



1633 BROADWAY

UNIQUE RETAIL OPPORTUNITY LOCATED AT THE CONVERGENCE OF
MIDTOWN WEST, HELL'S KITCHEN, TIMES SQUARE AND COLUMBUS CIRCLE

LOCATION

WEST SIDE, BETWEEN WEST 50TH & WEST 51ST STREETS

SIZE

CUBE: 913 SF | PLAZA: 25,458 SF | LOWER LEVEL I: 22,071 SF | LOWER LEVEL II: 13,665 SF

FRONTAGE

CUBE/BROADWAY: 40' | PLAZA: 50'

CEILING HEIGHTS

GLASS ENTRY CUBE: 16' | PLAZA LEVEL: 14' | LOWER LEVEL I: 14' | LOWER LEVEL II: 14'

POSSESSION

IMMEDIATE

- SITUATED AT THE BASE OF PARAMOUNT PLAZA, A FULLY-LEASED 2.6 MILLION SF CLASS-A OFFICE TOWER
- DEDICATED LOADING AND FREIGHT WITH CURB CUT ON 50TH STREET
- FULLY VENTED VIA SEVENTH STORY SETBACK
- LOGICAL DIVISIONS CONSIDERED

AREA DEMOGRAPHICS



SUBWAY
30M
COMMUTERS/YR

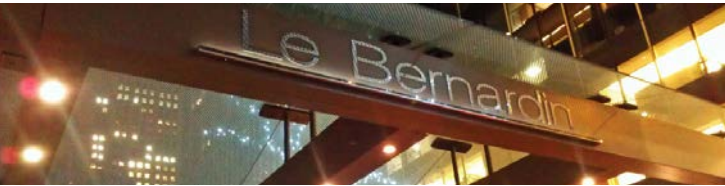
I B C D E N O R

AREA
OFFICE
TENANTS

YAHOO | MORGAN STANLEY | SHOWTIME | CBS
SNAPCHAT | WARNER MUSIC | BARCLAYS
HEARST | BLEACHER REPORT | GENSLER
COMCAST/NBC UNIVERSAL | VICTORIA'S SECRET
TPG | CRAVATH, SWAINE & MOORE

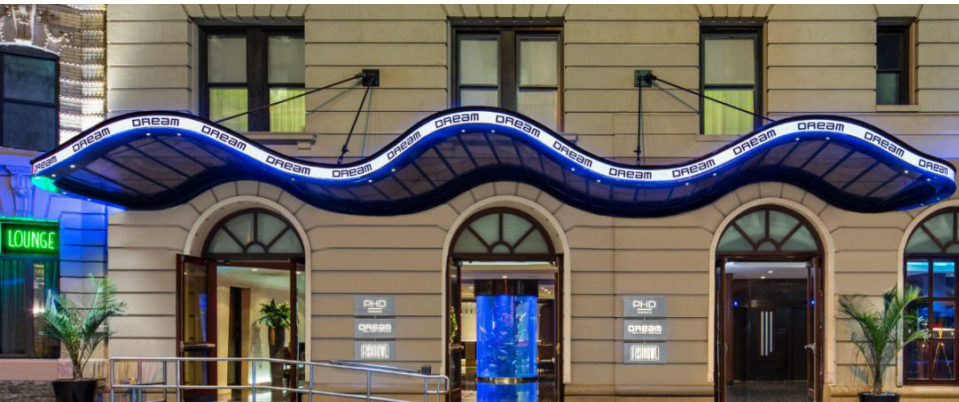


45,723 AREA
RESIDENTS

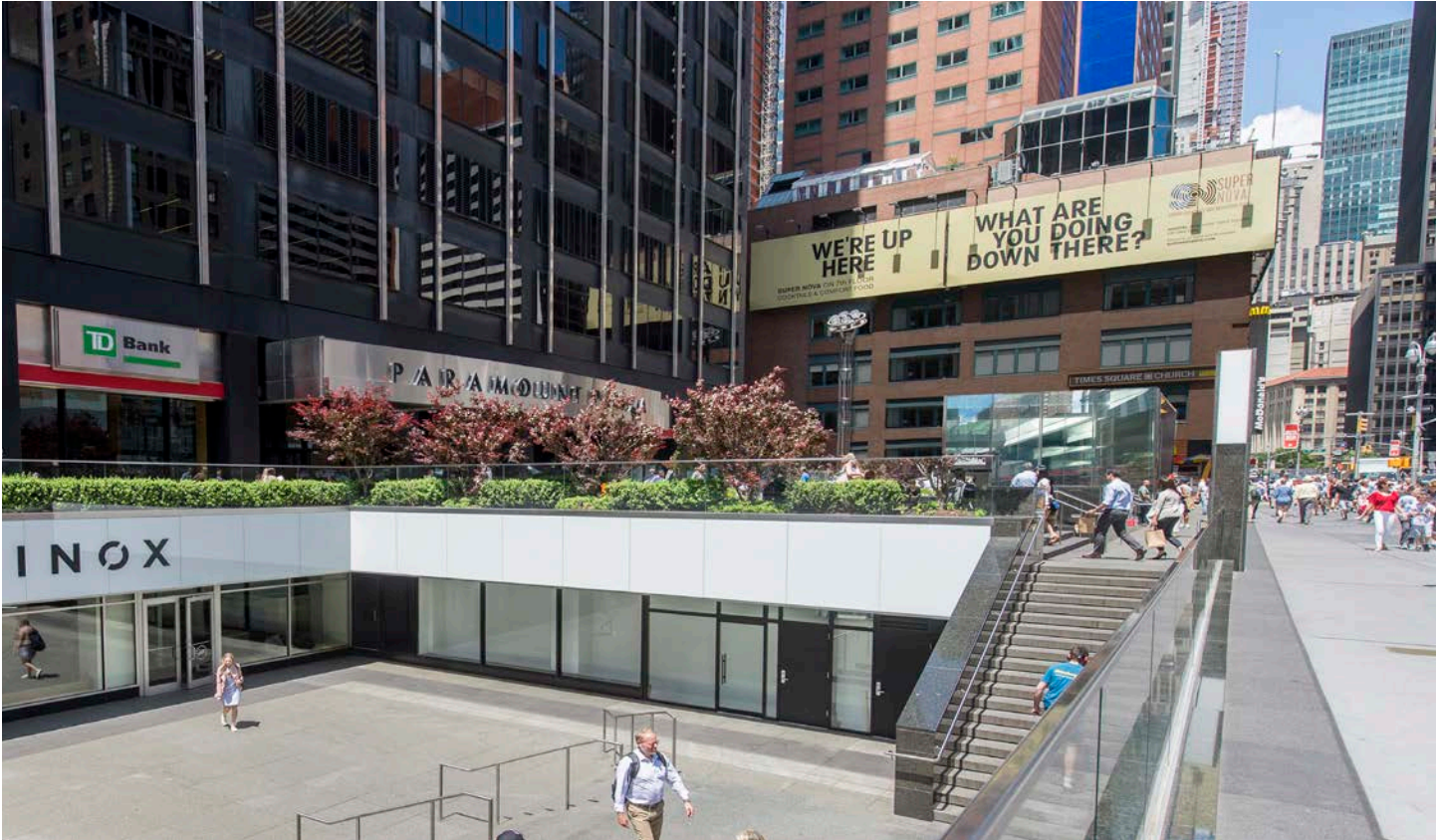


8,500
HOTEL KEYS IN THE
SURROUNDING NEIGHBORHOOD

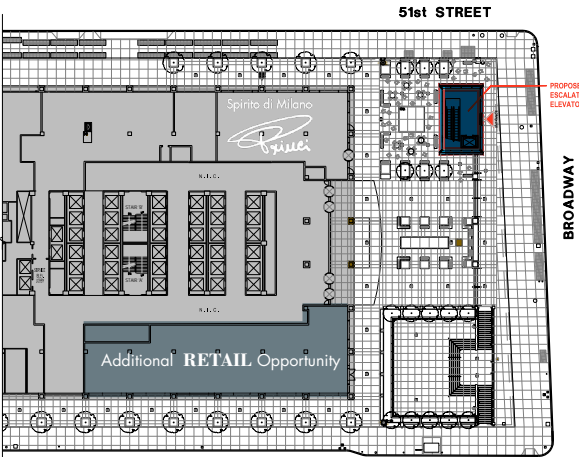
104K+
AREA EMPLOYEES



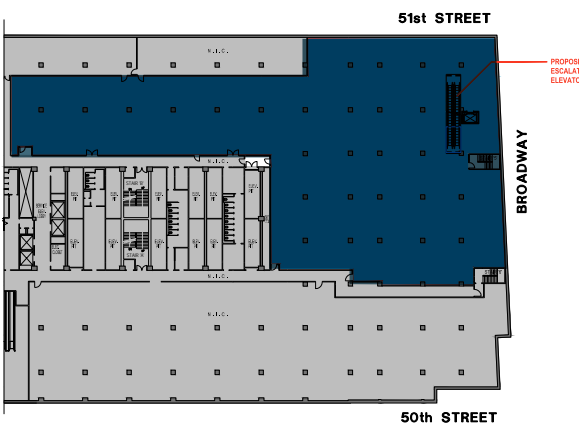
FLOOR PLANS



CUBE: 913 SF

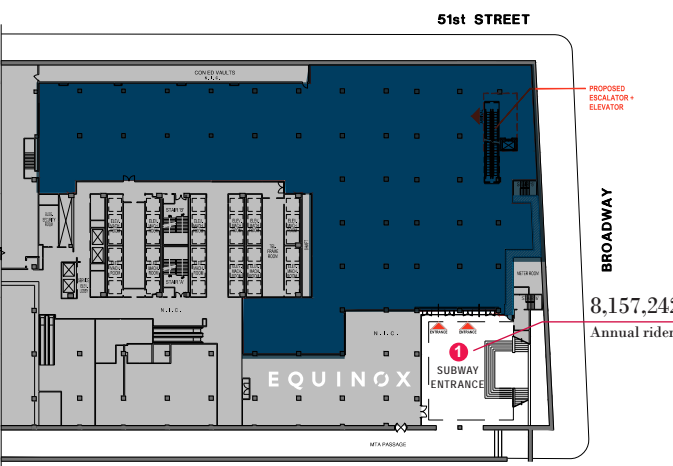


LOWER LEVEL I: 22,071 SF

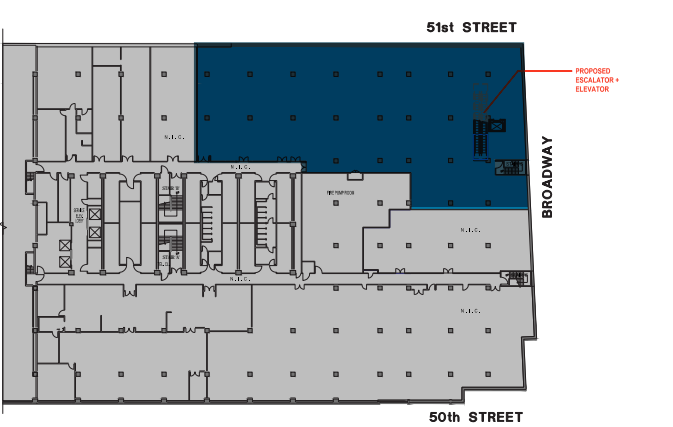


NOTE: PLEASE INQUIRE ABOUT POTENTIAL DIVISIONS

PLAZA LEVEL: 25,458 SF



LOWER LEVEL II (STORAGE): 13,665 SF



PROXIMITY

**TIMES
SQUARE**

3

MINUTES



**THEATER DISTRICT
HELL'S KITCHEN**

2

MINUTES



**COLUMBUS
CIRCLE**

10

MINUTES



5

MINUTES



**ROCKEFELLER
CENTER**

8

MINUTES



**NORDSTROM
FLAGSHIP**

12

MINUTES



**CENTRAL
PARK**

NEIGHBORING TENANTS

- EQUINOX
- PRINCI
- TD BANK
- THE PALM
- JUNIOR'S RESTAURANT
- DEL FRISCO'S
- LE BERNARDIN
- ESTIATORIO MILOS
- LA ESQUINA
- IPPUDO
- JOE AND THE JUICE
- BIBBLE AND SIP
- DIG INN
- SUNGLASS HUT
- HAVIANAS
- E.L.F. COSMETICS
- T-MOBILE
- GERSHWIN THEATRE
- WINTER GARDEN THEATRE
- AMBASSADOR THEATRE
- CAROLINE'S COMEDY CLUB