

1540

BROADWAY

PROXIMITY IS THE ULTIMATE AMENITY

QUICK LINKS

[OVERVIEW](#)

[IMPROVEMENTS](#)

[AMENITIES](#)

[THE SPACE](#)

[VIEWS](#)

[NEIGHBORHOOD](#)

[MAP](#)

[STACK](#)

[FLOORPLANS](#)

[VIRTUAL TOURS](#)

[SPECS](#)

[OWNERSHIP](#)

[CONTACT](#)



AN ARCHITECTURAL ICON

Designed by Skidmore, Owings & Merrill

44-story, Class-A office building

Commanding side-street entrance

Soaring, airy, spacious lobby

Through-block, north/south interior walkway

Owner-managed

WiredScore Platinum





\$ 40 M EXTENSIVE CAPITAL PROGRAM

New 27,000 SF amenity floor designed by Gensler

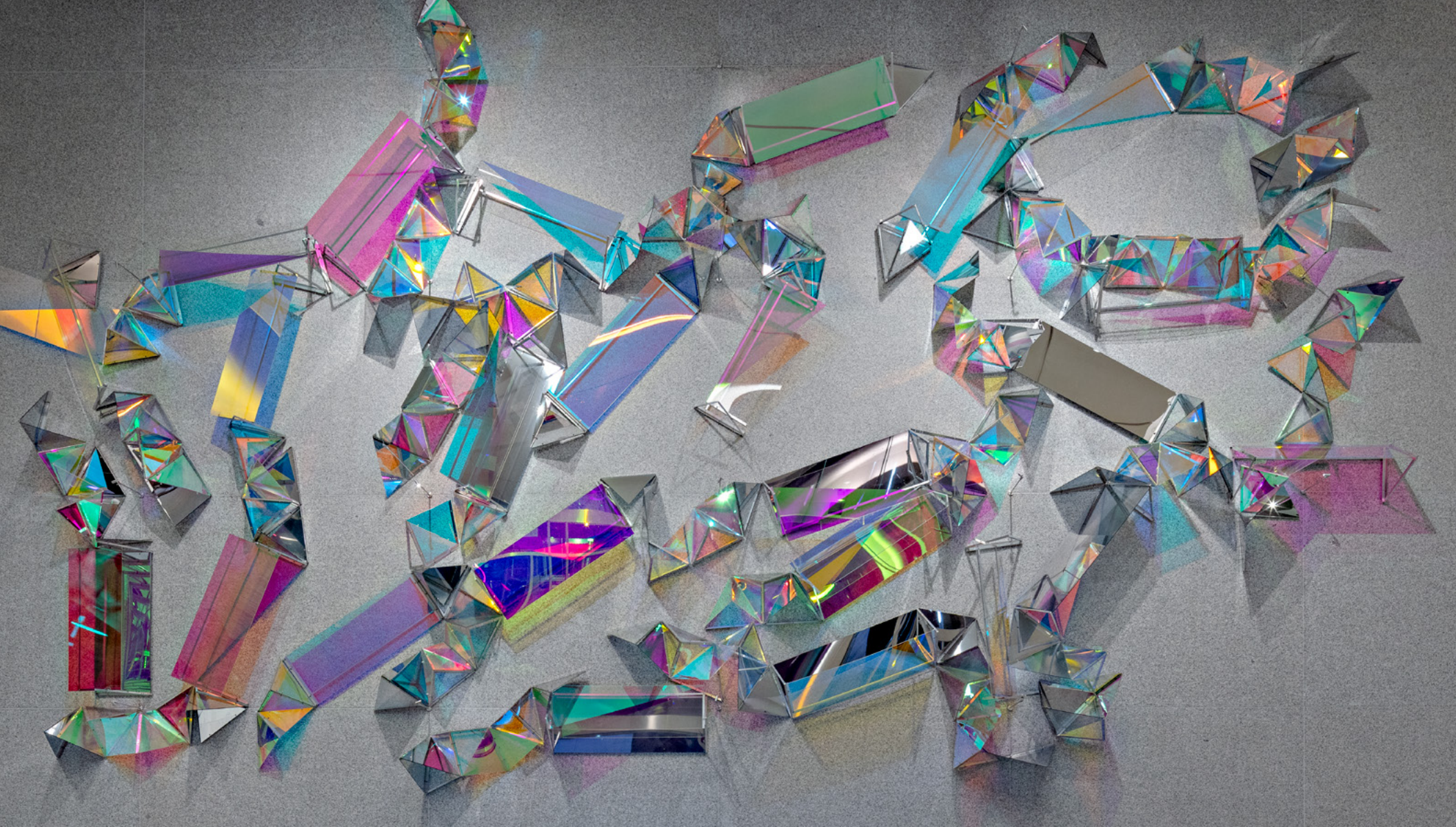
New contemporary and sophisticated entrance and lobby

Destination dispatch elevator cabs

Smart Technology capability throughout - Bluetooth enabled turnstiles and app-powered amenities

New co-generation plant generating 70% of the building's energy on-site





LOBBY ART

By Karen Lemmert of Baltimore, Maryland

CORRIDOR ART

By Moffat Takadiwa of Harare, Zimbabwe





NEW 27,000 SF GENSLER-DESIGNED AMENITY FLOOR

Direct access from every floor

Best-in-class amenities include food hall, barista bar, tenant lounge, fitness center, meeting spaces and a dedicated experience manager





LOUNGE AND BARISTA BAR BY JOE COFFEE

Expansive yet cozy wi-fi enabled tenant lounge featuring a cafe and an array of solo, team and communal seating areas

BUSTLE FOOD HALL

Micro Food Hall curated by Fooda featuring a variety of rotating guest restaurants announced in advance and accessible via the Fooda app



fooda

HUSTLE FITNESS CENTER

Operated by FitLore featuring boot camps, personal training, nutritionist and custom wellbeing options

Full complement of strength, cardio and core equipment – Peloton Bikes, TechnoGym Treadmills & Elliptical Trainers

New locker rooms and showers



COMMUNITY

Welcome area with a full time, dedicated Experience Manager readily available for all tenant needs - including assisting with amenity activation, event planning and concierge services

EVENT SPACES

Three multi-sized meeting rooms including 8- and 14-person conference rooms and a 128-person event space

State-of-the-art audio visual and video conferencing





COVID ENHANCEMENTS

The safety and well-being of our tenants and employees have always been the highest priority. We will continue to adjust to new challenges and, as always, remain dedicated to maintaining a safe and healthy environment.



Enhanced & frequent cleaning by PPE-wearing personnel using EPA approved disinfectants



Employees and vendors will wear PPE



Touch-free entrance doors, toilets, sinks, fixtures and dispensers



Hand sanitizer stations in lobby, multi-tenant elevator lobbies and amenity spaces



Elevator capacity limited to 4 people



Secure bike and electric scooter storage room is now available to tenants



On-site food and coffee vendors; FOODA team can deliver individually packaged meals and catering options



Secure messenger center to minimize transient visitors and disinfect certain packages and deliveries



Improved air quality using ultra-microbial filters & increasing fresh air intake



Additional services offered upon request: electrostatic application of disinfectant, ordering PPE for tenant employees, etc.



BRIGHT, FLEXIBLE FLOORS OF 27,000 RSF

Column-free floorplates

Floor to ceiling windows with no convectors

13' slab heights

New tenant-controlled HVAC

Vibrant views

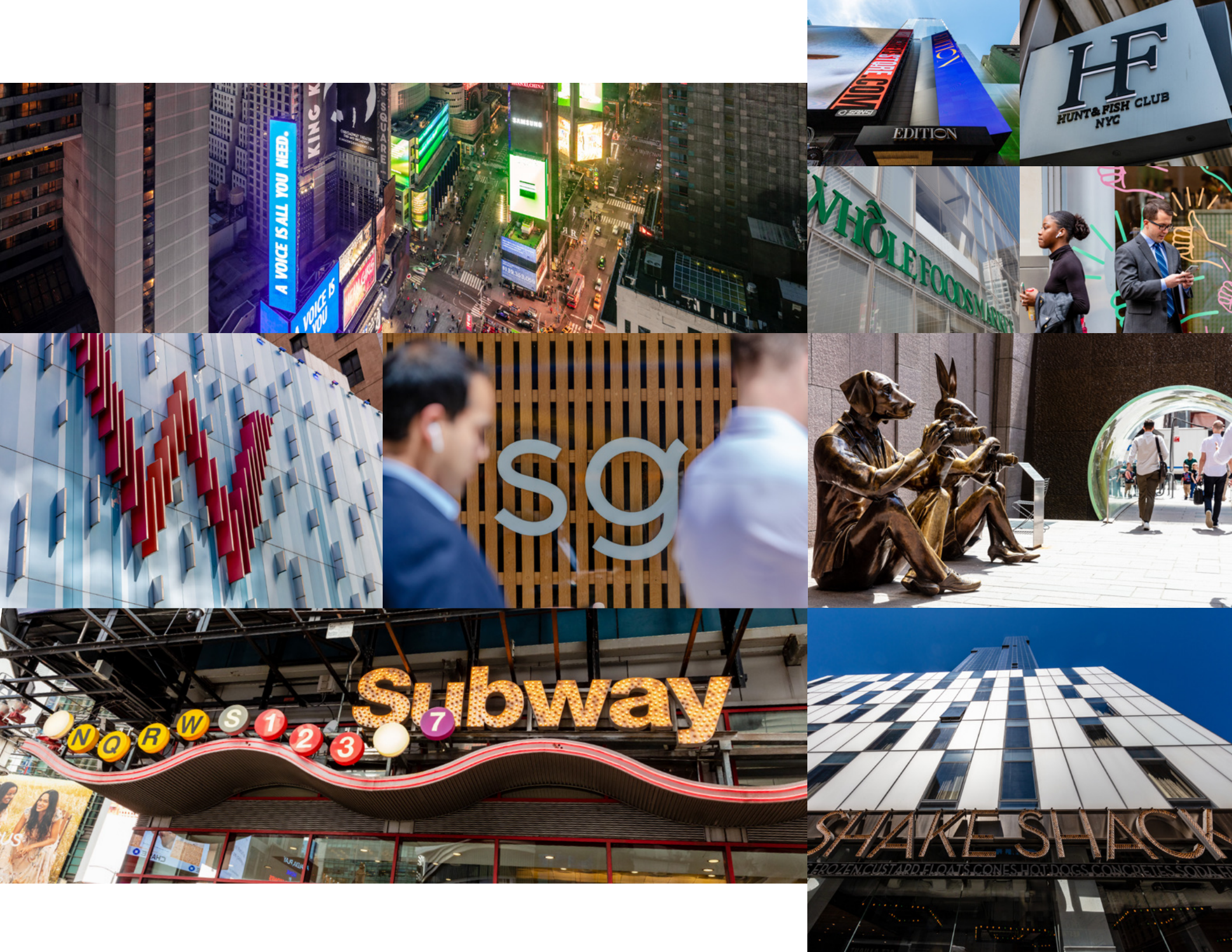


30TH FLOOR VIEW - NORTHEAST



30TH FLOOR VIEW - SOUTH





PREMIER ACCESS TO TOP TALENT

Amidst leading media, publishing, finance
and technology companies

From City Hall to Central Park a Times Square
location provides easy access. The breadth
of Manhattan is reachable within 20 minutes.



