

809 BROADWAY

Pre-built
Full Floors
Available

Prime Greenwich
Village / Union Square
Location

Entire 4th and 5th
Floors Can Be Leased
Together



ABOVE STANDARD HIGH-END PREBUILTS



Entire 4th Floor **_3,612 SF**

Flexible

Entire 5th Floor **_3,612 SF**

Term **_**

Immediate

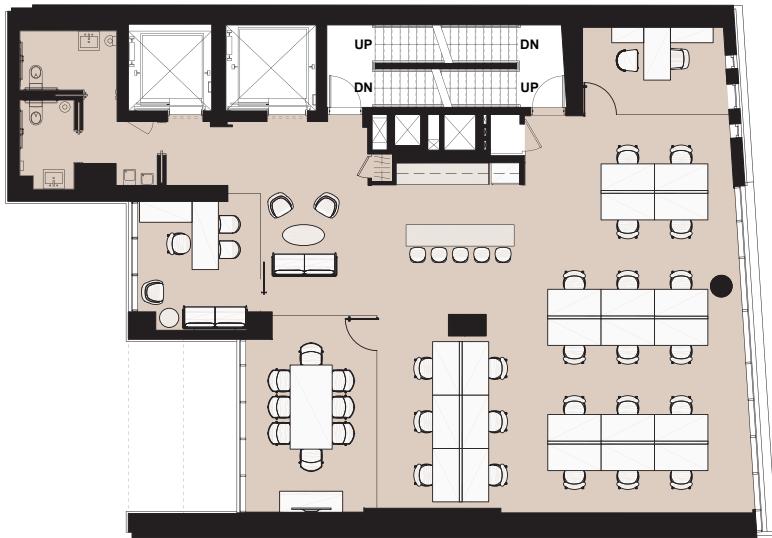
Possession **_**

Upon Request

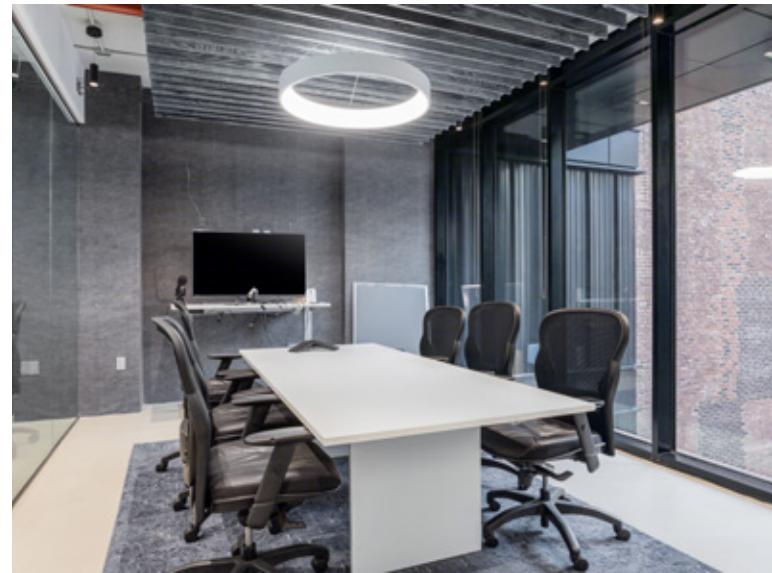
Rent **_**

FLOOR PLANS

4th Floor



5th Floor



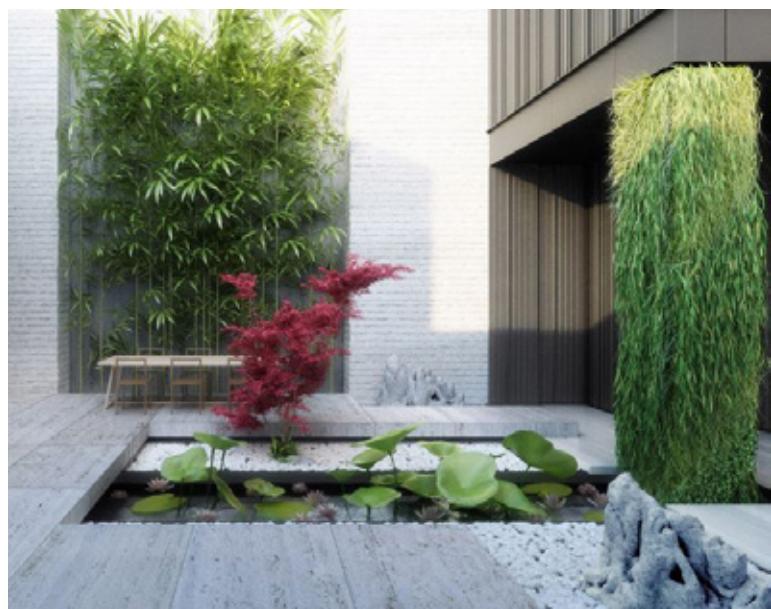
809 BROADWAY

SPACE HIGHLIGHTS

- » High-end buildout move in condition
- » A mix of glass offices / breakout rooms
- » Tenant controlled HVAC
- » State of the art wet pantry
- » Floor to ceiling windows w/ excellent natural light

BUILDING HIGHLIGHTS

- » Attended lobby
- » Private tenant garden
- » Conference facility for up to 14 people
- » Bike storage



UNION
SQUARE
PARK

14TH STREET

Bank of America

LUKE'S

LENWICH

2nd STREET

BLAZE

Panera BREAD

Serafina

DSW
DESIGNER SHOE WAREHOUSE

SEPHORA

five BELOW

KAZU NORI

13TH STREET

PF CHANG'S
CHINA BISTRO

STARBUCKS COFFEE

BLUE BOTTLE COFFEE

sweetgreen

12TH STREET

C CONCEPTS

MAYA

VILLAGE TAVERNA

11TH STREET

Aēsop.

WHOLE FOODS

CapitalOne

MAX BRENNER

smile lab

Santander

UNION SQUARE TRAVEL AGENCY
a cannabis store

UNIVERSE ANTIQUES

COHEN'S
Fashion Optical

* PRET A MANGER *

citibank

DR
DUANEreade

NORDSTROM

BEST BUY

LHR

LENOR HILL RADIOL

USQ

UNION SQUARE

WINE & SPIRITS

le café coffee

WELLS FARGO

CHIPOTLE
MEXICAN GRILL

NYU

R
REGAL

zumiez

Hyde Park Antiques

FORBIDDEN
=PLANET=

STRAND

HYATT

UNREGULAR
BAKERY

Alabaster
Bookshop

THINK
COFFEE

CRUNCH
FITNESS

Paradis

Apple
Bank

Blick

U.S. POSTAL
SERVICE

SUGARED
+
BRONZED

Halloween
Adventure

amsterdam
billiards

GRACE

PATIS
BAKERY

COMING
SOON

outro

FLIGHT CLUB

GRACE

CHURCH



DAVID SCHER

646.723.4706

dscher@lee-associates.com

STEPHANIE MOORE

347.824.9872

smoore@lee-associates.com

CATHERINE O'TOOLE

212.961.6252

cotoole@lee-associates.com

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing for sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by principals or agreed by this Company, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.