

1450 BROADWAY

New York, NY 10018

SOUTHEAST CORNER WEST 41ST STREET

AVAILABLE FOR SUBLEASE

Partial 9th Floor: 7,061 RSF

TERM: Through May 30, 2027

RENT: Upon Request

POSSESSION: Immediate

Ideal space for Creative, Fashion or TAMI tenants

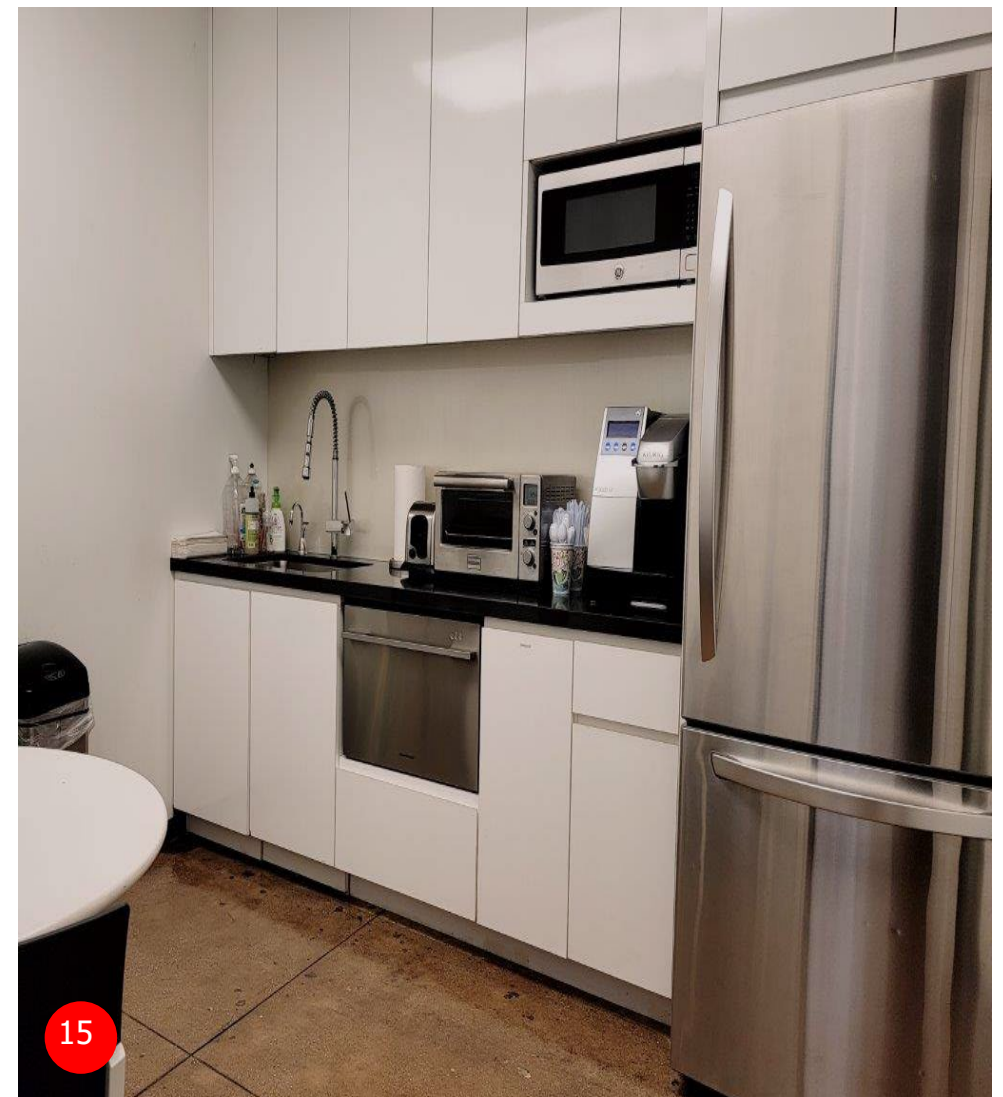
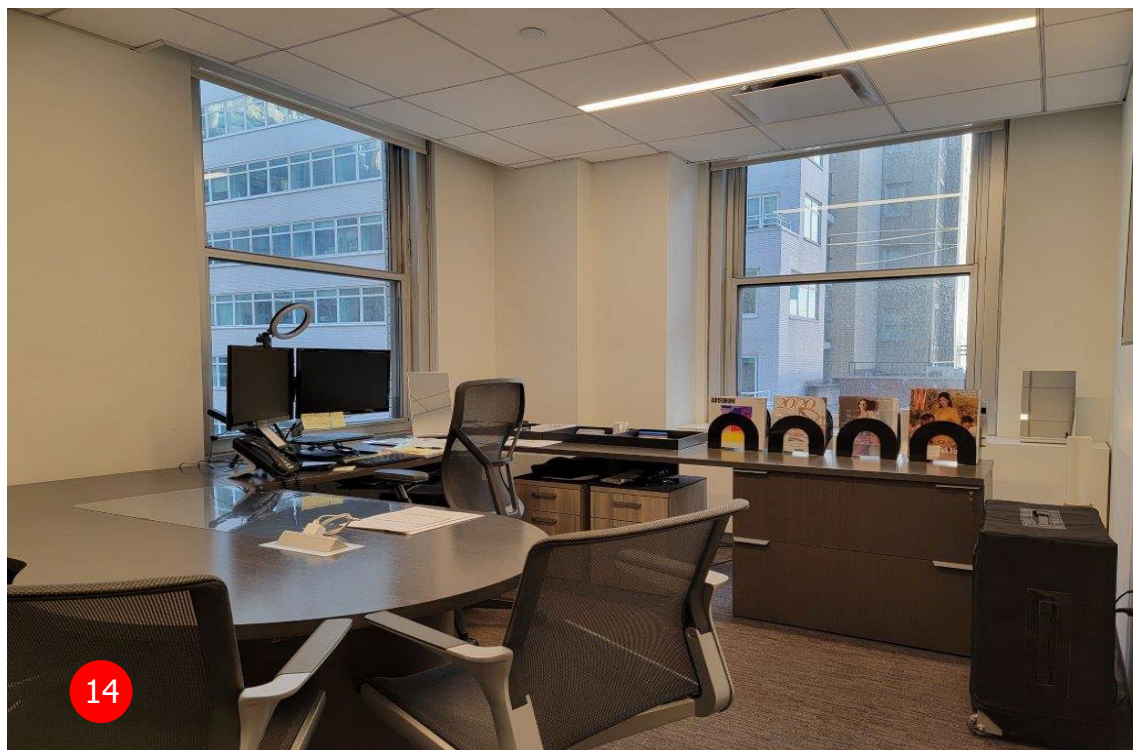
Building Features

- Recently renovated, modern, 24/7 attended lobby
- The elevators are quick, quiet and smooth
- Tenant roster features a mix of technology companies, professional service firms and nonprofit organizations
- Retail tenants: Paris Baguette, Chopt, Oxido and Sticky's Finger Joint
- Conveniently accessible to Bryant Park, Penn Station, Port Authority, Grand Central, Times Square Shuttle and most major subway lines:



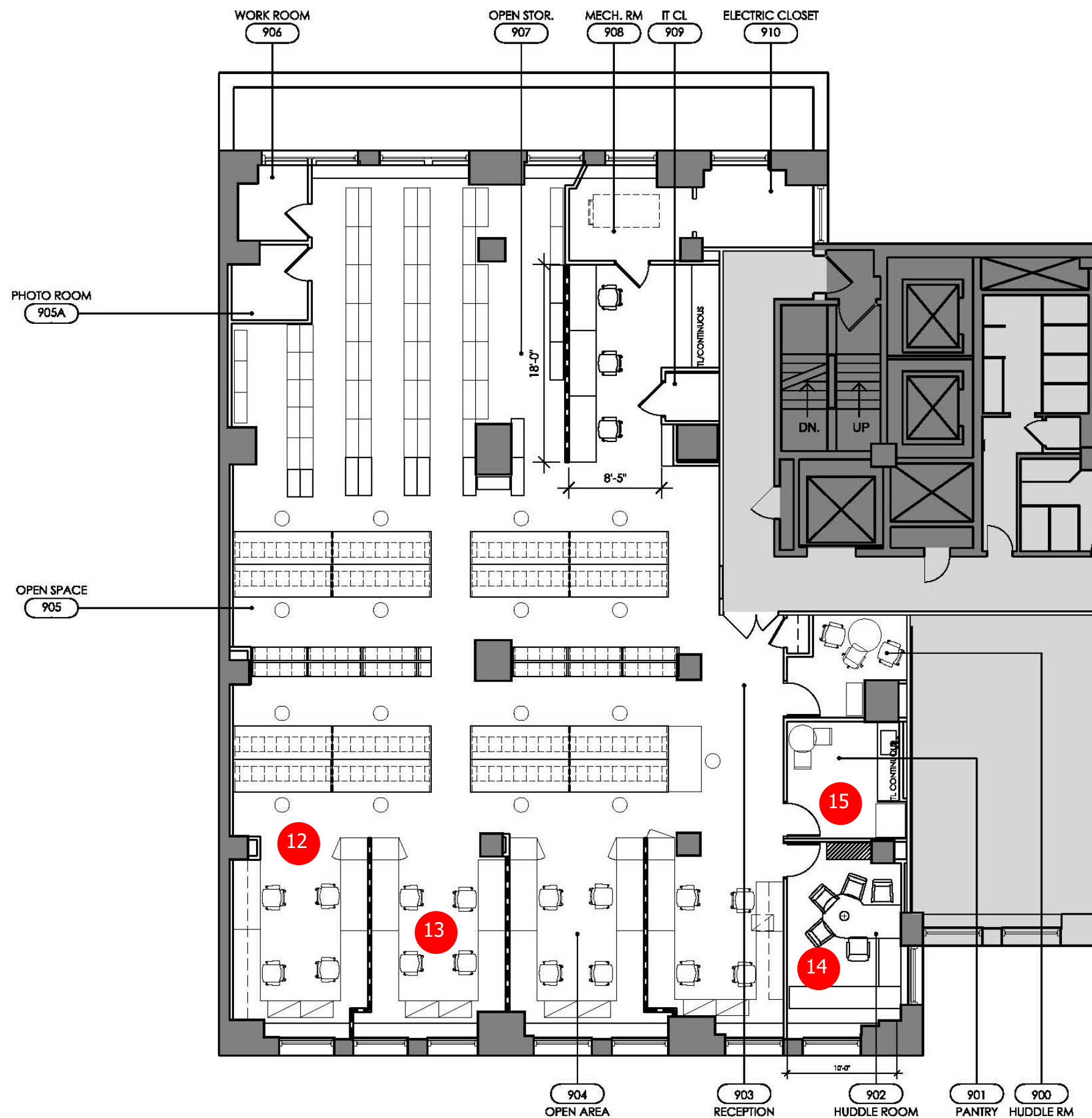
9th FLOOR PHOTOS

1450 BROADWAY, NEW YORK, NY



9th FLOOR PLAN

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Entire 9th Floor Space Features

- Polished concrete floors
- One corner windowed office, an interior meeting room and two small interior rooms for personal calls
- A kitchen with a full height refrigerator, a sink, a microwave, a dishwasher and seating for three people
- A very large open area with nineteen workstations and room for many more
- Ample storage

Air Conditioning:

- One (1) seven years old, York manufactured Subtenant controlled, air cooled 15-ton split system unit with an economizer, an air handler within the space and a condenser unit on a building set back
- The unit accommodates a variable air volume system with a variable frequency drive and has an electric duct heating element to provide additional hot air as needed
- The unit has six discrete zones for cooling
- Maintenance records are available upon request

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General Space and Sublease Information

- **Leasing Details:**

Either the 9th floor must be leased first or both floors can be leased together

Floors are in pristine condition, lightly occupied over the past two years

- **Ceilings:**

A mixture of exposed ceilings and dropped ceilings on each floor

- **Power:**

Six watts per rentable square foot connected load, three phase, four wire 208 V

- **Slab to Slab Height:**

Ten feet seven inches

- **Column Spacing:**

From east to west, it varies between fourteen feet eight inches and twenty feet zero inches

From north to south, it varies between five feet one inch and seventeen feet seven inches

- **Electricity:**

Sub-metered with a 5% administrative markup

- **Escalations:**

A three percent per annum increase

Proportionate share of any increase in real estate taxes above a base year.

- **Furniture:**

All furniture is included

- **Cleaning:**

Overlandlord provides standard cleaning at its sole cost and expense

- **Carting:**

Overlandlord provides standard carting at its sole cost and expense

- **Window Washing:**

Provided twice per year at Overlandlord's sole cost and expense

- **Maintenance of the Air Conditioning Equipment:**

Subtenant to maintain the air conditioning equipment at its sole cost and expense

- **Freight Elevator:**

One freight elevator

Operating hours are weekdays from 8:30 AM to 5:30 PM

- **Internet Service Providers:**

Verizon Fios, Cogent Communications, Verizon Cable and Time Warner Cable

- **Sublandlord:**

Publicly traded, financially strong

TRANSPORTATION MAP

1450 BROADWAY, NEW YORK, NY 10018



1450 Broadway
New York, NY

Walking/Subway Travel Time

Penn Station	7 minute walk
	6 minutes via N Q R
	5 minutes via 1 2 3
Grand Central	5 minute walk
	6 minutes via Shuttle
Port Authority	3 minute walk