

For sublease



Move-in ready, fully furnished sublease

599 Broadway

SoHo, New York — corner of Broadway and Houston Street

±8,000 SF

Partial 6th floor

Oct 2029

Sublease term through

16+

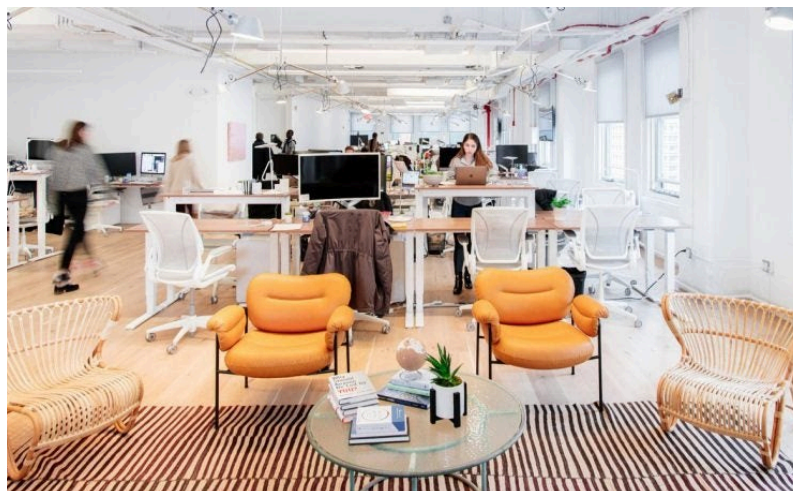
Windows within the
premises

Immediate

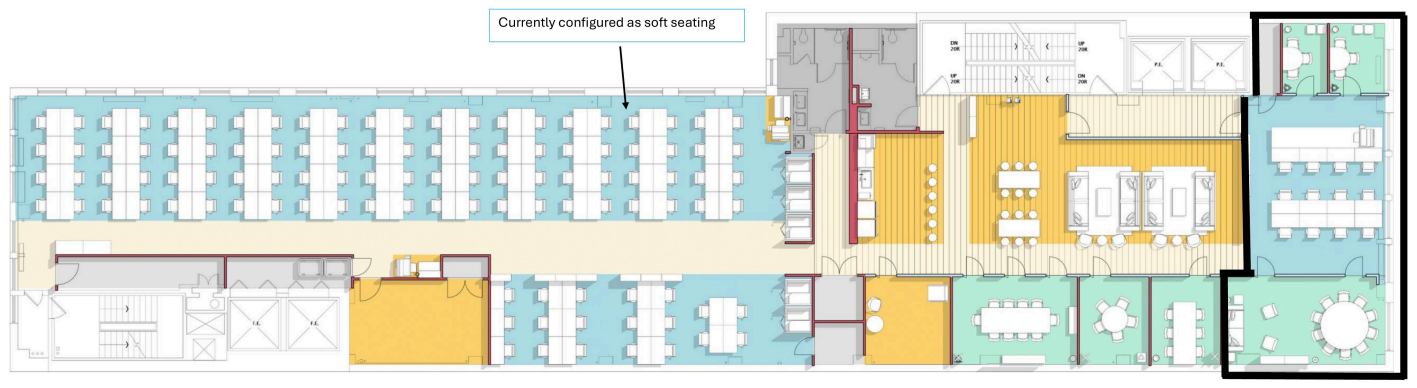
Possession, fully furnished

A custom-built, fully furnished floor that is ready the day you sign.

- **Approximately 8,000 SF** on a partial 6th floor, available immediately with a sublease term through October 2029.
- **Custom build-out** featuring a high-end European pantry, glass-fronted conference rooms, wet pantry and open bullpen.
- **Exceptional light and air** — more than 16 windows within the available premises.
- **Fully furnished** with sit-stand desks, sofas and conference tables. Low-voltage cabling is in place — a true plug-and-play opportunity.
- **Shared amenities included** — conference rooms of various sizes, plus a shared pantry, coffee bar, high-top seating and lounge.
- **Dual entry** with a signage opportunity on the glass entryway.
- **High-credit sublandlord.**



Partial 6th floor — approximately 8,000 SF



Available premises

The blue area is the space offered — open bullpen with sit-stand desks, private rooms and a soft-seating zone, with 16+ windows.

Shared pantry and lounge

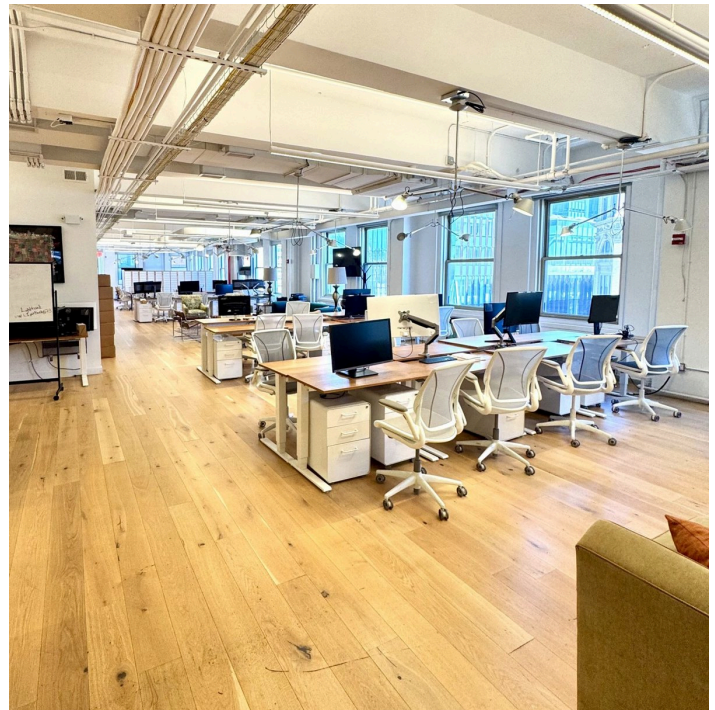
European pantry, coffee bar, high-top seating and lounge, shared with the co-tenant.

Shared conference rooms

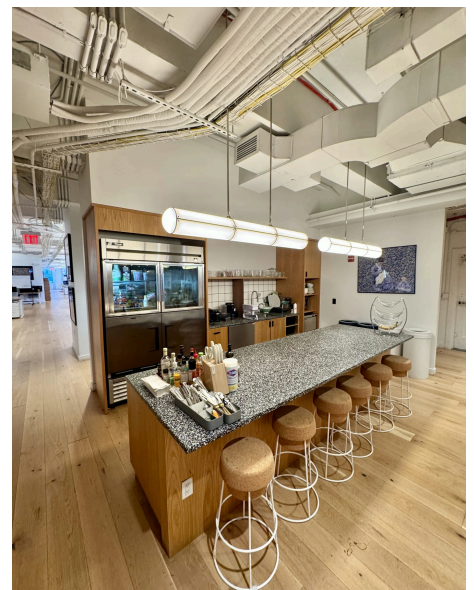
Conference rooms of various sizes are included in the offering.

Co-tenant area

Outlined in black — occupied by the sublandlord, who remains on the floor.



Furnished, wired and in use — as it will be delivered.



Window line, glass entry and private rooms.



At the entry to SoHo, directly above Broadway–Lafayette.

599 Broadway sits at the corner of Broadway and Houston Street, on top of the Broadway–Lafayette station and one block from Prince Street — putting most of Manhattan and Brooklyn within a single train ride.



The building's restored marble lobby opens onto Broadway's retail corridor, with SoHo, Nolita and NoHo dining and shopping at the door.

