



BROADWAY



UNLOCK AN *elevated* WORKDAY EXPERIENCE

Move into a fully furnished and wired headquarters opportunity spanning up to 105,892 RSF across the entire 35th and 36th floors at 1633 Broadway, featuring dramatic interconnecting stairs, premium conferencing, expansive collaboration areas, and hospitality quality amenities. Available together or separately, the floors are available through December 2033, providing exceptional flexibility for a wide range of occupiers.



SUBLEASE OVERVIEW

2 Full Floors Available | 105,892 RSF
Can be Leased Together or Separately
Fully Furnished and Fully Wired
Interconnecting Staircase
Possession Arranged
Term Through December 2033

KEY DIFFERENTIATORS

Abundant Natural Light
Expansive City Views
Move-in Ready Headquarters
Built-in Collaboration & Culture Areas



Curated FOR TODAY'S WORKFORCE



MODERN OPEN WORKSTATIONS



ELEGANT RECEPTION



LARGE BOARDROOM



EXECUTIVE OFFICES



EMPLOYEE LOUNGE



CAFÉ AND PANTRY



COLLABORATION AREAS

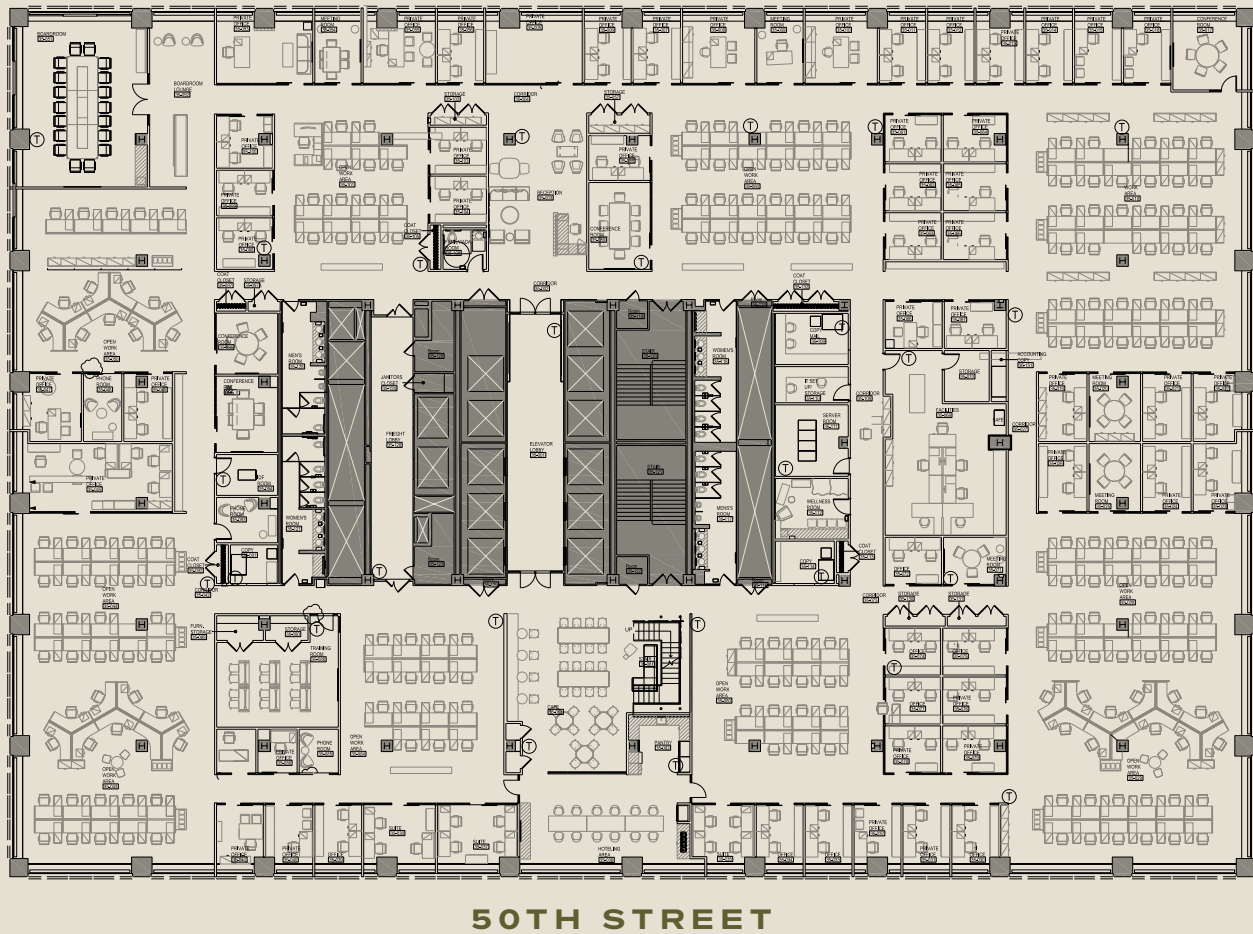


HUDDLE ROOMS

35TH

FLOOR PLAN

52,953 RSF



SPACE COUNT

- | | |
|------------------------------|---------------------------------|
| 1 Boardroom | 1 Training Room |
| 4 Conference Rooms | 1 Facilities Room |
| 9 Meeting/Huddle Rooms | Multiple storage and copy areas |
| 55 Offices | Reception |
| 198 Workstations | Large Wellness Suite |
| Large Pantry and Lounge Area | |

36TH

FLOOR PLAN

52,939 RSF



SPACE COUNT

- | | |
|------------------------|---------------------------------|
| 3 Conference Rooms | Large Pantry and Lounge Area |
| 6 Meeting/Huddle Rooms | Multiple storage and copy areas |
| 77 Offices | Reception |
| 180 Workstations | Large Wellness Suite |

A *World-Class* CITY AT YOUR FINGERTIPS

Located in the heart of Midtown Manhattan, 1633 Broadway is immersed in one of New York City's most vibrant business and entertainment districts. Surrounded by premier dining, retail, and cultural destinations, and supported by exceptional subway and regional rail access, the workplace offers a seamless and convenient commute for employees and visitors alike.

TRANSIT CONVENIENCE

Direct access to the 1 train, with a short walk to A, C, E, B, D, N, Q, R, W, 2, 3, 7, and S lines.

REGIONAL ACCESS

10 to 15 minutes to Penn Station and Grand Central Terminal, providing seamless connections throughout the city and beyond.

HIGHLY WALKABLE

Steps from Times Square, Rockefeller Center, and Columbus Circle, with world class dining, shopping, hotels, and entertainment nearby.



112+
RESTAURANTS



13+
GYMS



62+
HOTELS



72+
RETAIL

