# *Two Bridges Office Spaces Available*

## *100 East Broadway*

### *NW Corner of Pike Street*

***Suites from 853 RSF – 1,279 RSF Available***

***Full Floors of up to 4,017 RSF Available***

***Amazing Views North, East & South***

***Floor to Ceiling Windows***

***Tons of Natural Light***

***LL Work or TI Allowance Available***

***All Units Available to Purchase as Condo***

***11' Ceilings Throughout to the Deck***

***Asking Rents Available Upon Request***

| UNIT | GROSS SF |
|---|---|
| 601 * | 1,145 |
| 602 * | 853 |
| 801 | 1,162 |
| 902 | 1,279 |
| 10th FLOOR | 4,017 |
| * Can combine 601 & 602 | |

Newly constructed office building in trending neighborhood of Two Bridges and located around the corner from Dimes Square. A mix of suites available individually or can combine all the way up to full floor. Open plans that can be built to suit for your requirements. Amazing views of Manhattan Bridge, Empire State Building and the East River. Tons of light with floor to ceiling windows with corner units available. Close to the F, B and D trains for easy commuting from around NYC. All units are also available for purchase as a condo. Inquire for more information on purchase and pricing.

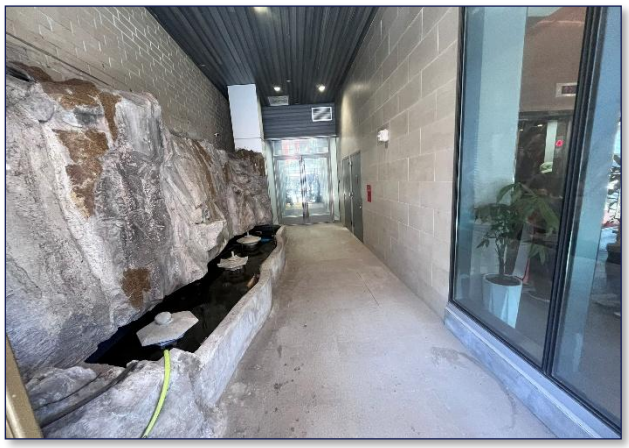


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## *Location Highlights*

Located at the base of a newly constructed office building. Heavily trafficked intersection of East Broadway right next to Manhattan Bridge and around the corner from Dimes Square. Close to the B,D & F trains and adjacent to Citibike. *Nearby Neighbors & Attractions:*

***Fairfield by Marriot ♦ Golden Diner ♦ Madison LES Hotel ♦ Pier 35 ♦ Dimes Square***

## *Subway Station Information*

### 2024 Grand Street Ridership

Avg Weekday – 17,399

Avg Annual – 5,902,255

Avg Weekend - 26,763

### 2024 East Broadway Ridership

Avg Weekday – 10,598

Avg Annual – 3,596,399

Avg Weekend - 16,284

