



**BROADWAY**



**NEW ENTRANCE,  
LOBBY, ELEVATORS,  
BATHROOMS,  
GLASS WINDOWS  
AND HVAC**



# ENTIRE FIFTH FLOOR

## 33,560 RSF

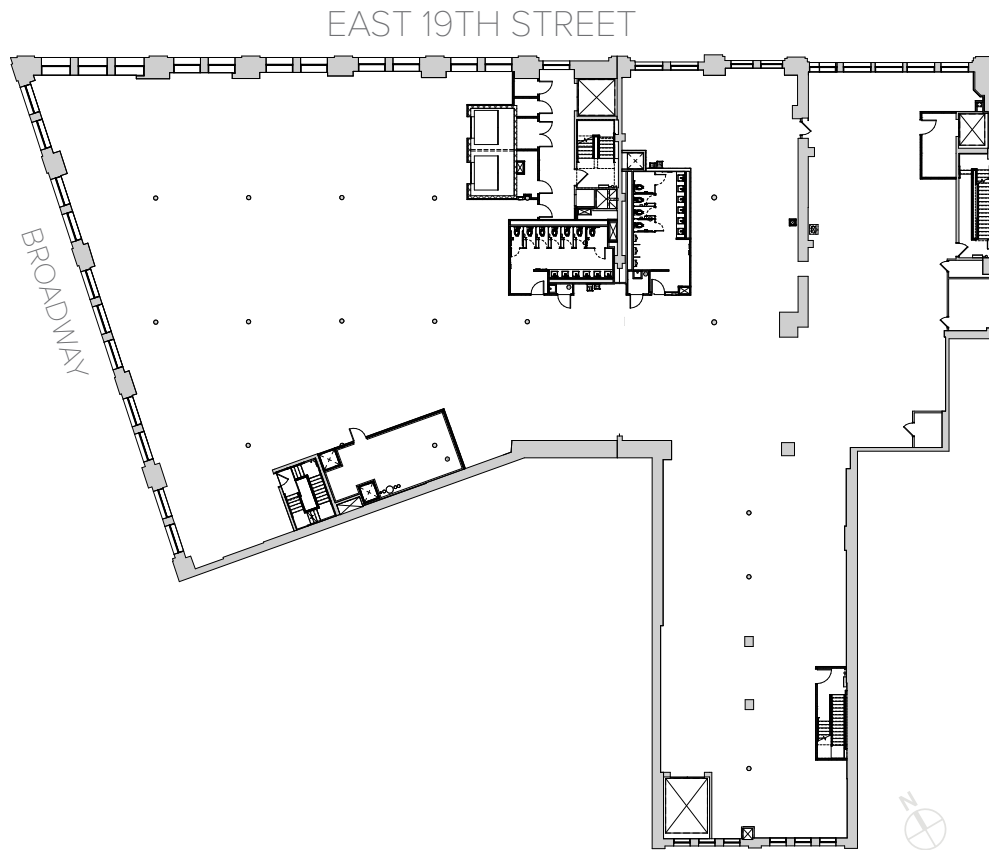
Possession	Term	Available	Asking
Immediate	June 2032	33,560 RSF	Upon Request

\* Can be combined with the entire 3rd floor and mezzanine space (44,504 RSF) for a total of **78,064 RSF**

- Building-wide renovation complete including brand new lobby, elevators, code & safety upgrades, façade restoration, building systems with wellness upgrades.
- Entire 5th floor will be delivered in warm shell condition with new hardwood floors, new bathrooms and new HVAC throughout.
- Sublandlord will provide a market concession package for subtenant's construction.
- 14' ceilings with oversized windows providing excellent natural light.
- Highly attractive aesthetic including exposed brick and structural steel throughout.
- Communal roof deck available for Subtenant's use.
- Institutional-quality Sublandlord credit.



# CORE PLAN



# WORK / COLLABORATION



WORKSTATIONS	165
CONFERENCE ROOMS	8
OFFICES/HUDDLE ROOMS	18
PHONE ROOMS	14
LARGE KITCHEN/LOUNGE AREA	1



## THE NEIGHBORHOOD



- Perfectly situated between Union Square, Gramercy Park, and Madison Square Park in the heart of Manhattan's Silicon Alley.
- Proximity to Union Square Transportation Hub and all major Manhattan subway lines.
- Surrounded by world renowned restaurants and hotels including Eleven Madison (the world's #1 restaurant), ABC Cocina, ABC Kitchen, Eatly and Rosa Mexicano.

