



1407 Broadway

Between West 38th & 39th Street

40th Floor Office Opportunity
Offering Spectacular Skyline Views
Central to Major Transportation Hubs





Conference Room



Glass Entry Windowed Offices

Partial 40th Fl - Flex Shared Office Space:

7 Private Offices, 22 cubicles in bull pen - shared/sublet space can be increased)

Plus shared (1) large conference room, (1) small conference room, and wet pantry

Shared/Sublet Term: Through August 1, 2026

Possession: Immediate

- Located along Broadway's retail corridor offering a wide selection of shopping and dining options
- Steps from Times Square and Bryant Park transportation hubs, and walking distance to Grand Central Terminal with access to 4 5 6 7 N Q R W S subways
- Vicinity to Penn Station/Herald Square stations offering additional B D F M train service



View of Open Area



Meeting Room



Windowed Office



Open Area



Eat-in Pantry Area

40TH FLOOR PLAN (AS BUILT)

The seating breakdown:

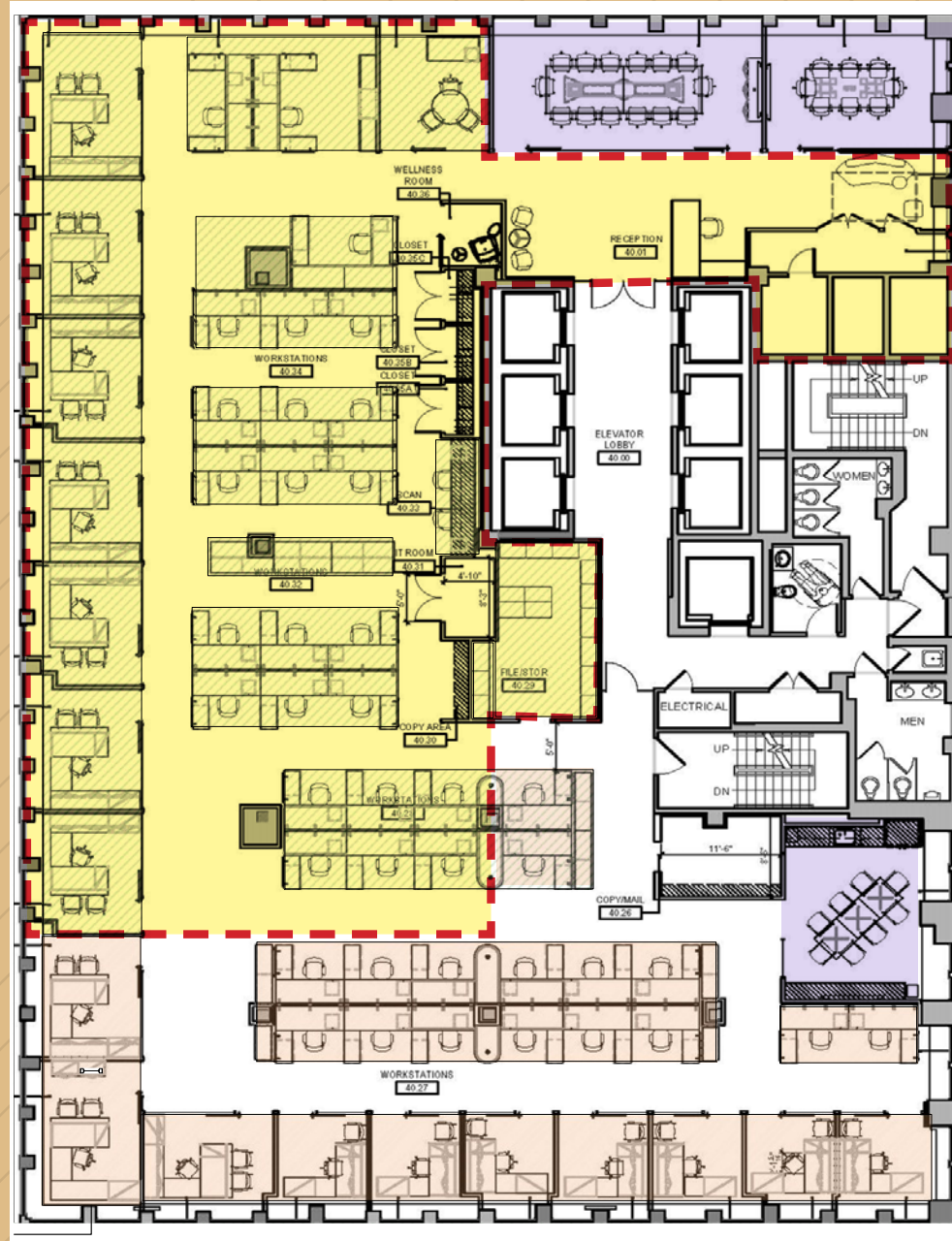
7 private offices
1 2-person Office
1 Wellness Room
22 cubicles in bull pen
Reception area

Shared spaces:

1 large conference room
1 small conference room
Wet Pantry

BROADWAY

WEST 38TH STREET

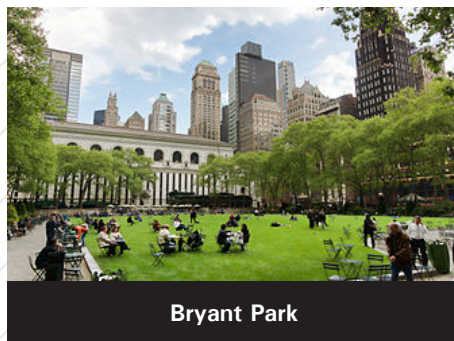


WEST 39TH STREET

Not to scale, for display purposes only



Pennsylvania Station



Bryant Park



Grand Central Terminal