

# 1540

BROADWAY

PROXIMITY IS THE ULTIMATE AMENITY

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## \$ 40 M EXTENSIVE CAPITAL PROGRAM

New 27,000 SF amenity floor designed by Gensler

New contemporary and sophisticated entrance and lobby

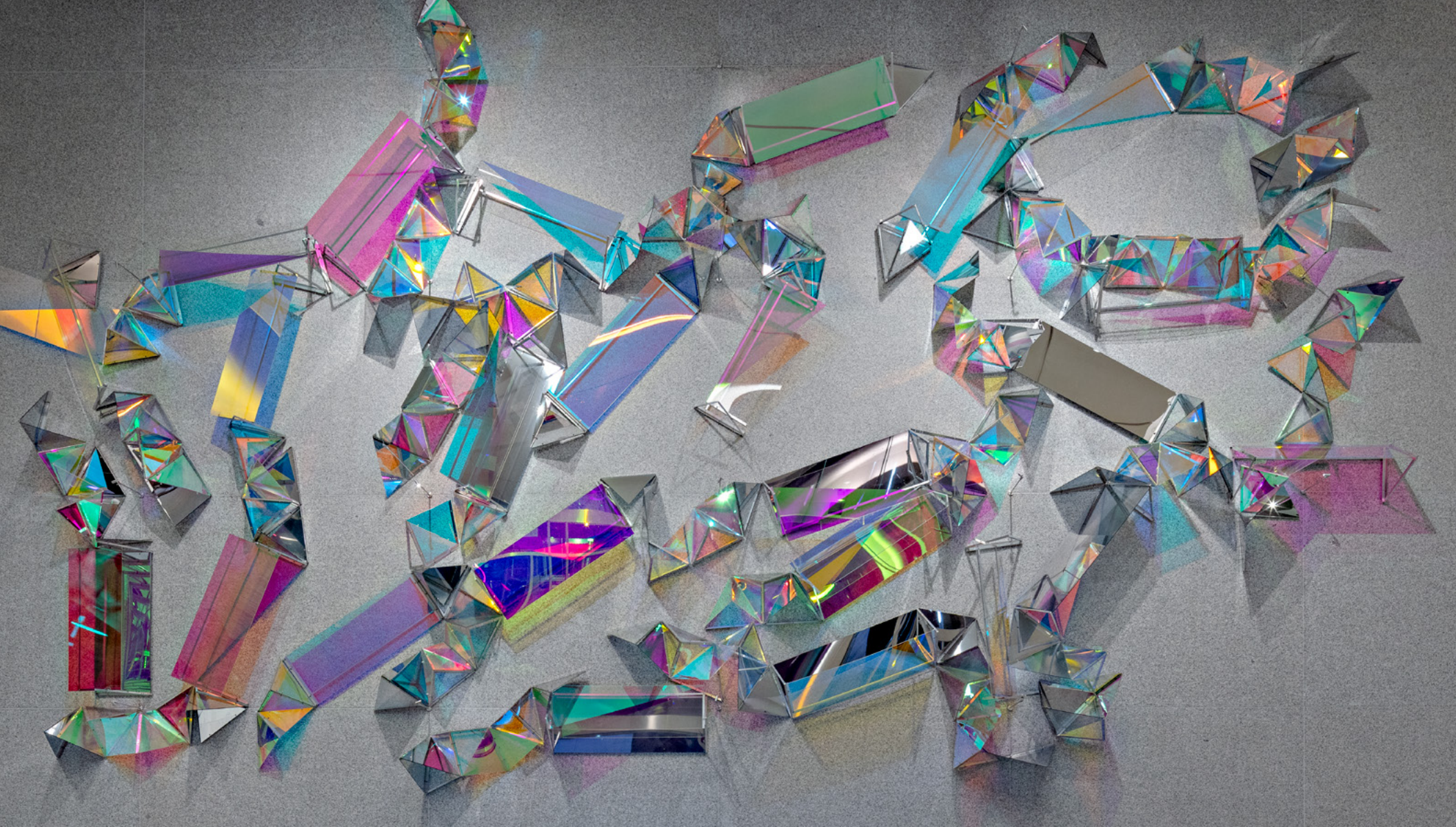
Destination dispatch elevator cabs

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





**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





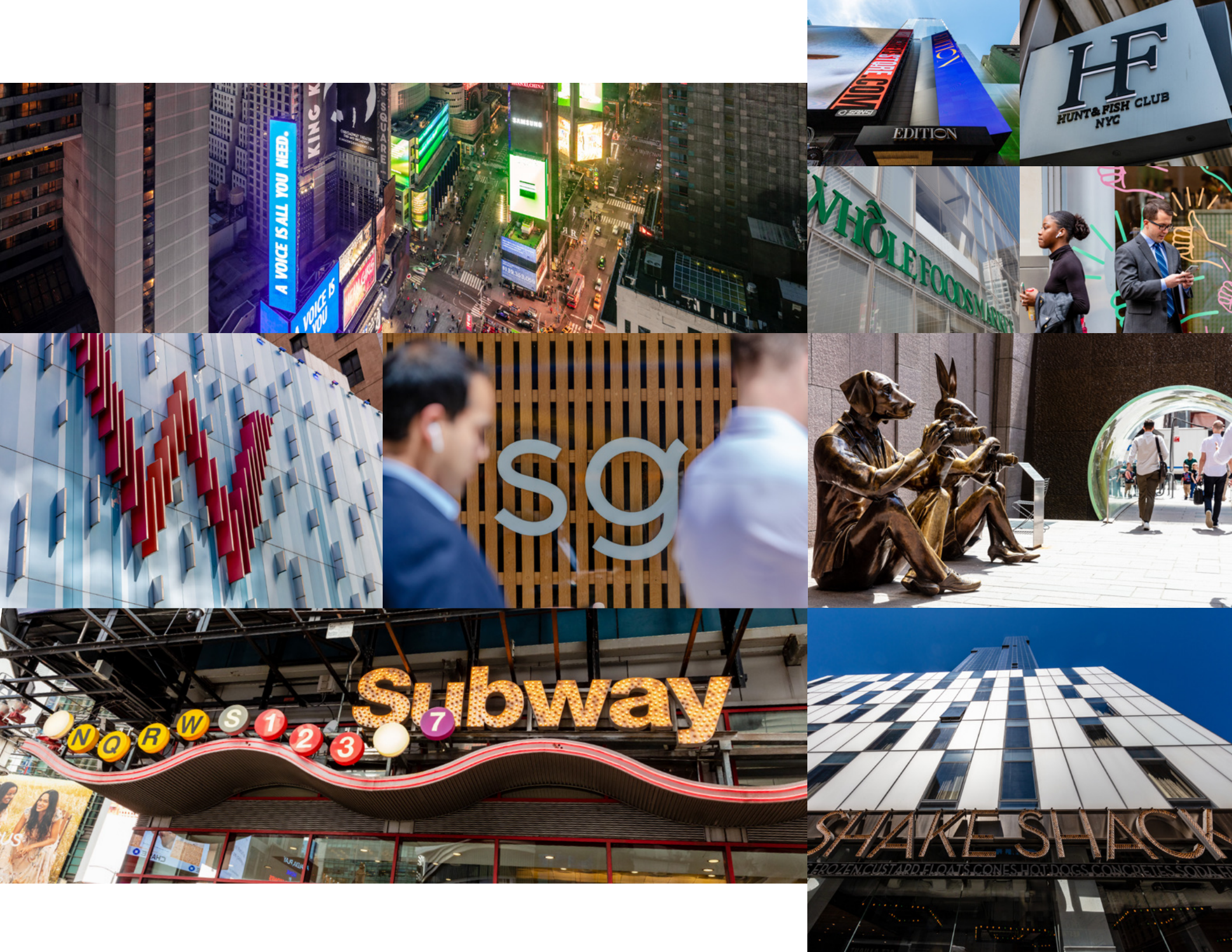
30TH FLOOR VIEW - NORTHEAST



30TH FLOOR VIEW - SOUTH







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