

1450 BROADWAY

New York, NY 10018

SOUTHEAST CORNER WEST 41ST STREET

AVAILABLE FOR SUBLEASE

Entire 10th Floor: 14,675 RSF

TERM: Through May 30, 2027

RENT: Upon Request

POSSESSION: Immediate

Ideal space for Creative, Fashion or TAMI tenants

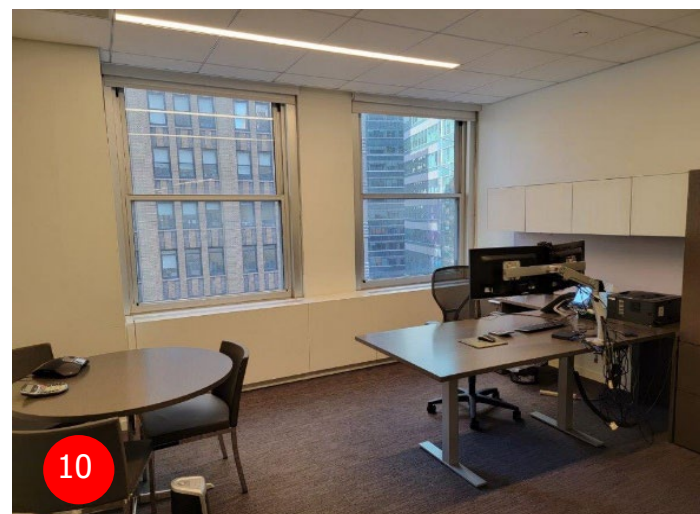
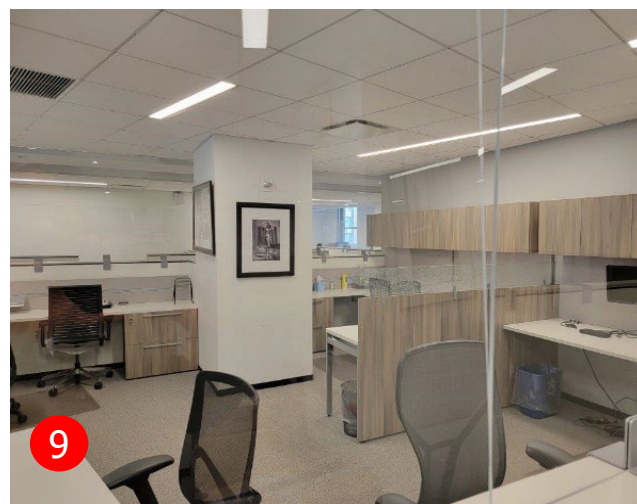
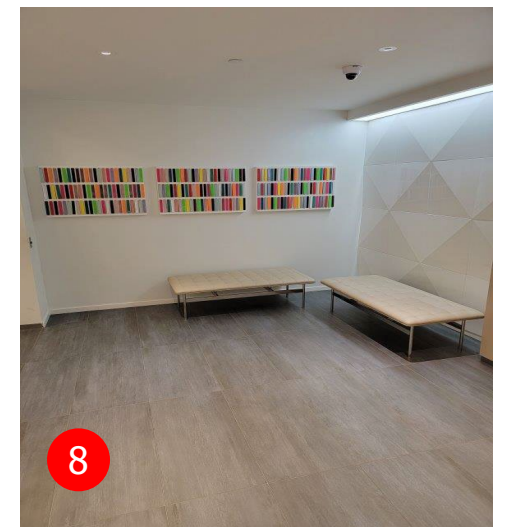
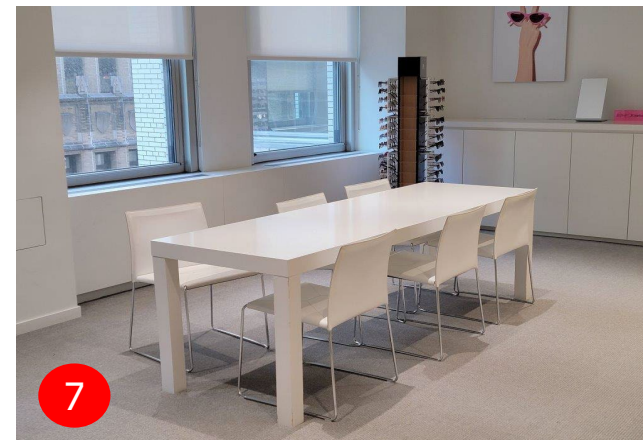
Building Features

- Recently renovated, modern, 24/7 attended lobby
- The elevators are quick, quiet and smooth
- Tenant roster features a mix of technology companies, professional service firms and nonprofit organizations
- Retail tenants: Paris Baguette, Chopt, Oxido and Sticky's Finger Joint
- Conveniently accessible to Bryant Park, Penn Station, Port Authority, Grand Central, Times Square Shuttle and most major subway lines:



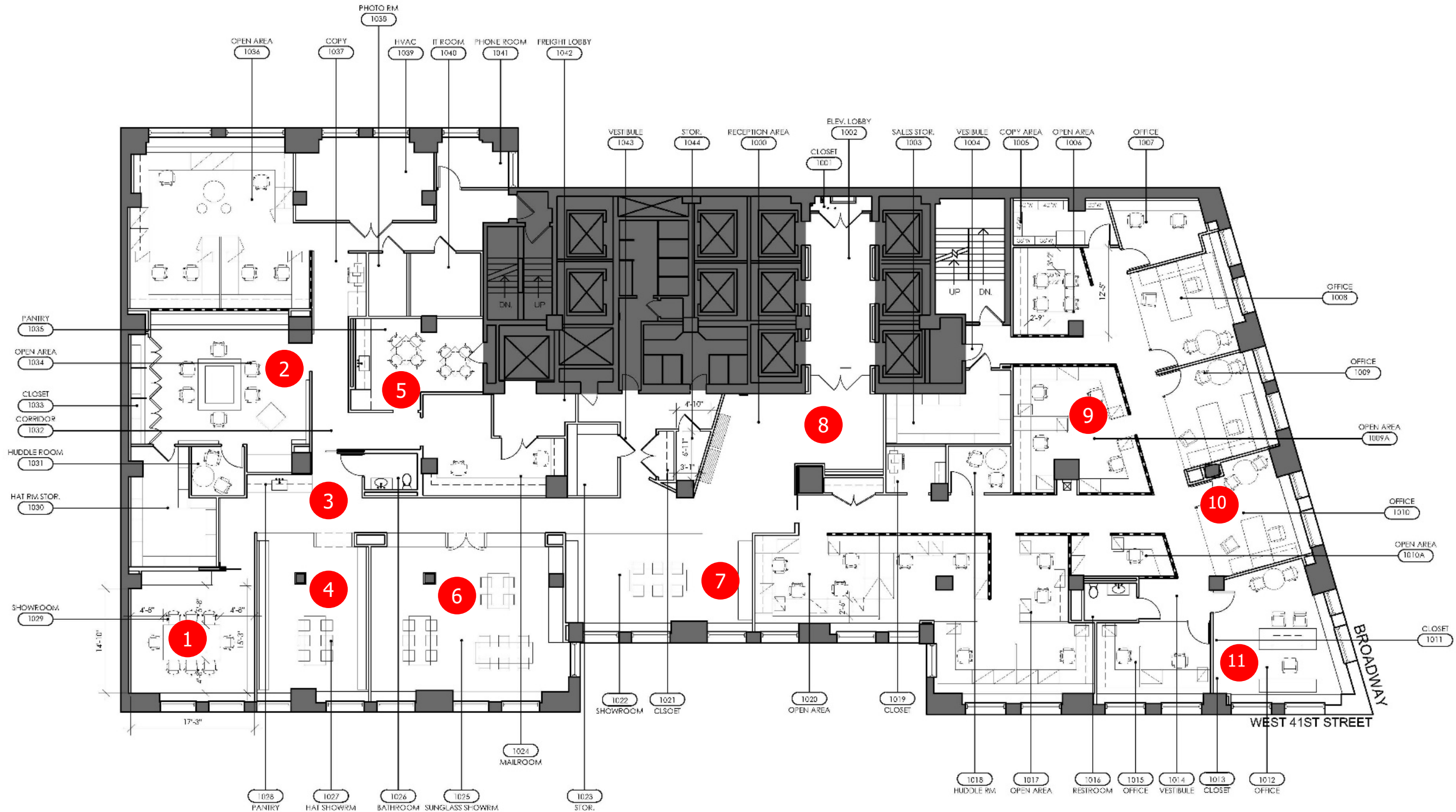
10th FLOOR PHOTOS

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10th FLOOR PLAN

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Entire 10th Floor Space Features

East Side of the Floor:

- Glass double door entrance to the reception area
- Four windowed meeting/showrooms of various sizes
- Two large interior meeting rooms and one small meeting room
- Private unisex restroom adjacent to the meeting rooms
- A guest pantry with a sink and pull-out refrigerated drawers for drinks
- An employee kitchen with a dishwasher, a sink, a microwave, a refrigerator and seating for eight
- Mail and supply room
- Copier area
- Small phone room
- New employee restrooms
- Ample storage

Heating:

- Provided by perimeter radiators

IT Room:

- It has key card access and performance of the supplemental air conditioning unit can be monitored remotely.

Air Conditioning:

- Two (2) seven years old, York manufactured Subtenant controlled, air cooled 15-ton split system units each with an economizer, an air handler within the space and a condenser unit on a building set back
- Each unit accommodates a variable air volume system with a variable frequency drive and has an electric duct heating element to provide additional hot air as needed
- Maintenance records are available upon request
- One supplemental seven years old Stultz manufactured air cooled 2-ton unit in the IT room.
- Maintenance records are available upon request

West Side of the Floor:

- Small huddle room
- Eighteen workstation positions
- Two copier stations
- One interior office
- Three large windowed offices overlooking Broadway which can be utilized for additional workstations
- One large corner office overlooking Broadway and West 41st Street

One assistant station adjacent to the corner office

One private bathroom adjacent to the corner office

- Ample storage

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General Space and Sublease Information

- **Leasing Details:**

Either the 9th floor must be leased first or both floors can be leased together

Floors are in pristine condition, lightly occupied over the past two years

- **Ceilings:**

A mixture of exposed ceilings and dropped ceilings on each floor

- **Power:**

Six watts per rentable square foot connected load, three phase, four wire 208 V

- **Slab to Slab Height:**

Ten feet seven inches

- **Column Spacing:**

From east to west, it varies between fourteen feet eight inches and twenty feet zero inches

From north to south, it varies between five feet one inch and seventeen feet seven inches

- **Electricity:**

Sub-metered with a 5% administrative markup

- **Escalations:**

A three percent per annum increase

Proportionate share of any increase in real estate taxes above a base year.

- **Furniture:**

All furniture is included

- **Cleaning:**

Overlandlord provides standard cleaning at its sole cost and expense

- **Carting:**

Overlandlord provides standard carting at its sole cost and expense

- **Window Washing:**

Provided twice per year at Overlandlord's sole cost and expense

- **Maintenance of the Air Conditioning Equipment:**

Subtenant to maintain the air conditioning equipment at its sole cost and expense

- **Freight Elevator:**

One freight elevator

Operating hours are weekdays from 8:30 AM to 5:30 PM

- **Internet Service Providers:**

Verizon Fios, Cogent Communications, Verizon Cable and Time Warner Cable

- **Sublandlord:**

Publicly traded, financially strong

TRANSPORTATION MAP

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