



LARGE BLOCK,
BUILT SUBLEASE AT:

1440 BROAD- WAY

TOTAL AVAILABLE SPACE

197,227 RSF

POSSESSION

Immediate

TERM

January 31, 2024

COMMENTS

- ◆ Large contiguous block of built space on 6th - 10th Floors as well as entire 13th Floor
- ◆ Interior courtyard of building maximizes natural light throughout all floors
- ◆ Building recently completed capital improvement program, featuring a new lobby and rooftop amenity

SUBLEASE AVAILABILITIES

As-built installations feature perimeter offices, meeting rooms, and open seating ranging from 100 to 145 people

FLOOR	AREA	TERM
13	31,967 RSF	01/2024
10	31,708 RSF	01/2024
9	32,265 RSF	01/2024
8	33,826 RSF	01/2024
7	33,758 RSF	01/2024
6	33,703 RSF	01/2024



REPRESENTATIVE
AS-BUILT PHOTOS





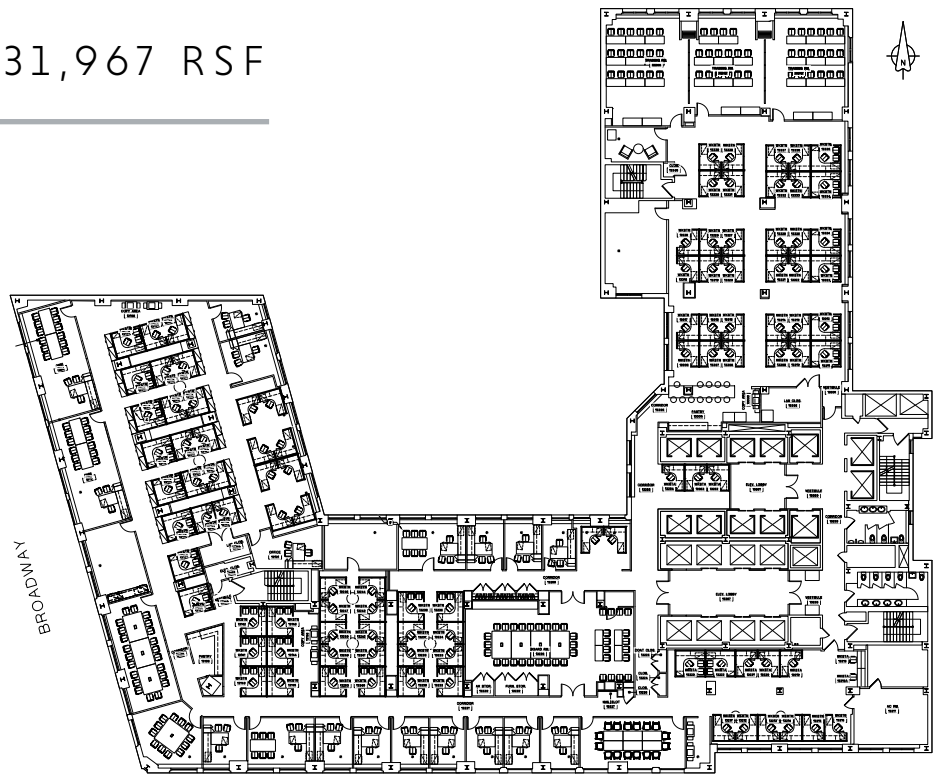
ALL FLOORS
BUILT & FURNISHED



41ST ST.

13TH FLOOR: 31,967 RSF

Offices	15
Split Office	1
Seats	116
Conf. Rooms	7

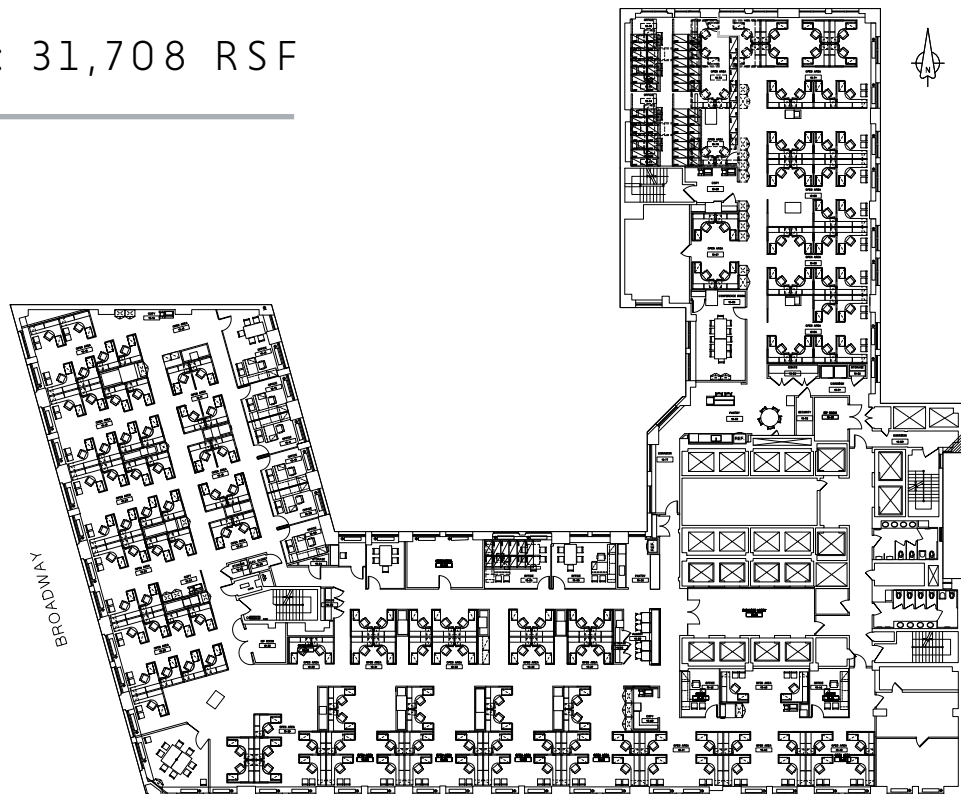


WEST 40TH ST.

41ST ST.

10TH FLOOR: 31,708 RSF

Offices	6
Split Offices	3
Seats	166
Conf. Rooms	3
Storage Rooms	2

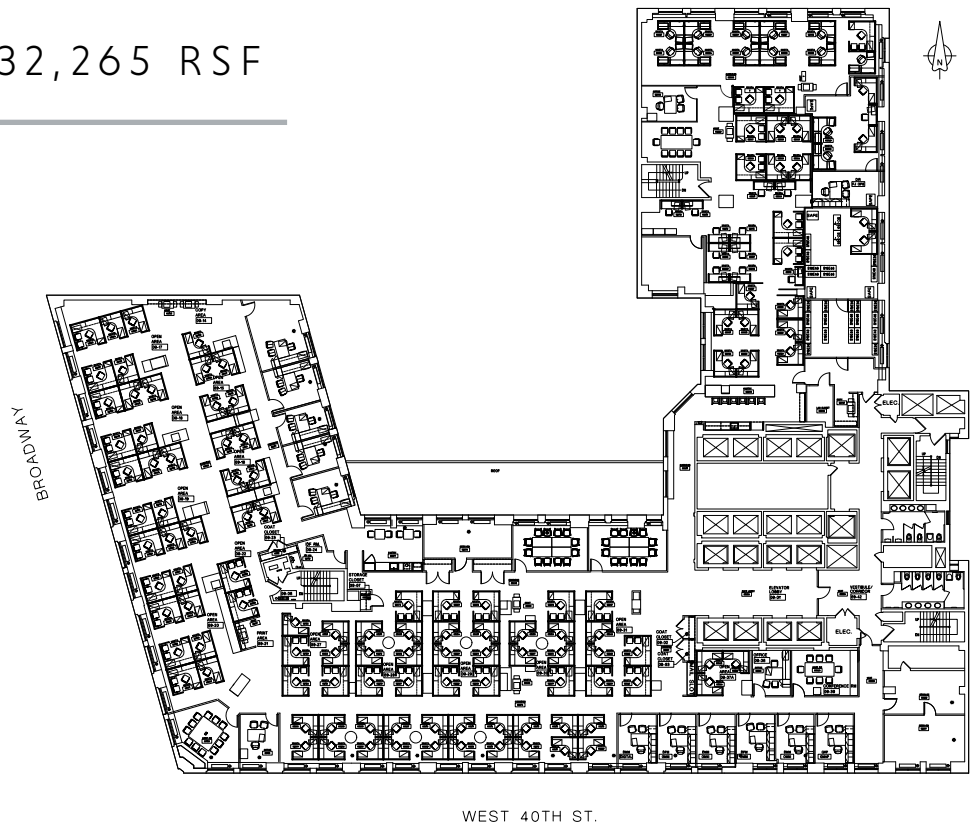


WEST 40TH ST.

41ST ST.

9TH FLOOR: 32,265 RSF

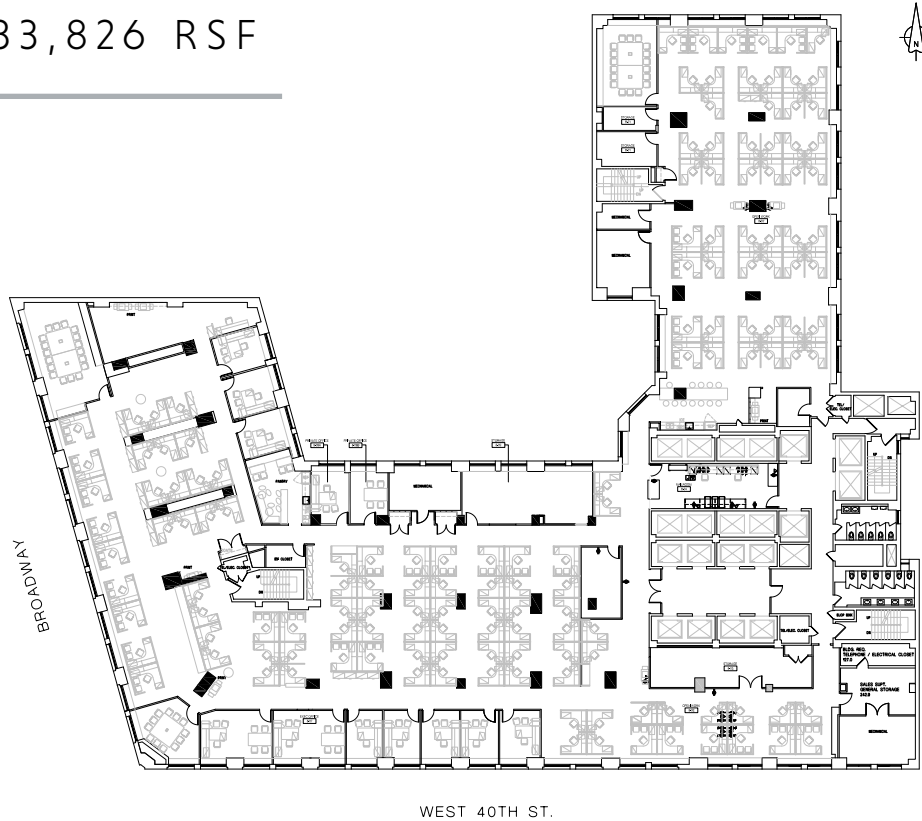
Offices	13
Split Offices	2
Seats	144
Conf. Rooms	4
Storage Rooms	1



41ST ST.

8TH FLOOR: 33,826 RSF

Offices	9
Split Offices	4
Seats	145
Conf. Rooms	3
Storage Rooms	6
Mailroom	1



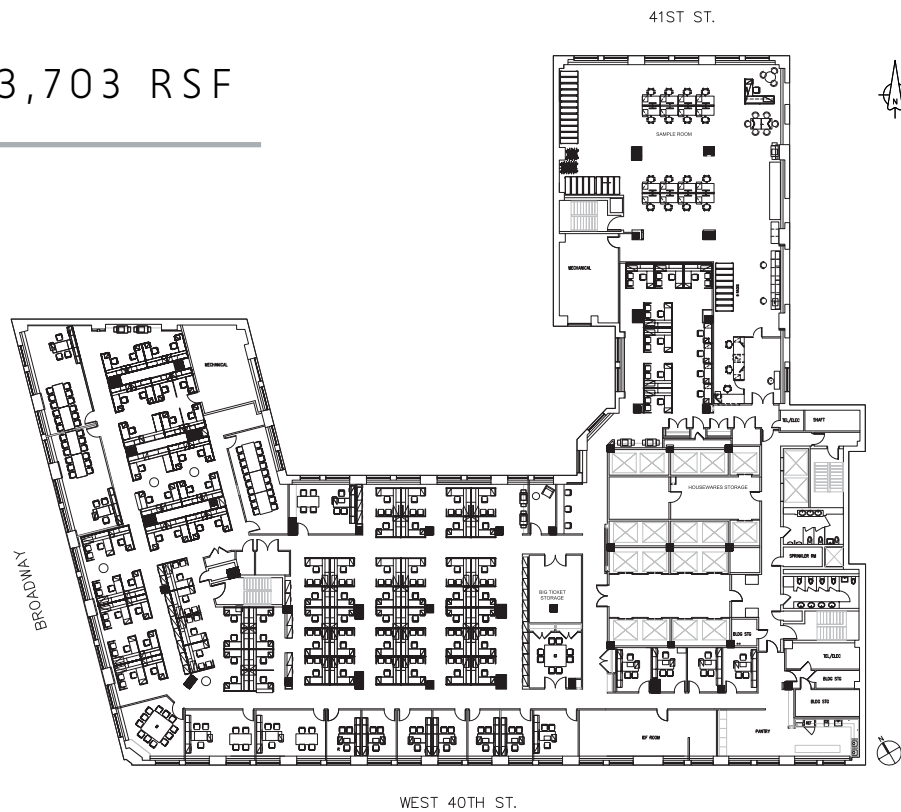
7TH FLOOR: 33,758 RSF

Offices	6
Seats	110
Conf. Rooms	3
Storage Rooms	3

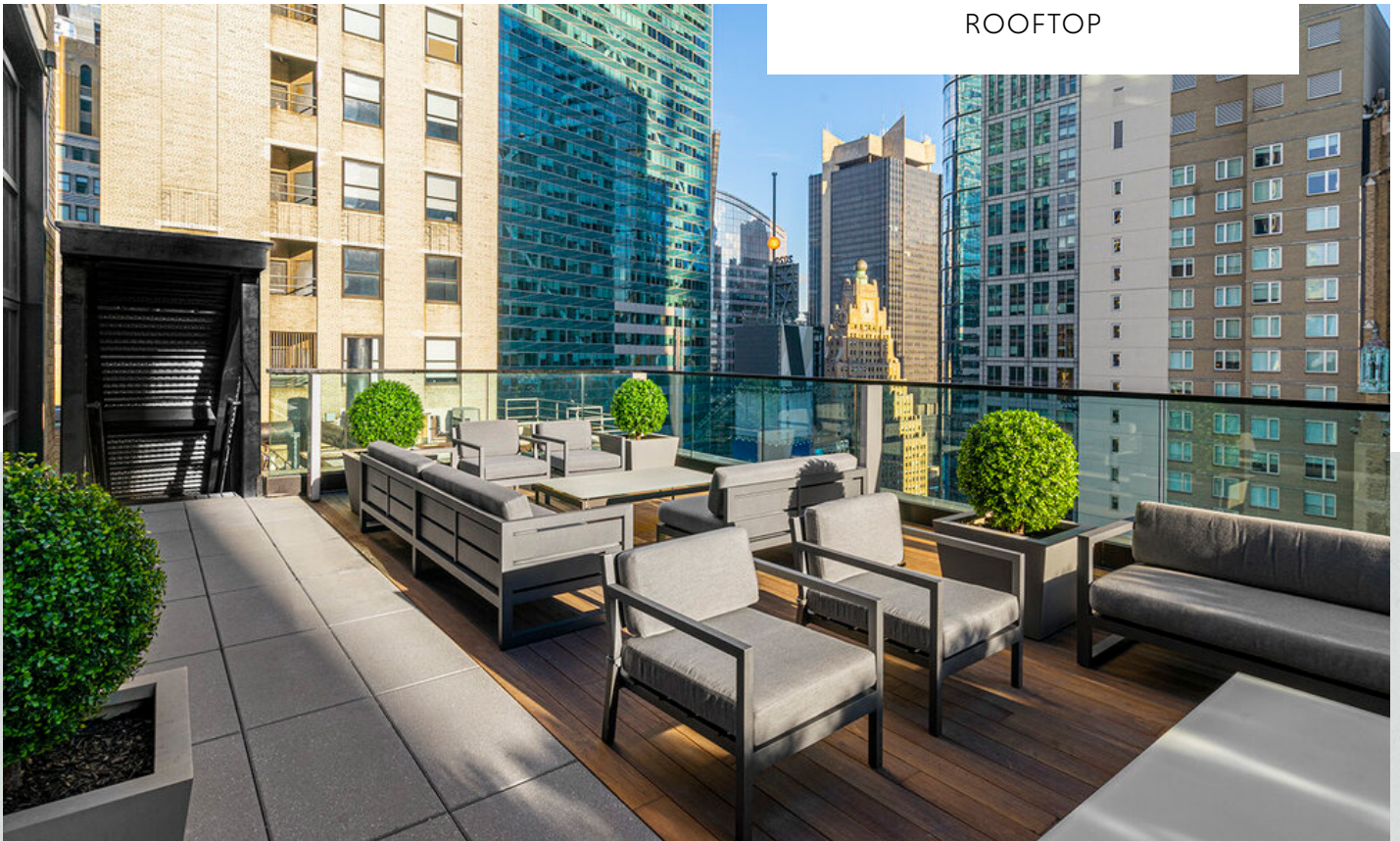


6TH FLOOR: 33,703 RSF

Offices	13
Split Offices	3
Seats	103
Conf. Rooms	3
Storage Rooms	2



BUILDING AMENITIES
ROOFTOP



NEWLY RENOVATED LOBBY



BUILDING DETAILS

Location	Northeast corner of Broadway and West 40th Street	Security	24/7 security, card access controlled, visitor reception desk in the building
Ownership	CIM Group	Elevators	14 passenger; 2 freight
Building Size	762,383 RSF, 25 floors	Operating Hours	8:00 AM-6:00PM
Floorplate size	16,189 RSF – 33,645 RSF	Electrical Service	Submeter
Built	1925	HVAC	Landlord shall provide HVAC from 8:00 AM to 6:00 PM, Monday through Friday, excluding Building holidays ("Building Hours").
Last Renovated	2018	Transportation	Blocks away from B, D, F, M & 7 Trains at Bryant Park and the 1,2,3,N,Q,R and Shuttle at Times Square
Architect	Starret & Van Vleck		

Amenities Building ownership recently completed a capital improvement program, featuring a new lobby as well as a new rooftop amenity. The building has an attended lobby, 24/7 access, security service, tenant-controlled HVAC, and subway access at the door. Additionally, the building is located just to the west of Bryant Park and is in close proximity to many internationally recognized retail brands and local restaurants and hotels.

1440 BROAD- WAY

