



1674

BROADWAY

IN THE HEART OF
LIVELY MIDTOWN,
EXPERIENCE THE BEAUTY
OF A BYGONE ERA
IN AN

ICONIC 1920s NEW YORK



BROADWAY

DISCOVER THE BEAUTY OF THE
JAZZ AGE, TOTALLY REIMAGINED
FOR TODAY'S AGE, WHERE
OPPORTUNITY AND ENDLESS
POSSIBILITIES DEBUT FOR THE
FIRST TIME IN 30 YEARS.



OFFICE SPACE

- 5,700 RSF full floors available
- Pre-built Installations with new restrooms
- Dedicated HVAC units and modernized elevators

ASKING RENT

Upon Request

NEIGHBORHOOD

- Main thoroughfare between Times Square, Columbus Circle and Central Park
- Steps from subways **12ACENQRW**
- Close proximity to the Sullivan Theatre, Duane Reade, Starbucks, Marriott Hotel, Serafina, Junior's Restaurant, L'Occitane, M&M Store, Pret A Mager, and the Sheraton Hotel.

AN ABUNDANCE OF
CITY LIFE IS RIGHT OUTSIDE
WHERE CONVENIENT
SUBWAY STATIONS AND
ICONIC NEW YORK
DESTINATIONS ARE STEPS
IN EVERY DIRECTION.

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EMMES[®]

The exclusive office
leasing agents

OKADA&CO.



REMASTERED & GLAMOROUS GOLD
LOBBY TO START YOUR WORKDAY

MIDTOWN NEW YORK CITY

1674 BROADWAY

10 BLOCKS TO PORT AUTHORITY

3 BLOCKS TO TIMES SQUARE

2 BLOCKS TO CENTRAL PARK



NEIGHBORING RETAILERS

- 50,000,000 people visit Times Square every year
- 25% of all NYC hotels are in Times Square
- 50% of all Times Square visitors are NYC locals

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2 BLOCKS TO CENTRAL PARK

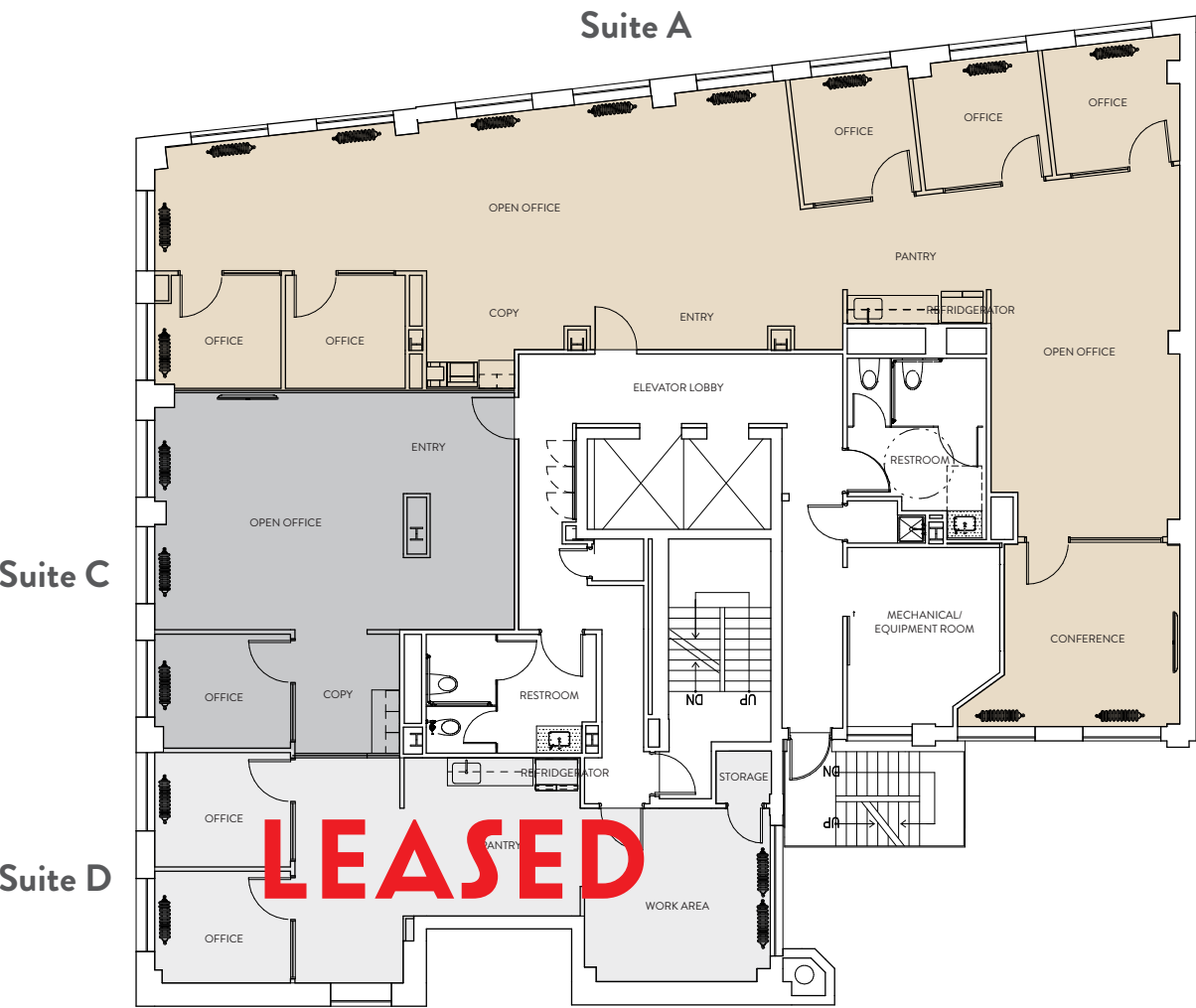
3 BLOCKS TO TIMES SQUARE



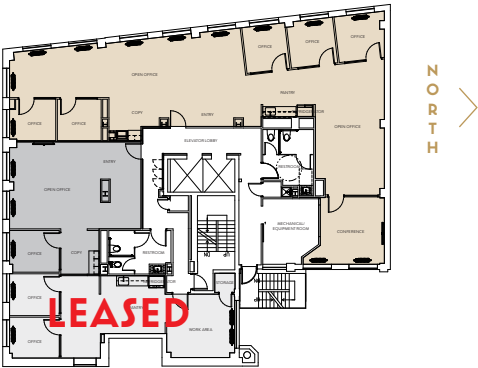
6TH FLOOR 3-SUITE LAYOUT



BROADWAY



Suite A 3,317 RSF
Suite C 1,117 RSF
Suite D 1,285 RSF **LEASED**



| | |
|-----------------|--|
| Electrical | 240v |
| Telecom | Verizon |
| HVAC | 12 ton |
| Ceiling Heights | 10.5 ft |
| Lobby | Attended 24/7 |
| Access | Provided via key fob scan at front door and elevator |

| | |
|-------------|---|
| SUITE | 600 |
| RSF | SUITE A 3,317 |
| | SUITE C 1,117 |
| | SUITE D 1,285 LEASED |
| STATUS | VACANT |
| DESCRIPTION | FLEXIBLE BOUTIQUE OFFICE SUITES CAN BE DEMISED FROM TWO TO FOUR SUITES. |

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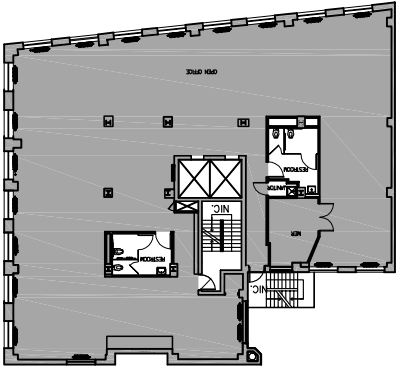
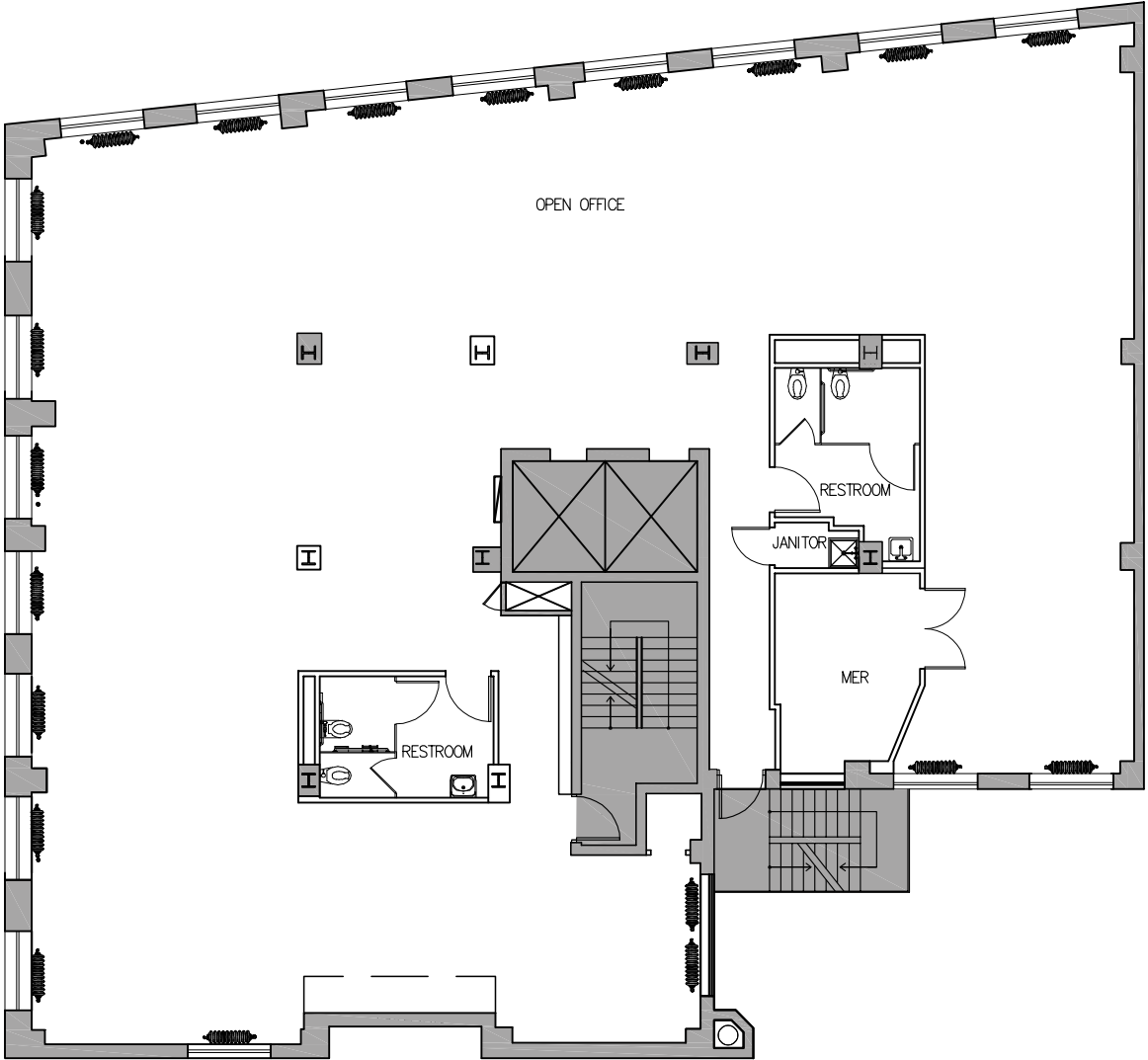
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7TH- 9TH FLOOR



BROADWAY



7TH-9TH

| | |
|-----------------|--|
| Electrical | 240v |
| Telecom | Verizon |
| HVAC | 12 ton |
| Ceiling Heights | 10.5 ft |
| Lobby | Attended 24/7 |
| Access | Provided via key fob scan at front door and elevator |

| | | | |
|-------------|-------------|-------|-------|
| SUITE | 700 | 800 | 900 |
| RSF | 5,703 | 5,703 | 5,351 |
| STATUS | VACANT | | |
| DESCRIPTION | OPEN OFFICE | | |

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THE BOUTIQUE FULL FLOOR OFFICE
ENVIRONMENT WILL REFLECT AUTHENTIC
CHARM AND CHARACTER FOR BUSINESS

| | |
|-----------------|--|
| Electrical | 240v |
| Telecom | Verizon |
| HVAC | 12 ton |
| Building Size | 9 floors |
| Floor Plates | ~5,700 SF |
| Elevators | 2 |
| Windows | Entire West and South side of the building, 5ft tall |
| Ceiling Heights | 10.5 ft |
| Lobby | Attended 24/7 |
| Access | Provided via key fob scan at front door and elevator |

BUILT IN THE 1920'S,
RE-BUILT IN THE 2020'S

- Totally reimagined and restored building with upgrades topping \$10 million investment
- Universal overhaul to upgrade behind the scenes operations (elevator banks, HVAC, electrical, energy efficient/sound barrier windows, fire alarm & sprinklers)

SUBSTANCE & STYLE

- Multi-million dollar renovation and restoration that maintains authentic character
- Totally new from the inside, refreshed on the outside
- Boutique environment that feels sophisticated and artistic, with roots in Art Deco style
- Ideally suited for business headquarters with opportunity for amenity focused retailers and service – business on ground floor
- Full floor opportunities mean privacy and private corridors and restrooms for your company

A NEW ERA OF OPPORTUNITIES

- Ideally located in heart of Midtown with iconic neighborhoods and destinations just blocks away in every direction
- On the market for the first time in the past 30 years
- Something newly imagined for industries and companies to make a hub/destination
- “Billboard” opportunities (via New Tradition) mean incredible awareness opportunities for your company/brand



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RESTAURANT
COMING SOON

RESTAURANT
COMING SOON

PARK

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• • • • •

1674BROADWAY.COM

FOR MORE INFORMATION,
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