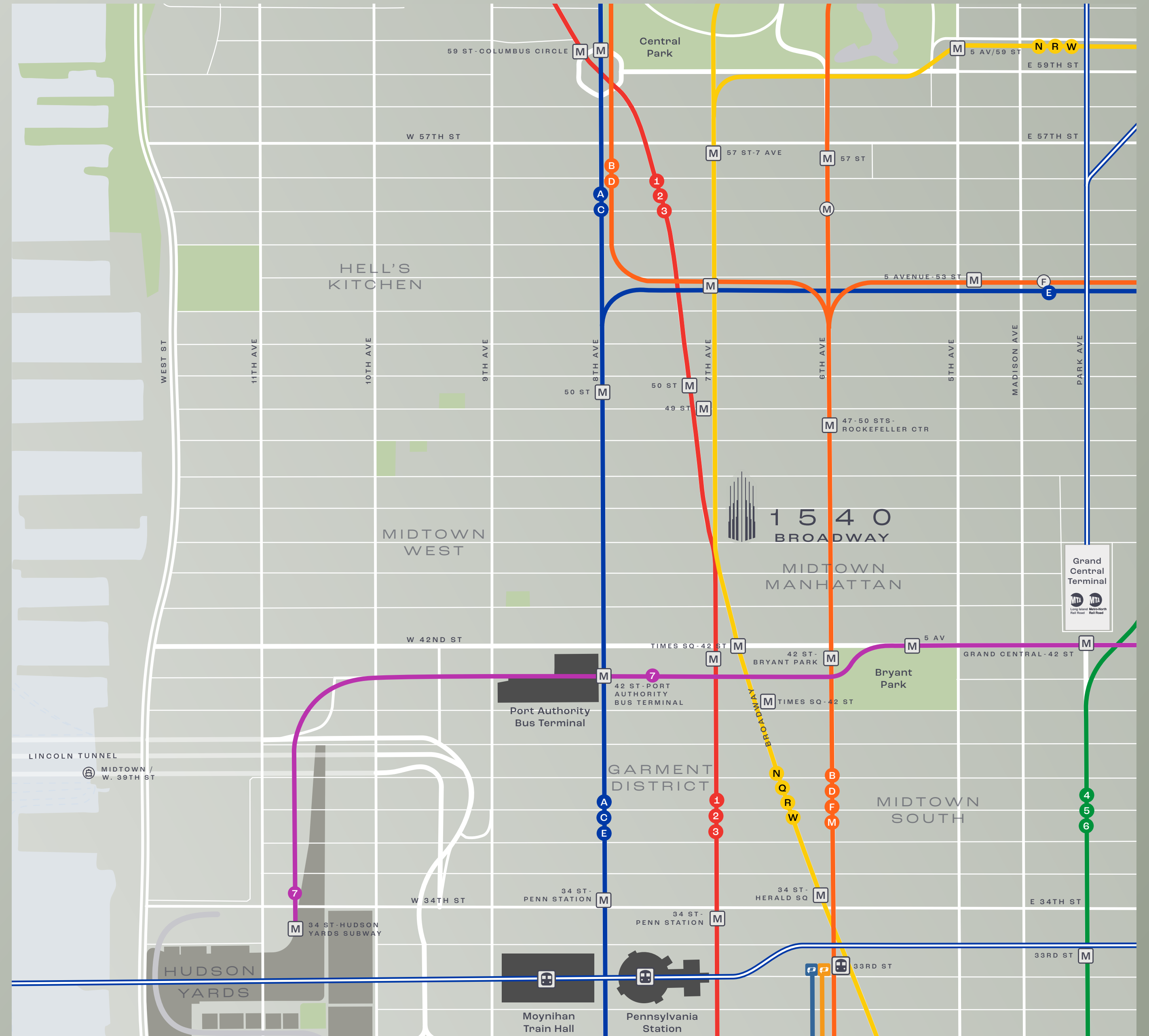


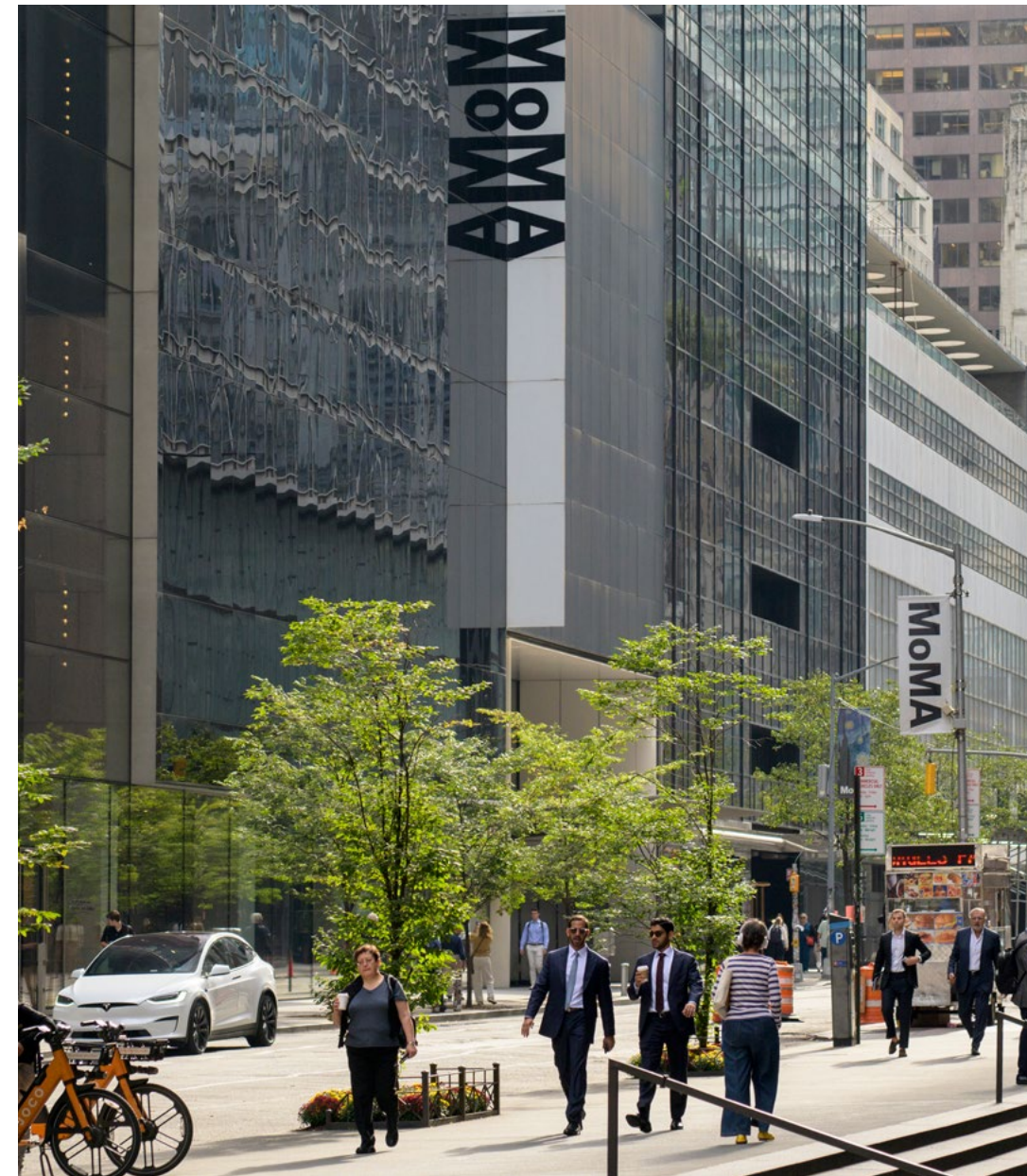
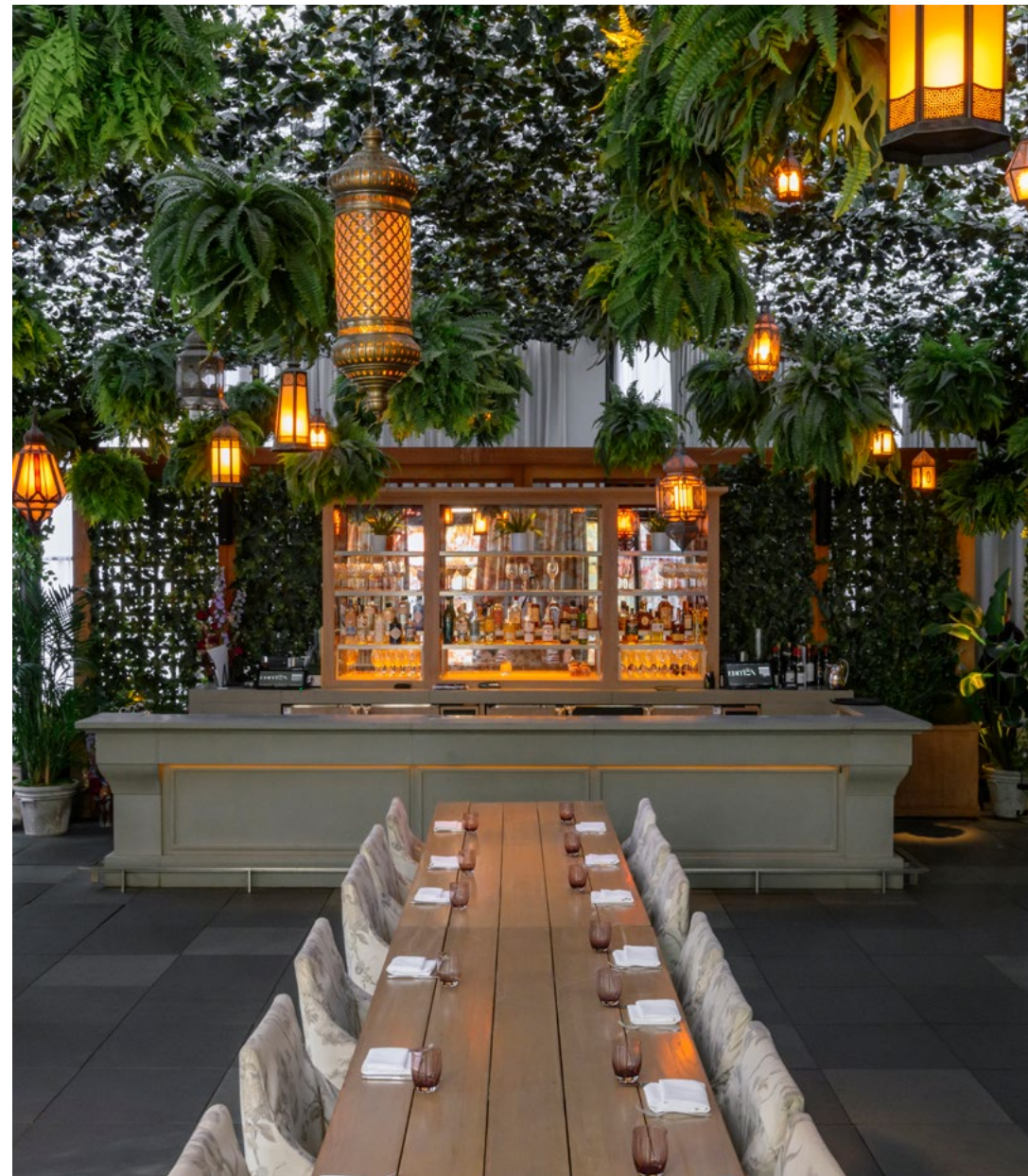
1540 Broadway is located in the heart of Midtown Manhattan, within minutes of almost all major subway lines, and a short walk from Grand Central Station. This location is shared with many large corporate neighbors who also enjoy quick and easy access to New York's extensive talent pool.



TRANSPORTATION

1540 Broadway is close to almost all major subway lines and minutes from Grand Central Station. It is also easy to reach Penn Station, Port Authority Bus Terminal and the Lincoln Tunnel from the building, making it one of the most well-connected office addresses in Manhattan.







POINTS OF INTEREST

Hotels

- 1 EDITION Hotel
- 2 W New York Hotel
- 3 New York Marriott Marquis
- 4 Renaissance New York
- 5 Tempo by Hilton
- 6 The Knickerbocker
- 7 Hard Rock Hotel New York

Restaurants & Cafés

- 1 Le Bernardin
- 2 Bobby Van's Grill
- 3 Avra
- 4 City Winery
- 5 Daily Provisions
- 6 Rainbow Room
- 7 Eataly Caffé
- 8 Breads Bakery
- 9 Del Frisco's Double Eagle Steakhouse
- 10 The Terrace and Outdoor Gardens at EDITION
- 11 Dos Caminos
- 12 Cafe Un Deux Trois
- 13 Tony's Di Napoli
- 14 STK Steakhouse
- 15 Gabriel Kreuther
- 16 Charlie Palmer Steak IV
- 17 Sushi Sho

Culture

- 1 Radio City Music Hall
- 2 Harvard Club of New York
- 3 Penn Club of New York
- 4 RiseNY
- 5 ZAZCorner / ZAZ10TS Gallery
- 6 New York Public Library

KEY

- M Subway Station
- Grand Central Terminal Entrances
- Grand Central Terminal: 8-minute walk
- Port Authority: 8-minute walk
- Times Square Transport Hub: 3-minute walk





CORPORATE NEIGHBORS & KEY BUILDINGS

Many Fortune 500 companies have offices close to or in 1540 Broadway.

News Corp, Salesforce and Microsoft are among the building's many corporate neighbors.

Corporate Neighbours

- ByteDance / TikTok
- BMO Capital Markets
- RSM US LLP
- Venable LLP
- Paramount Inc.
- Morgan Stanley Global Headquarters
- NBCUniversal Inc
- News Corporation and Fox
- Bank Of America
- Salesforce
- Thomson Reuters
- Manatt, Phelps & Phillips, LLP
- Microsoft
- Proskauer Rose LLP

Key Buildings

- JP Morgan Tower (270 Park Ave)
- Rockefeller Center
- Morgan Stanley Global Headquarters (1585 Broadway)
- One Vanderbilt
- Grace Building
- Salesforce Tower



AN IMMENSE
TALENT POOL
AT YOUR
FINGERTIPS

WITHIN 45-MINUTE AVERAGE NYC COMMUTE

845,000
TOTAL POTENTIAL
TALENT POOL

89,000
LAWYERS
>CHICAGO

80,000
TECH
WORKERS
>HOUSTON

81,000
FINANCE
SPECIALISTS
>DALLAS

AND IT'S EASY
TO GET HERE

<10 MINS TO KEY TRANSIT HUBS



MIDTOWN EAST | DOWNTOWN |
LOWER EAST SIDE | UPPER EAST
SIDE | UPPER WEST SIDE
BROOKLYN | QUEENS | THE BRONX
LONG ISLAND | WESTCHESTER
| NEW JERSEY | CONNECTICUT
| PHILADELPHIA | BOSTON |
WASHINGTON

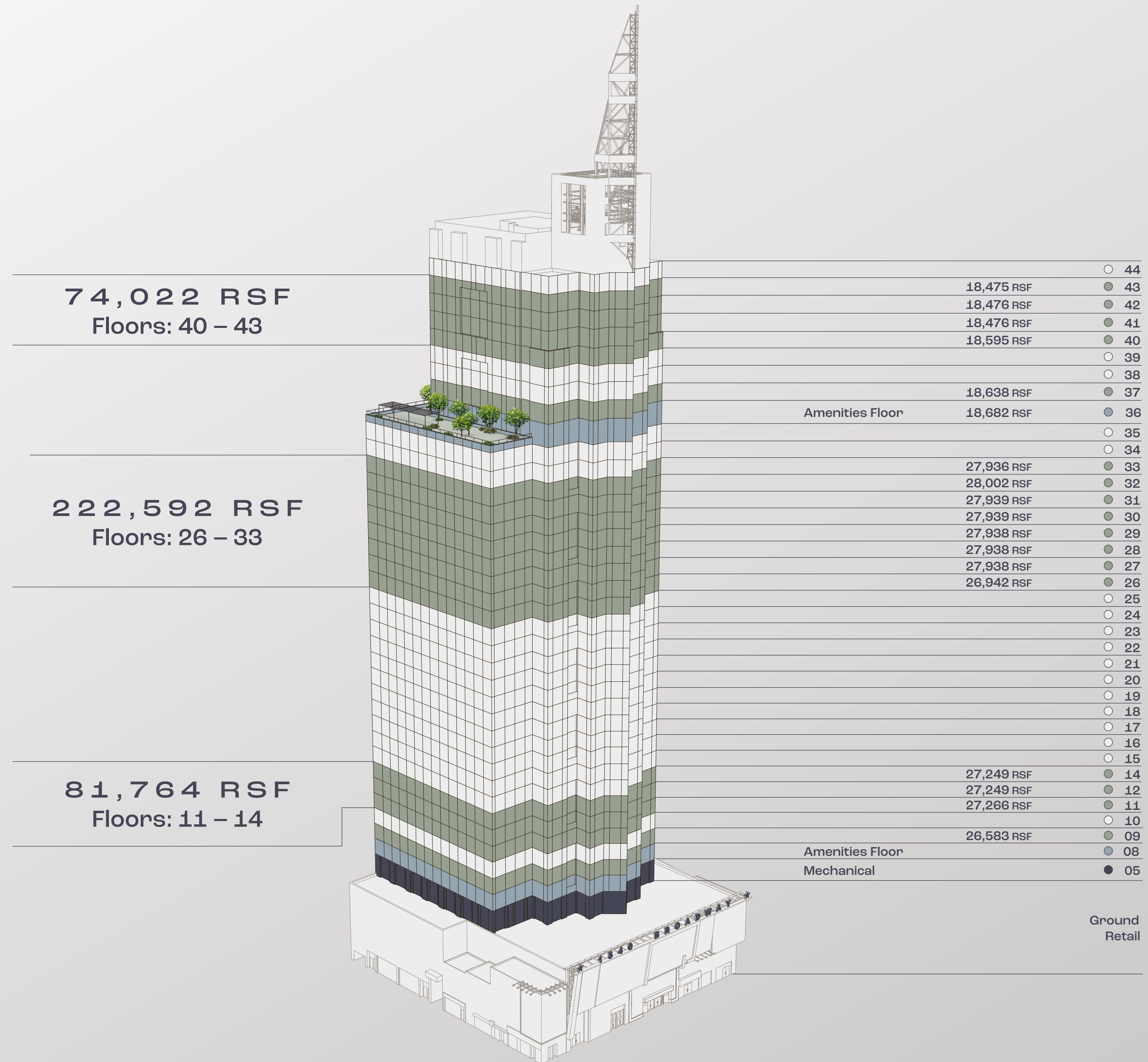
CONNECTING TO TALENT IN ALL
FIVE BOROUGHS AND BEYOND



AVAILABILITY

KEY

- Available
- Amenity
- Occupied
- Mechanical



1 5 4 0 BROADWAY






WEST 46TH STREET

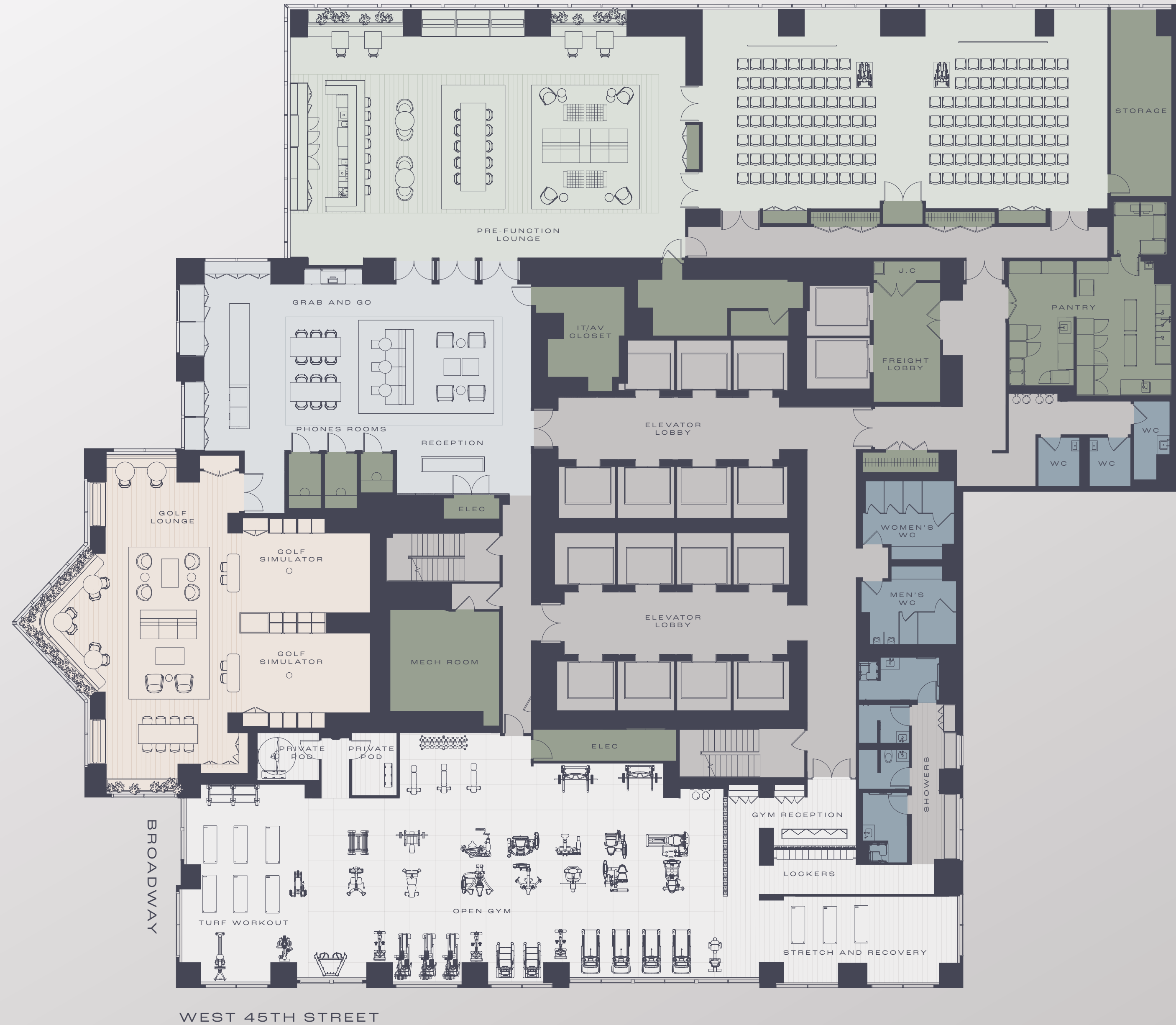


8TH FLOOR AMENITY



KEY

-  Reception
-  Social Space
-  Function Rooms
-  Gym
-  Support
-  Restrooms
-  Core



1 5 4 0 BROADWAY





WEST 46TH STREET



MID-RISE TYPICAL FLOOR PLATE

27,938 RSF

KEY

-  Workspace
-  Support
-  Restrooms
-  Core



BROADWAY

WEST 45TH STREET

1 5 4 0 BROADWAY

WEST 46TH STREET



MID-RISE OPEN CREATIVE TEST FIT

27,938 RSF



KEY

- Workspace
- Reception
- Collaborative
- Cafe
- Support
- Restrooms
- Core

WORKSPACE

Executive Offices	4
Private Offices	7
Benching	151
Reception	1
Total Seats	173

COLLABORATIVE

Conference Rooms	4
Boardroom	1
Breakout Rooms	4
Cafe	1

SUPPORT

Phone Rooms	7
IT Room	1
Mail Room	1
Copy Room/Area	2
Storage Room	1
Wellness Room	1



BROADWAY

WEST 45TH STREET

1 5 4 0 BROADWAY

WEST 46TH STREET



MID-RISE FINANCIAL TRADING TEST FIT

27,938 RSF



KEY

- Workspace
- Reception
- Collaborative
- Cafe
- Support
- Restrooms
- Core

WORKSPACE

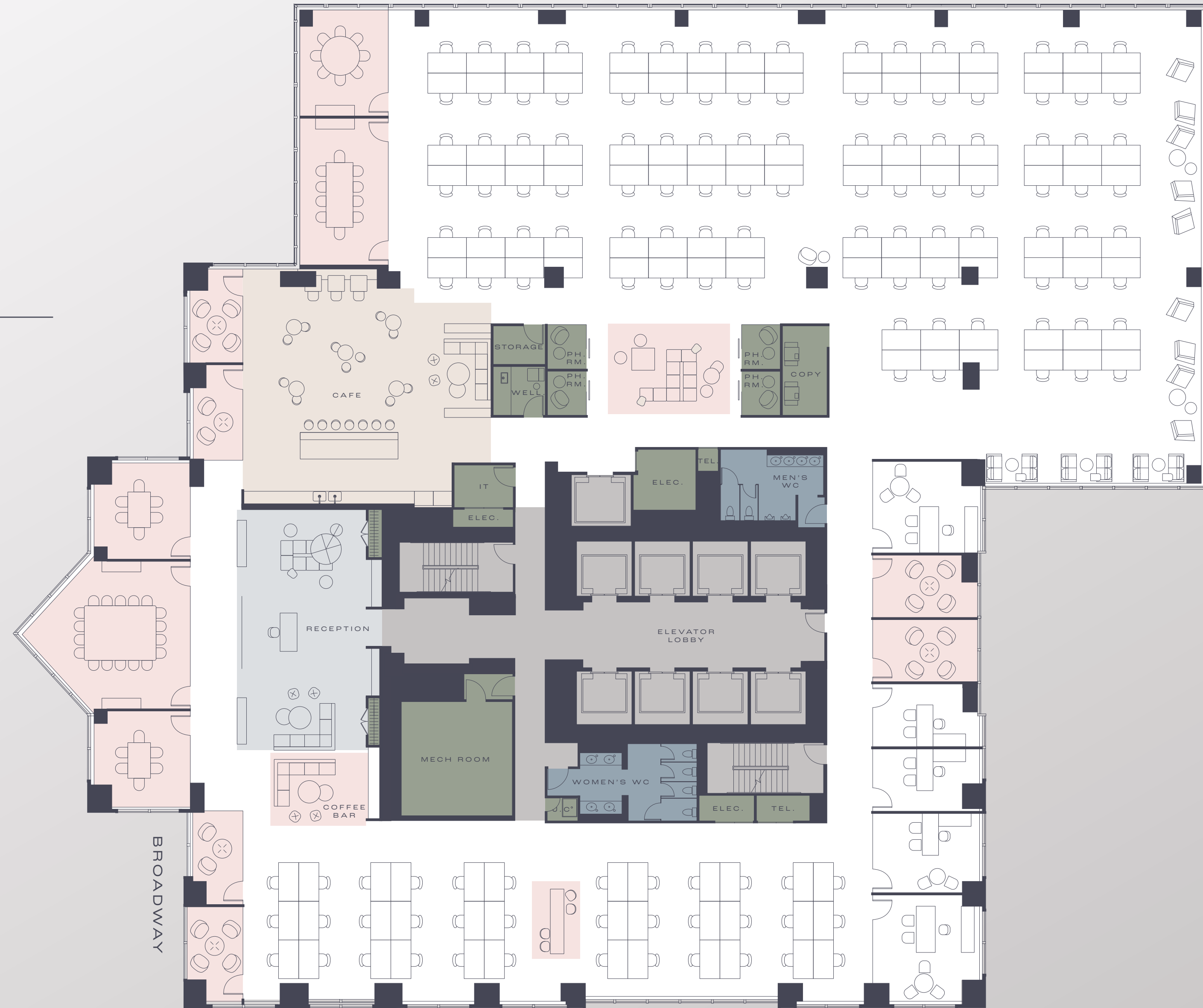
Executive Offices	2
Private Offices	3
Benching	139
Reception	1
Total Seats	145

COLLABORATIVE

Conference Rooms	4
Boardroom	1
Breakout Rooms	6
Cafe	1
Coffee Bar	1

SUPPORT

Phone Rooms	4
IT Room	1
Copy Room/Area	1
Coat Closets	2
Wellness Room	1



BROADWAY

WEST 45TH STREET

1 5 4 0 BROADWAY

WEST 46TH STREET



MID-RISE OFFICE INTENSIVE TEST FIT

27,938 RSF

KEY

- Workspace
- Reception
- Collaborative
- Cafe
- Support
- Restrooms
- Core

WORKSPACE

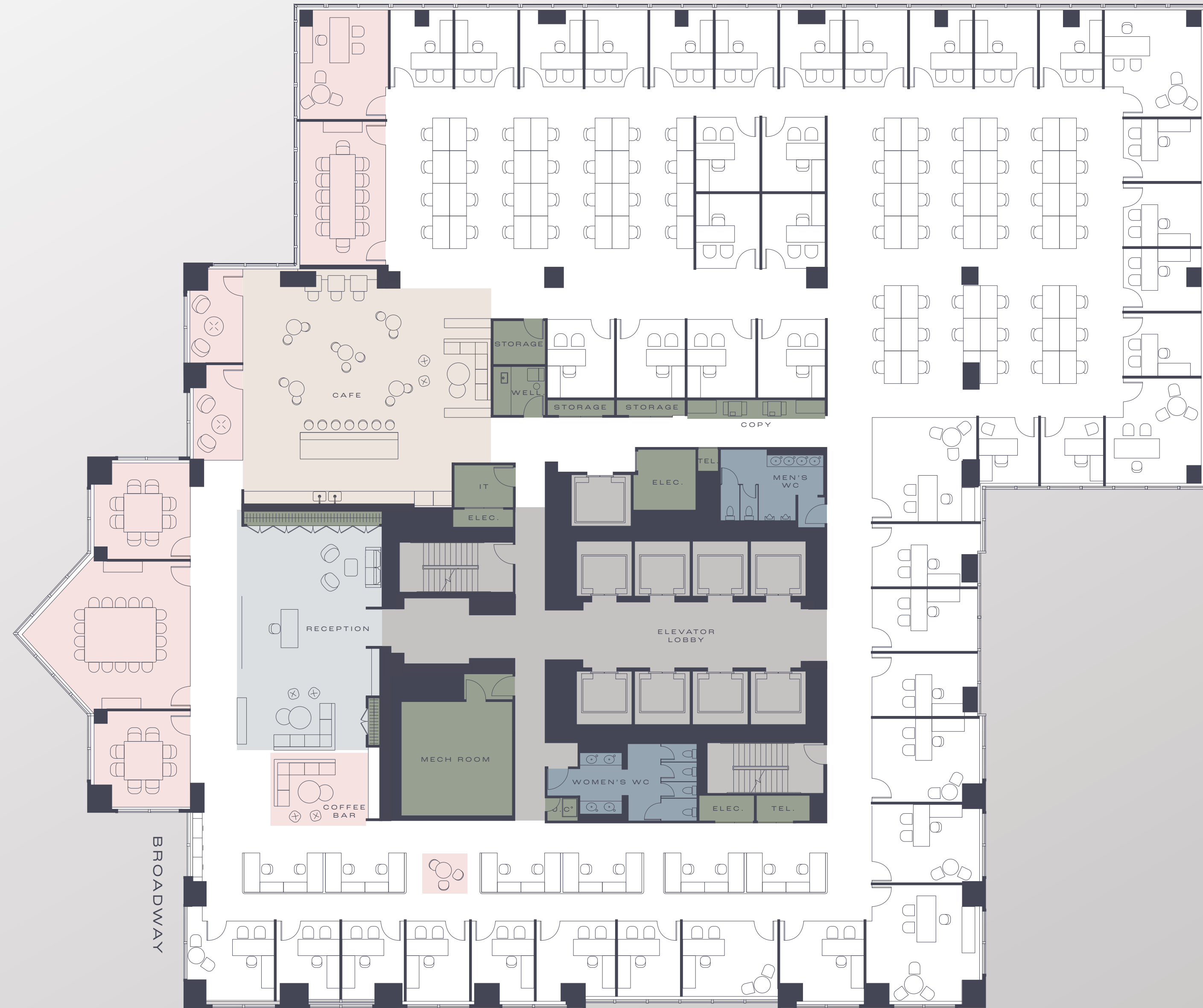
Executive Offices	9
Private Offices	39
Benching	69
Reception	1
Total Seats	130

COLLABORATIVE

Conference Rooms	3
Boardroom	1
Breakout Rooms	2
Cafe	1
Coffee Bar	1

SUPPORT

IT Room	1
Copy Room/Area	1
Coat Closets	4
Storage Room	1
Wellness Room	1



BROADWAY

WEST 45TH STREET

1 5 4 0 BROADWAY

WEST 46TH STREET



MID-RISE TRADITIONAL LAW TEST FIT

27,938 RSF



KEY

- Workspace
- Reception
- Collaborative
- Cafe
- Support
- Restrooms
- Core

WORKSPACE

Partner Offices	12
Associate Offices	50
Workstations	14
Reception	1
Total Seats	77

COLLABORATIVE

Conference Rooms	2
Boardroom	1
Breakout Rooms	1
Touchdown	5
Cafe	1

SUPPORT

Phone Rooms	2
IT Room	1
Copy Room/Area	2
Coat Closets	2
Storage Room	1
Wellness Room	1



BROADWAY

WEST 45TH STREET







1 5 4 0 BROADWAY

WEST 46TH STREET



36TH FLOOR AMENITY

KEY

-  Workspace
-  Bar/Restaurant
-  Terrace
-  Support
-  Restrooms
-  Core



BROADWAY

WEST 45TH STREET

1 5 4 0 BROADWAY





WEST 46TH STREET



HIGH-RISE TYPICAL FLOOR PLATE

18,475 RSF

KEY

-  Workspace
-  Support
-  Restrooms
-  Core



BROADWAY

WEST 45TH STREET





HIGH-RISE OPEN CREATIVE TEST FIT

18,475 RSF

KEY

- Workspace
- Reception
- Collaborative
- Pantry
- Support
- Restrooms
- Core

WORKSPACE

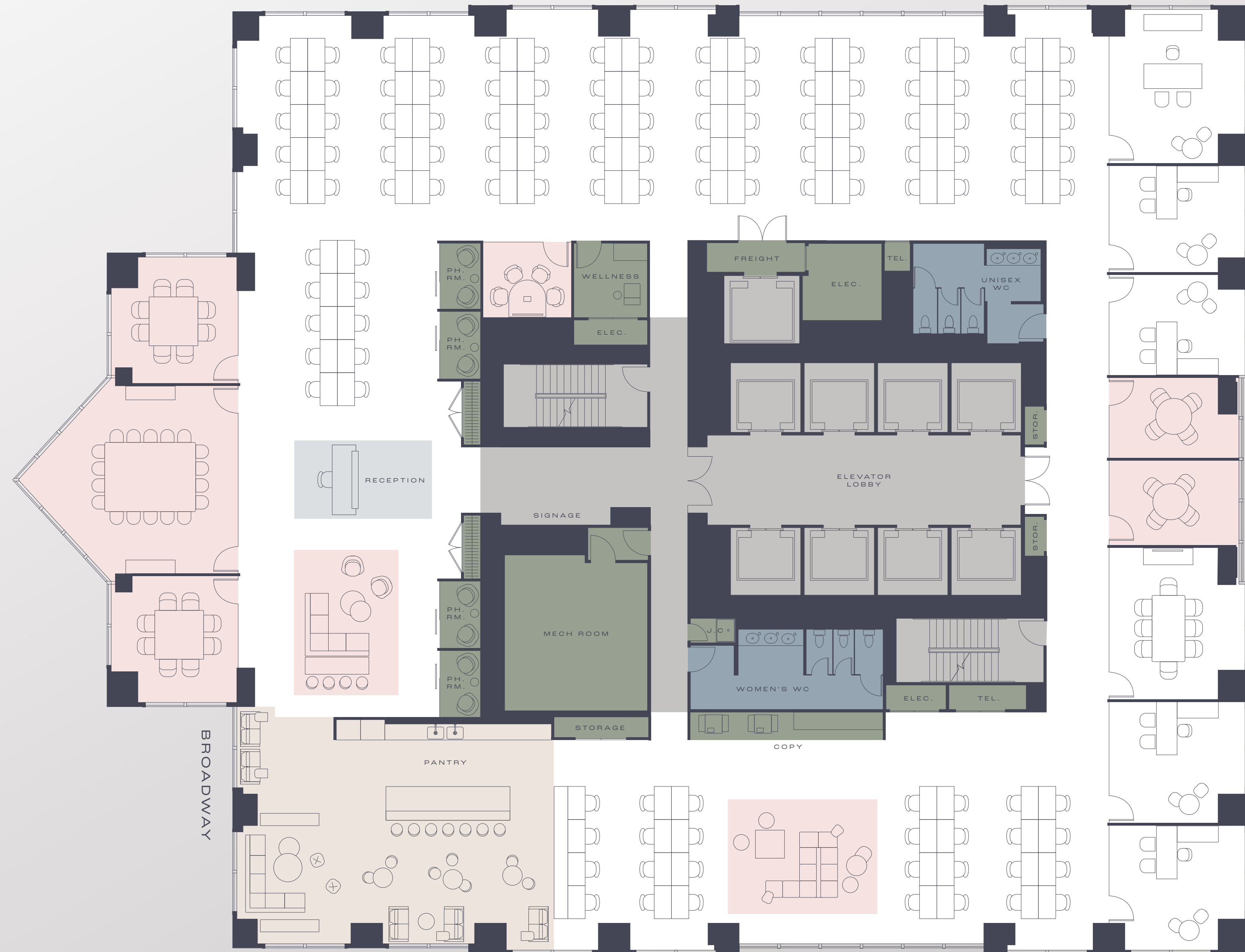
CEO Office	1
Private Offices	4
Benching	118
Reception	1
Total Seats	124

COLLABORATIVE

Conference Rooms	4
Meeting Rooms	3
Open Lounges	2

SUPPORT

Pantry	1
Phone Rooms	4
Copy Area	1
Coat Closets	2
Storage Room	1



BROADWAY