



# NEWEST, COOLEST BOUTIQUE BUILDING IN NYC'S SILICON ALLEY

ON BROADWAY BETWEEN 11TH & 12TH STREET

## FEATURES

- New construction
- 2 blocks from Union Square
- Floor-to-ceiling glass
- Multiple floors with private, outdoor space
- Private tenant garden
- Conference facility
- Bike storage



## FLOOR DATA

OFFICE FLOORS	RSF	OUTDOOR SPACE	SLAB HEIGHT
2	3,190	✓	15' 3"
3	3,612		11'
4	3,612		11'
5	3,612		11'
6	3,345	LEASED ✓	15' 3"
7	2,623	LEASED ✓	11'
8	2,508	LEASED ✓	11'
9	2,396	✓	11'
10	1,734	✓	15' 3"
11	1,895	✓	11'
12	1,895	✓	11'

## THE BUILDING



## FLOOR PLAN

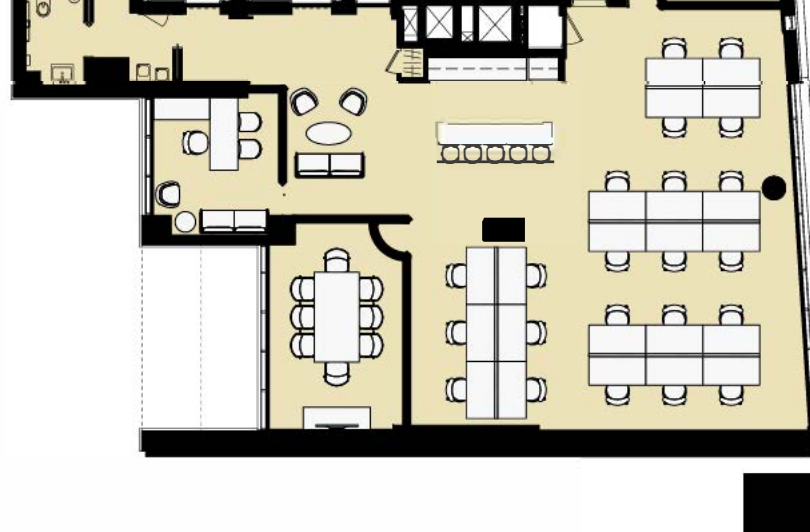
2F

3,190 RSF



4F

3,612 RSF

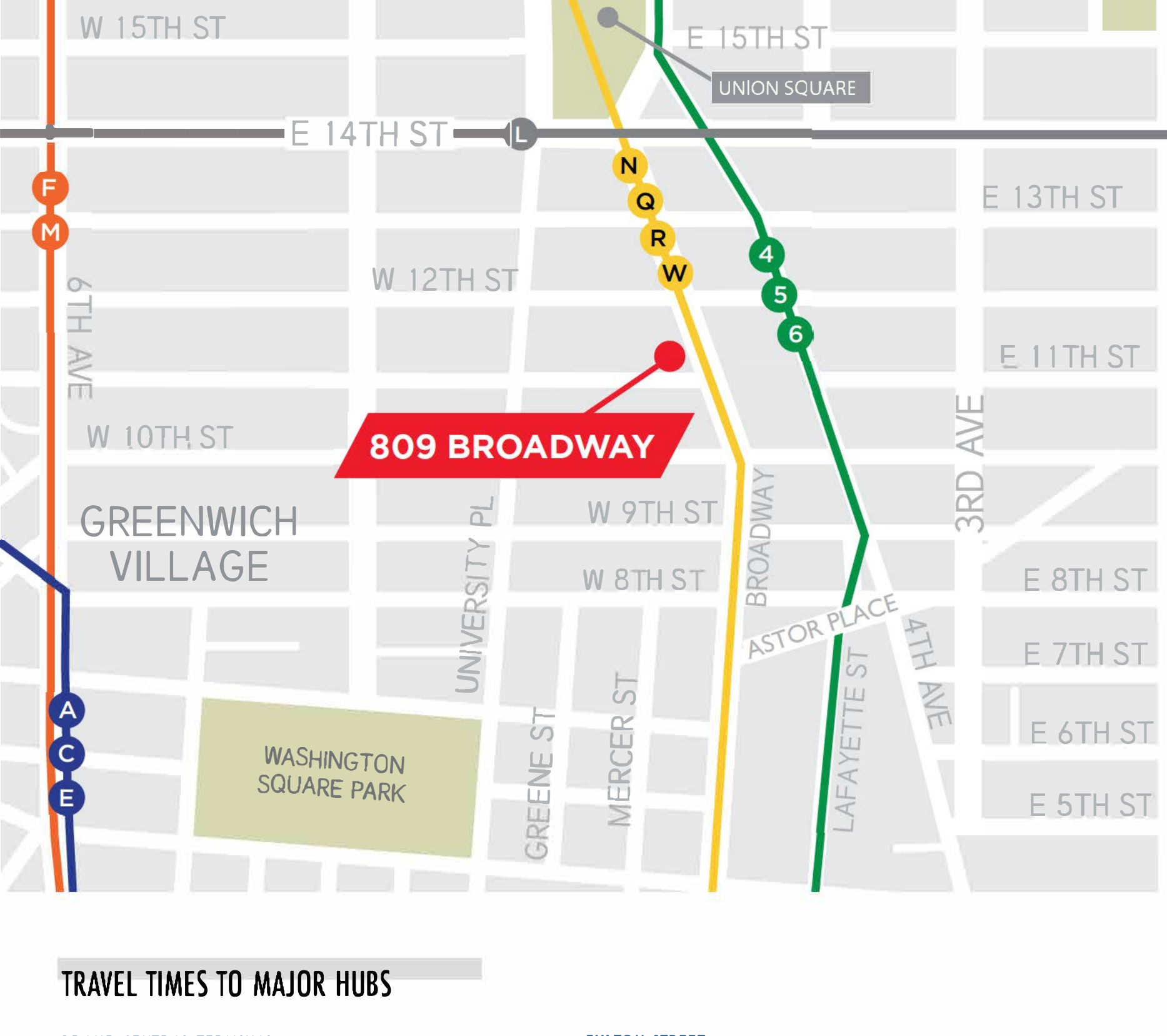


10F

1,734 RSF



## AREA MAP



## TRAVEL TIMES TO MAJOR HUBS

GRAND CENTRAL TERMINAL

8 MINUTES

5 ASTOR PLACE 4 5 6 UNION SQUARE

TIME SQUARE

11 MINUTES

N Q R W 8TH STREET N Q R W UNION SQUARE

ROCKEFELLER CENTER STATION

9 MINUTES

F M 14TH STREET / 6TH AVENUE STATION

FULTON STREET

11 MINUTES

4 5 R UNION SQUARE

PENN STATION

12 MINUTES

N Q R W 8TH STREET N Q R W UNION SQUARE





**2F**  
SIZE: 3,190 RSF



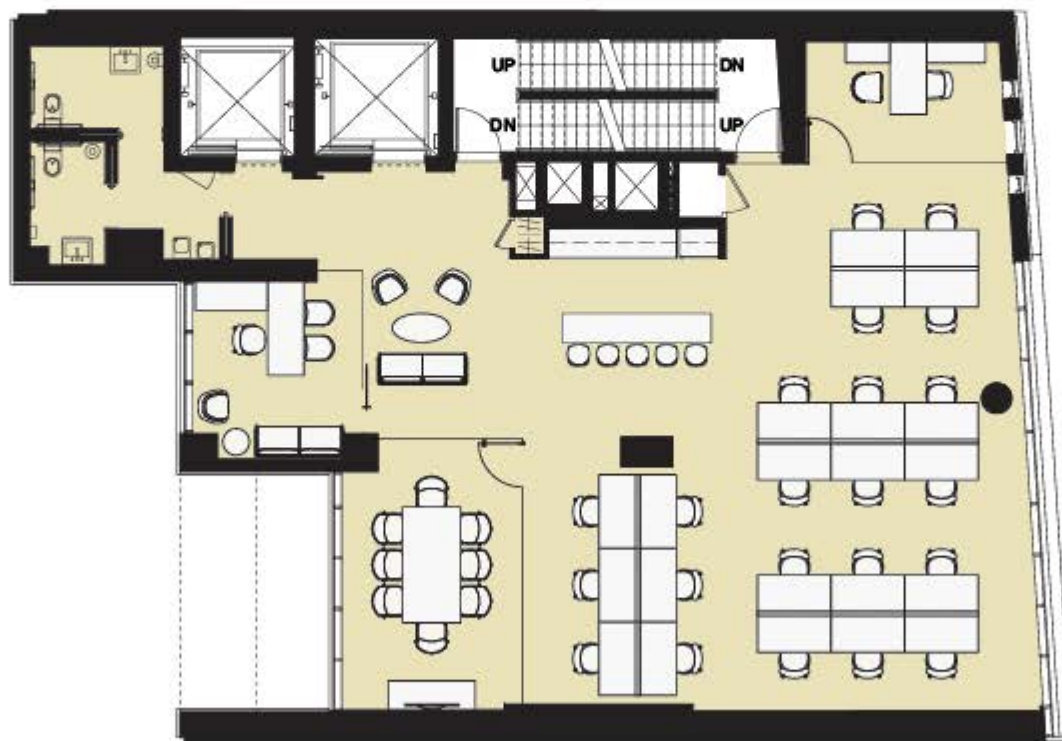
BROADWAY



BROADWAY



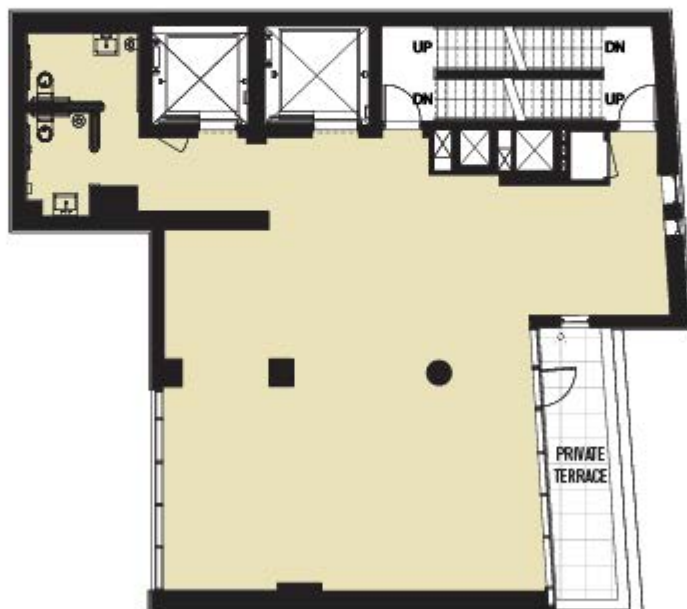
**4F**  
SIZE: 3,612 RSF



BROADWAY



BROADWAY



BROADWAY



BROADWAY



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