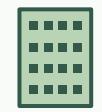




150
BROADWAY

WESTINGHOVSE
BVIDING • NYC

ONE ADDRESS FITS ALL



PURPOSE-BUILT HEADQUARTERS ASSET
(ORIGINALLY WESTINGHOUSE POWER COMPANY)



NEW 3RD FLOOR AMENITY CENTER WITH
CONFERENCE AND OPEN SPACE



BEST-IN-CLASS LOCATION ABOVE FULTON STREET
TRANSIT HUB & PATH STATION (12 SUBWAY LINES)



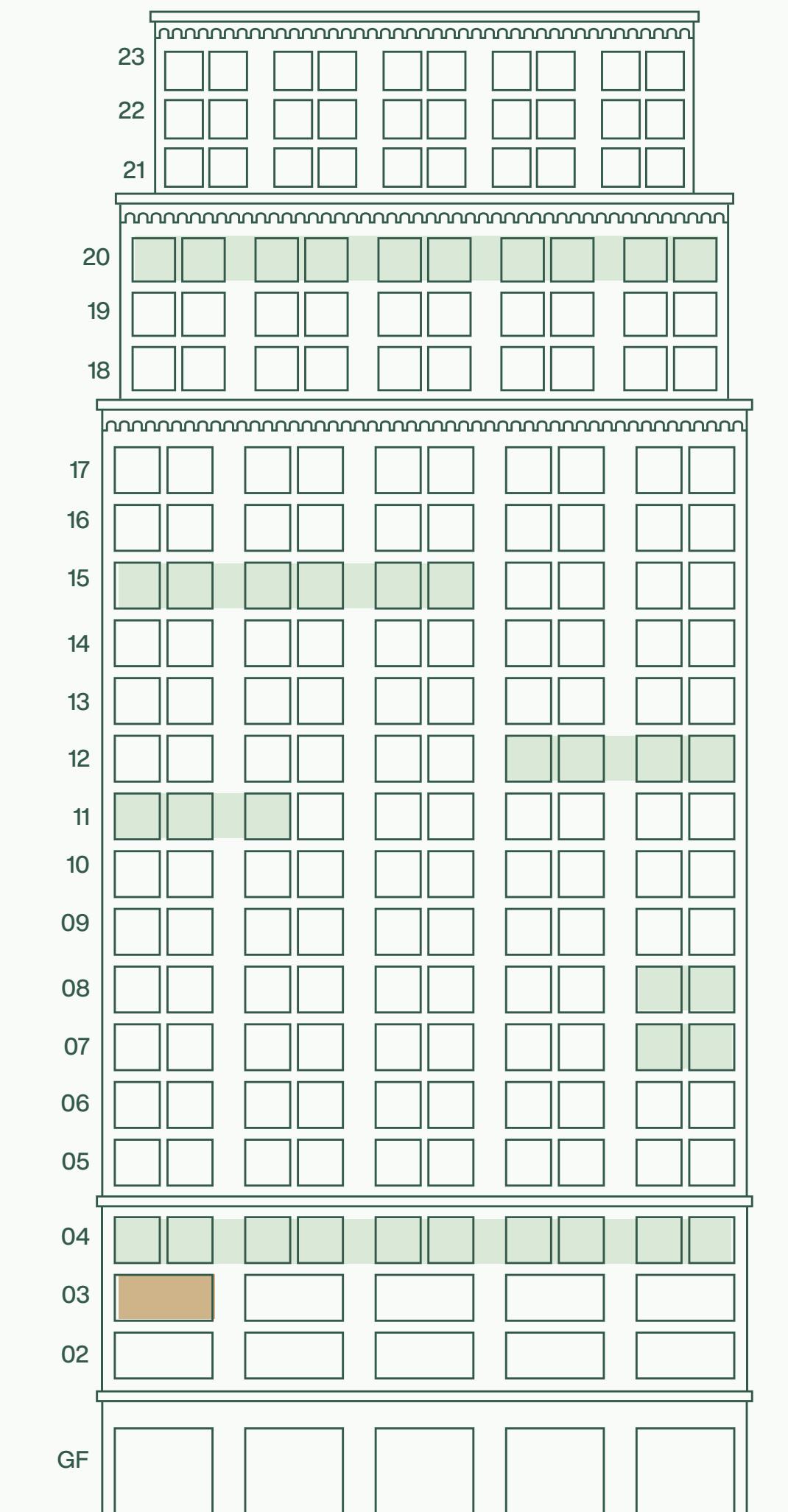
ZUCCOTTI PARK VIEWS FROM ALL FLOORS |
RIVER-TO-RIVER VIEWS FROM TOWER FLOORS

JEMB

LONG-TERM, ONSITE OWNERSHIP; JEMB REALTY

MKDA

HIGH-QUALITY TURNKEY PROGRAM DESIGNED BY MKDA



BROADWAY

■ Amenity Center

POWERING PRODUCTIVITY

Efficient floorplates and unique setbacks ensure maximum light and open space.

150 Broadway's accessible location above 12 subway lines offers an optimal commute.



CREATIVE FINISHES



RECEPTION

TRADITIONAL FINISHES



RECEPTION

CREATIVE FINISHES



PANTRY

TRADITIONAL FINISHES



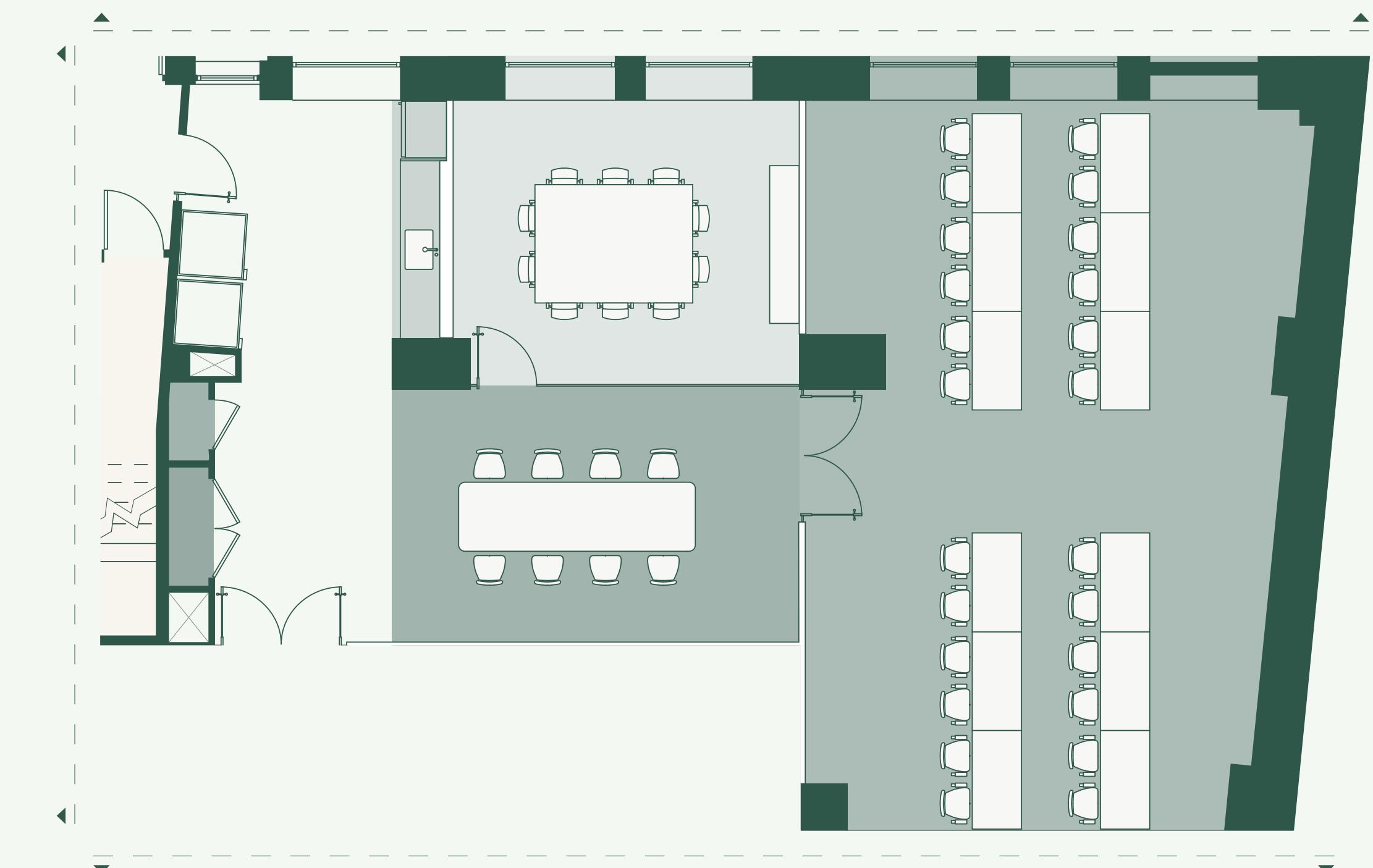
PANTRY



MULTI-PURPOSE ROOM



AMENITY



AMENITY CENTER

CORRIDOR & RESTROOM FINISHES



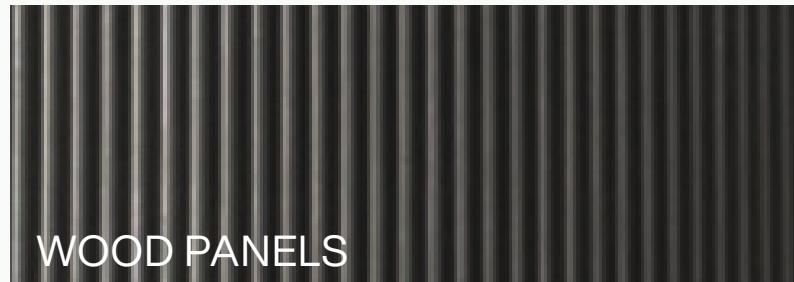
CORRIDOR



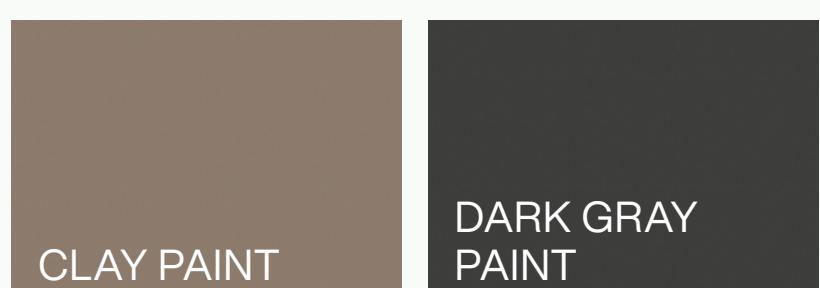
RESTROOM



METAL PAINT



WOOD PANELS



CLAY PAINT



DARK GRAY PAINT



WOOD WALLCOVERING



ENTRY DOORS



FLOOR TILE



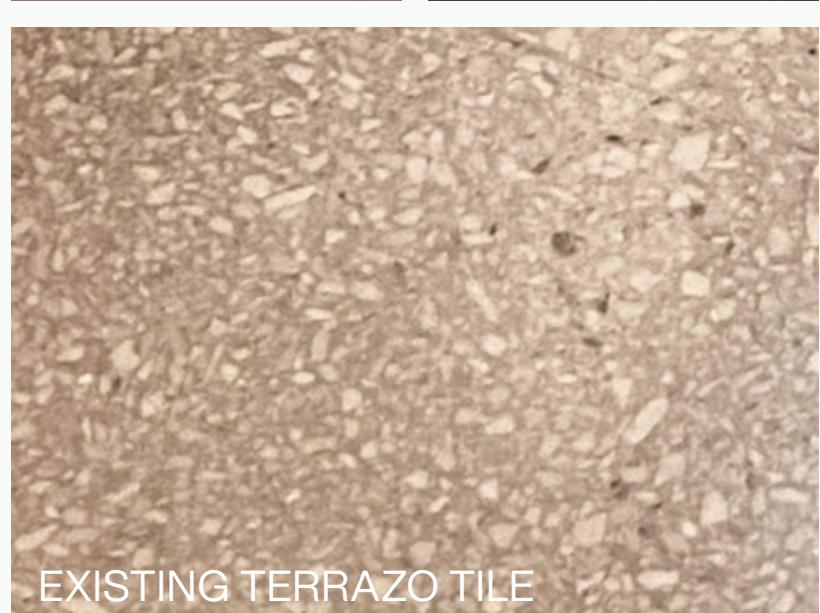
WALL TILE



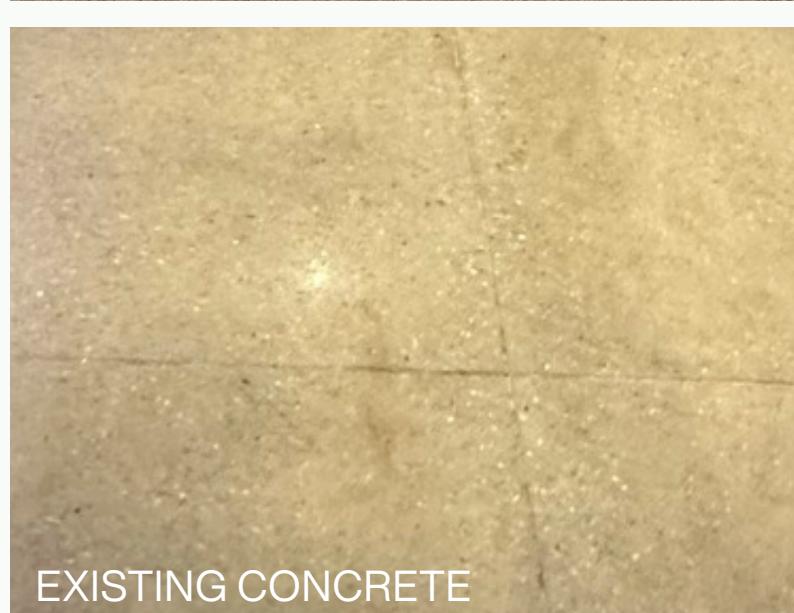
SINK WALL TILE



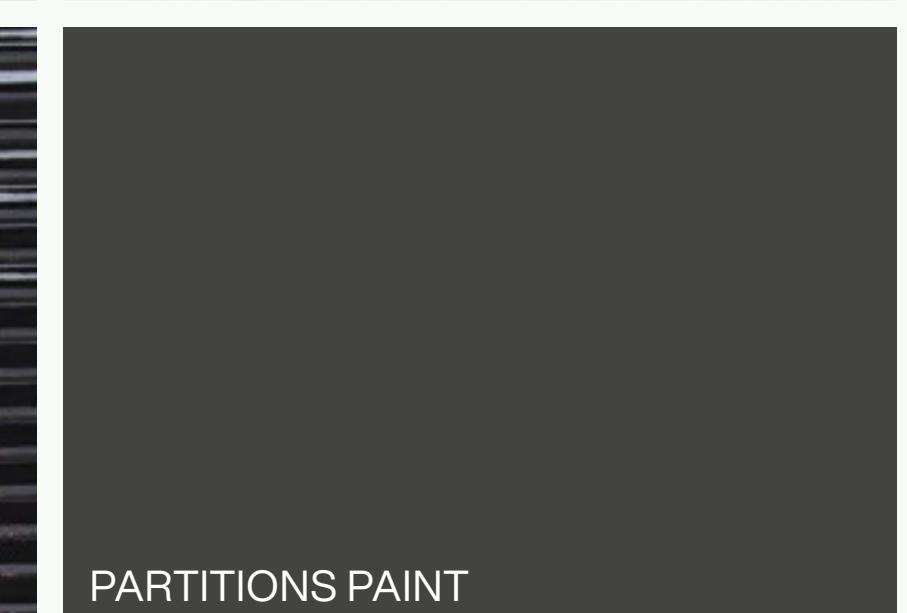
COUNTERTOP



EXISTING TERRAZO TILE



EXISTING CONCRETE



PARTITIONS PAINT

LIVE, WORK, PLAY

\$265,000 Average Household Income

12.1 Million Annual Visitors

From: JLL REPORT 2023*

FOOD & BEVERAGE

Manhatta

Eataly NYC Downtown

Crown Shy

Nobu Downtown

The Capital Grille

Whole Foods Market

The Malt House

Sweetgreen

Starbucks

Blue Ribbon

Mezcali

Overstory

Joe's Pizza

7th Street Burger

Blue Bottle Coffee

Ten Thousand Coffee

Sant Ambroeus

P.J. Clarke's

Parm

El Vez

42 Hotels, with 8,500 Rooms

67,000 Residents

FITNESS

Equinox Wall Street

Equinox Brookfield Place

Court 16 Manhattan

Life Time One Wall Street

Crunch Fitness

One Yoga NYC

F45 Training Fulton Street

ENTERTAINMENT

One World Observatory

The Beekman

Mercer Labs

Oculus World Trade Center

Federal Hall

Trinity Church

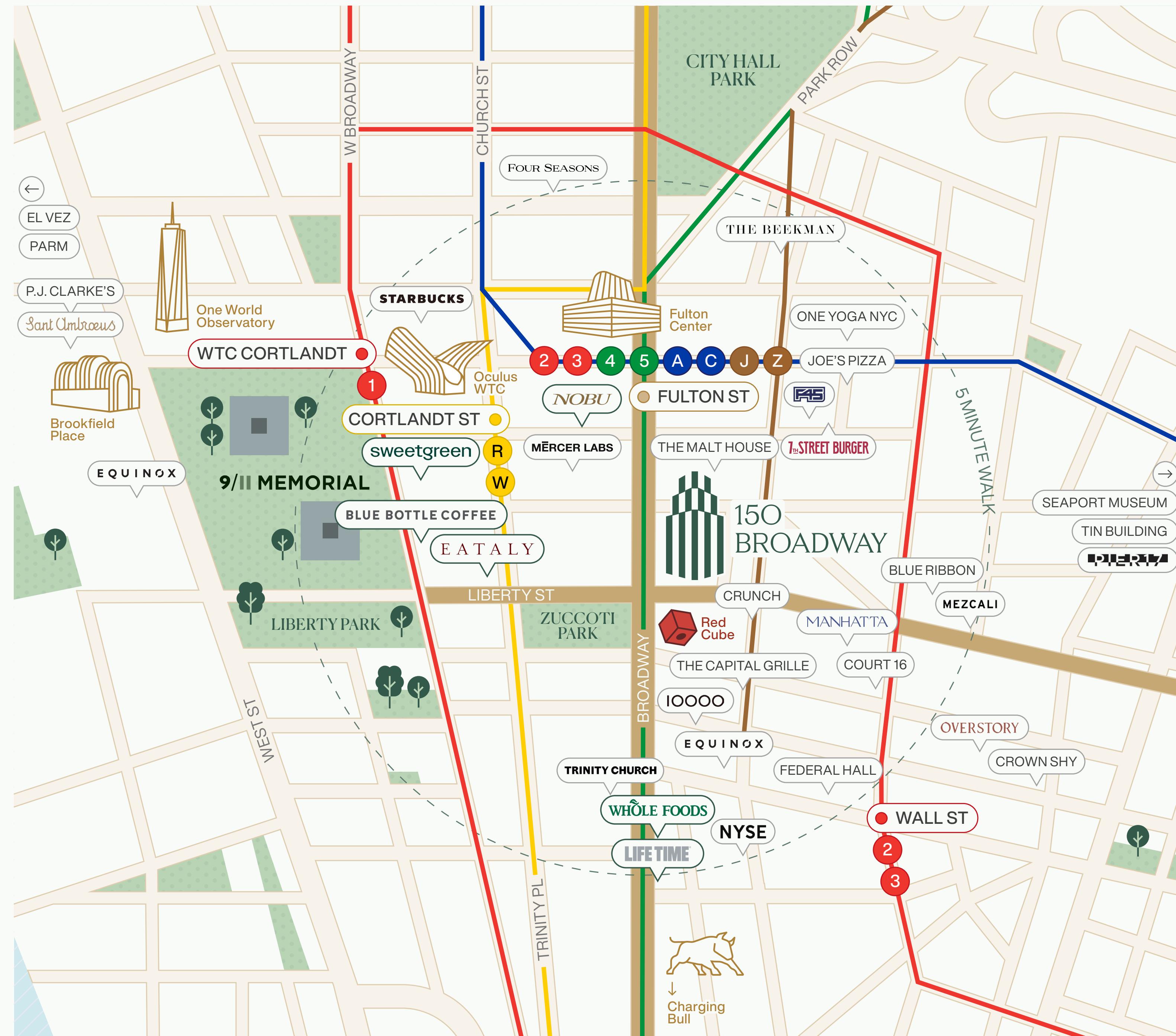
New York Stock Exchange

Four Seasons Hotel

Seaport Museum

Pier 17

Tin Building



FLOOR 20

AS-BUILT PLAN
12,500 SF

Office (30x60 Desk)	5	Town Hall	1
Workstations	47	Storage	4
Phone Room	2	Lounge Area	1
Conference Room	1	Coat Closet	2
Coffee Bar / Pantry	1	Pantry	1

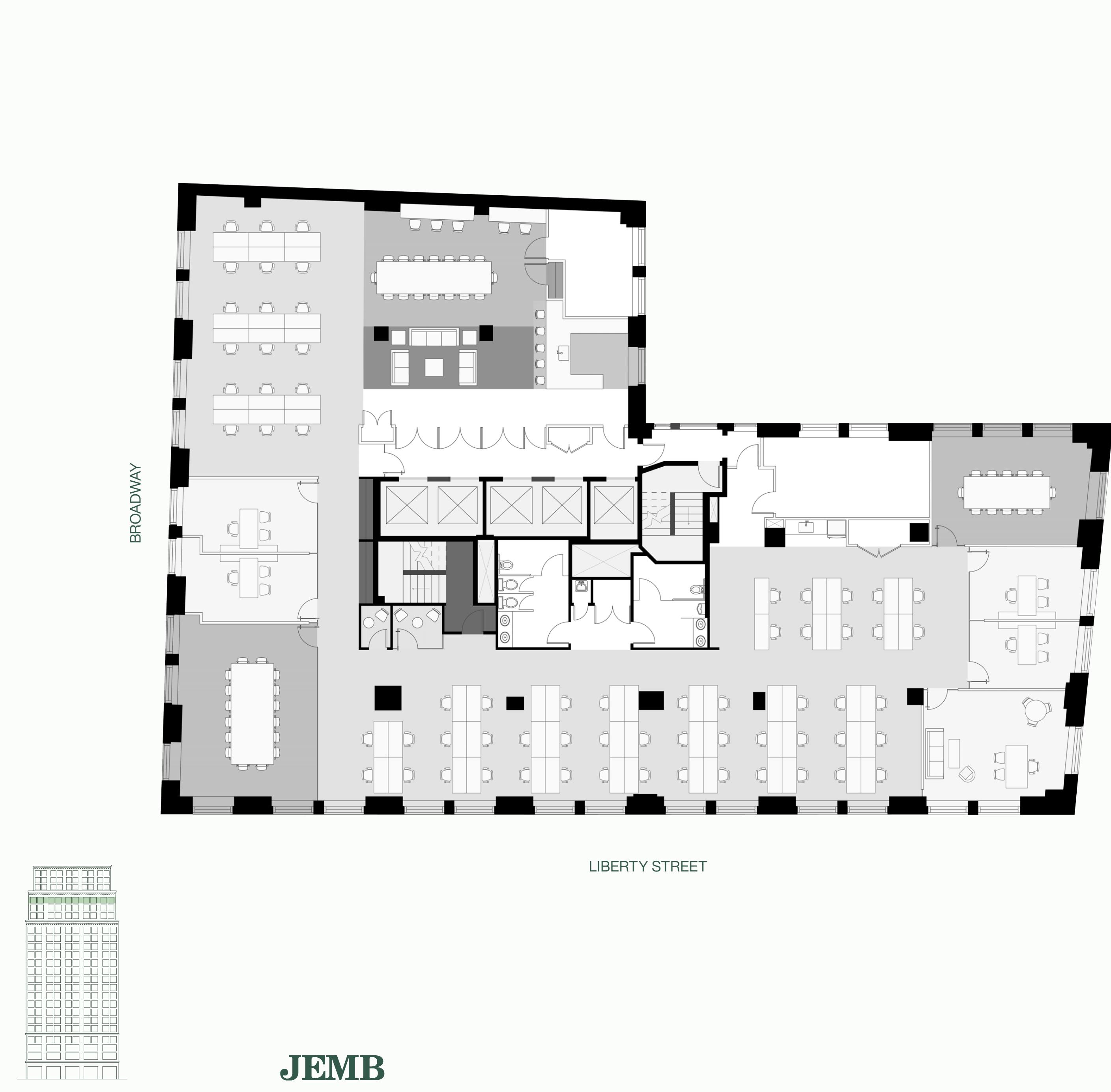
Available immediately

Flexible term length

Landlord to deliver fully furnished

Reasonable modifications accepted

River-to-river views







FLOOR 15

AS-BUILT PLAN
3,990 RSF

Available Q1 2026

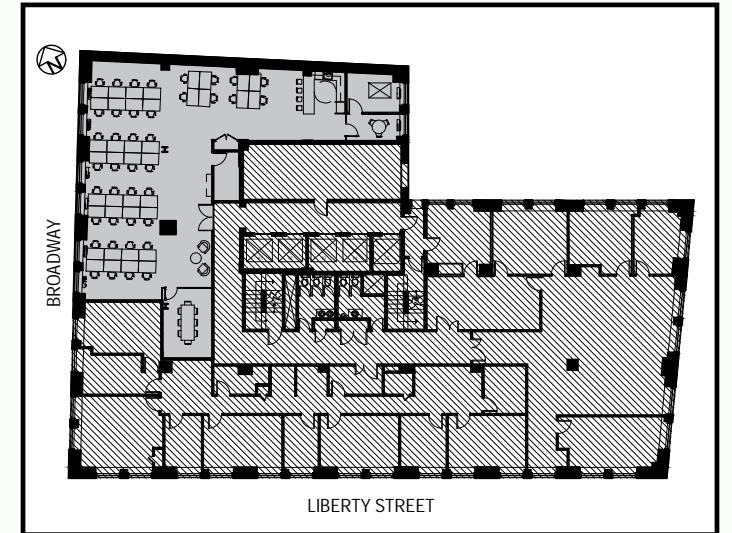
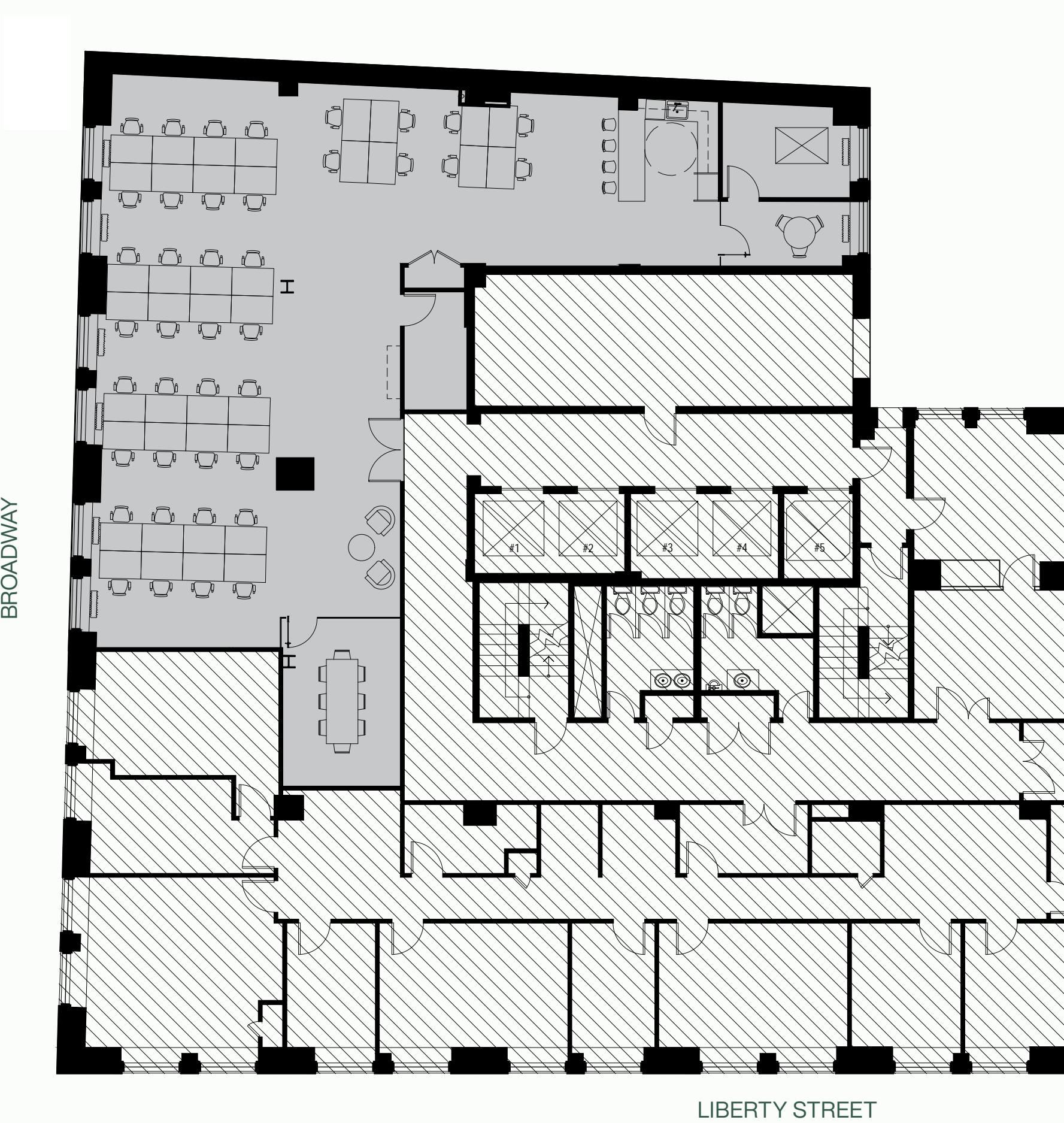
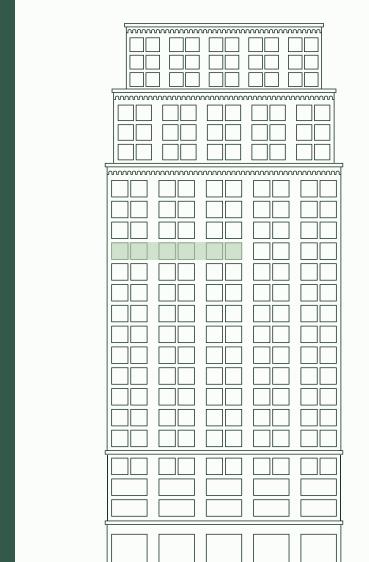
Recently built, above standard installation

FF&E program offering

Flexible lease terms from 5-10+ years

FLOOR PLAN

N 





FLOOR 12

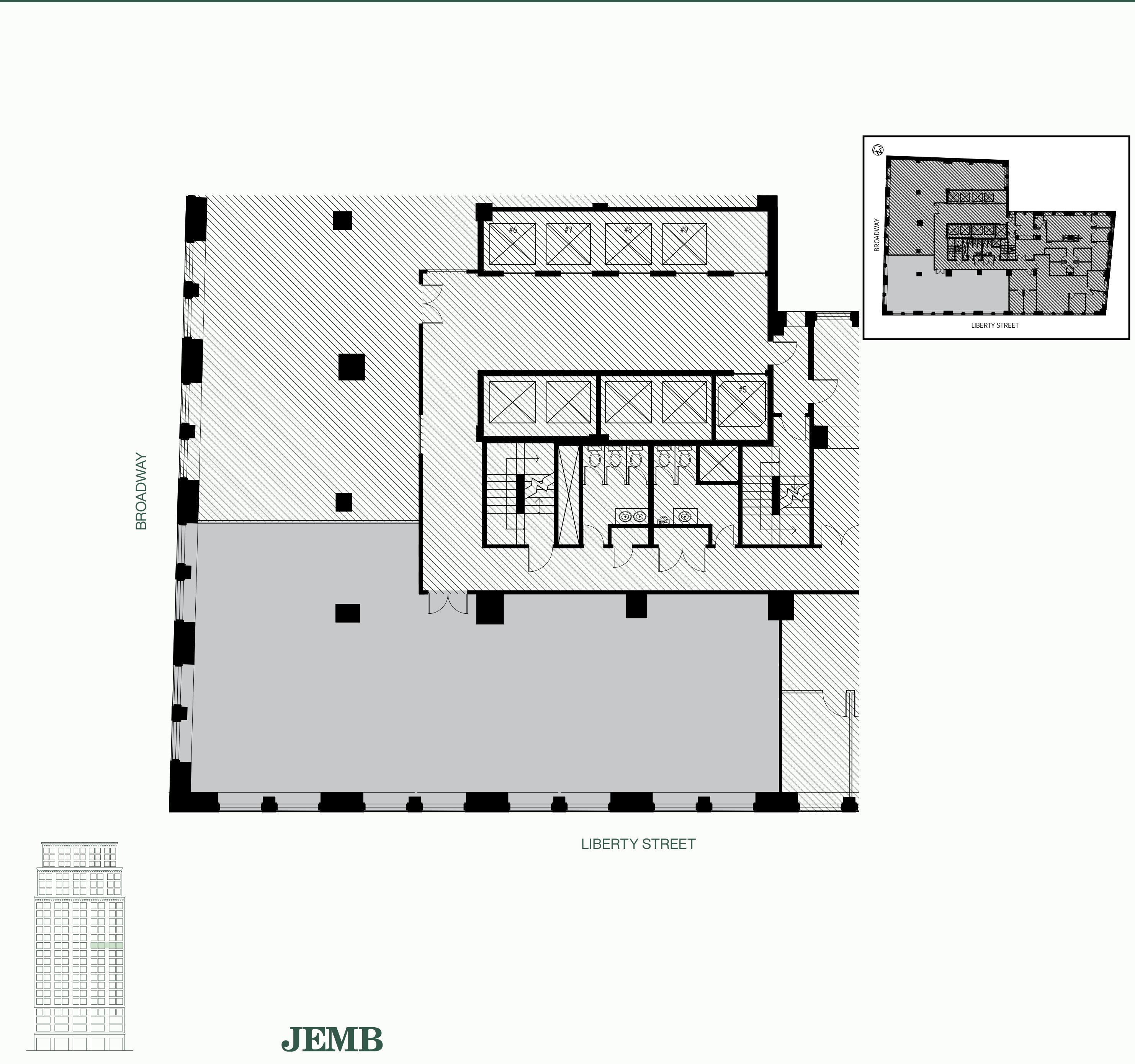
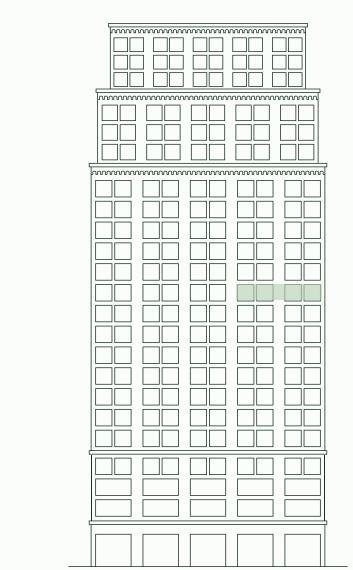
CORE & SHELL PLAN
3,650 RSF

Landlord is demolishing and will provide NBI

Market leading MKDA finishes

FF&E program offering

Flexible lease terms from 5-10+ years



FLOOR 12

OFFICE INTENSIVE TEST FIT PLAN
3,650 RSF

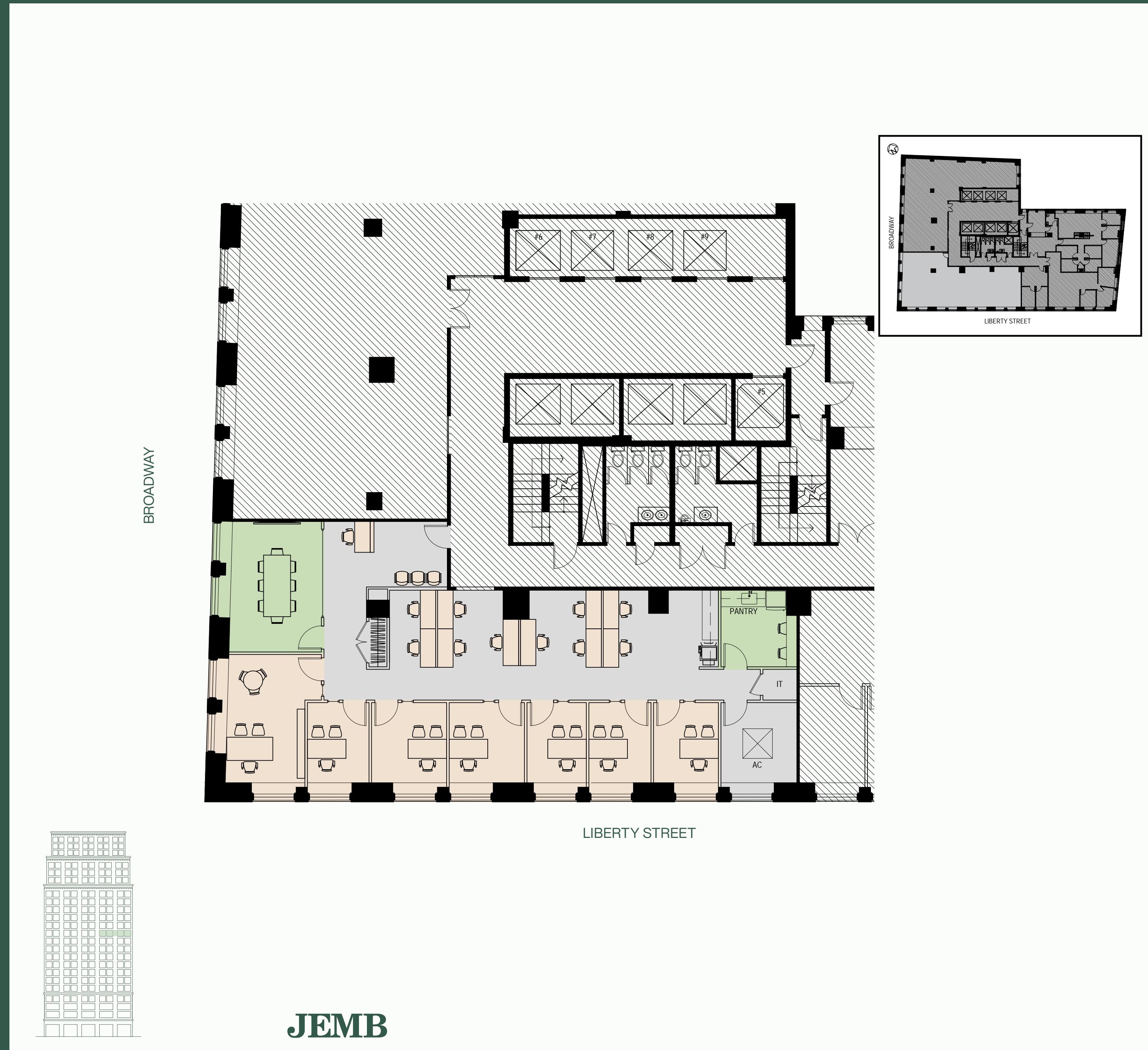
Reception	1	Copy/Print	1
Offices	7	IT	1
Workstations	10	Coat Closet	1
Pantry	1		
Conference Room (8 persons)	1		

Landlord is demolishing and will provide NBI

Market leading MKDA finishes

FF&E program offering

Flexible lease terms from 5-10+ years



FLOOR 11

AS-BUILT PLAN
3,626 RSF

Available Q3 2025

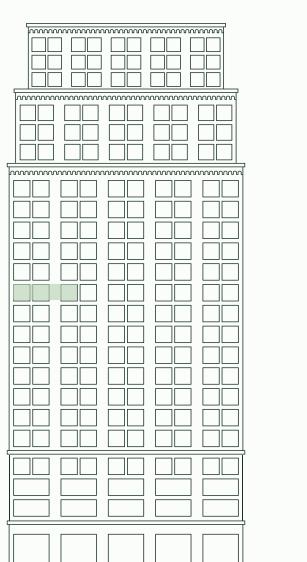
Recently built, above standard installation

FF&E program offering

Flexible lease terms from 5-10+ years

FLOOR PLAN

N





FLOOR 08

AS-BUILT PLAN
5,580 RSF

Available Q4 2025

Existing Installation

Landlord will modify or demolish and build to suit

Market leading MKDA finishes

FF&E program offering

Flexible lease terms from 5-10+ years





FLOOR 07

AS-BUILT PLAN
2,195 RSF

Available Q1 2026

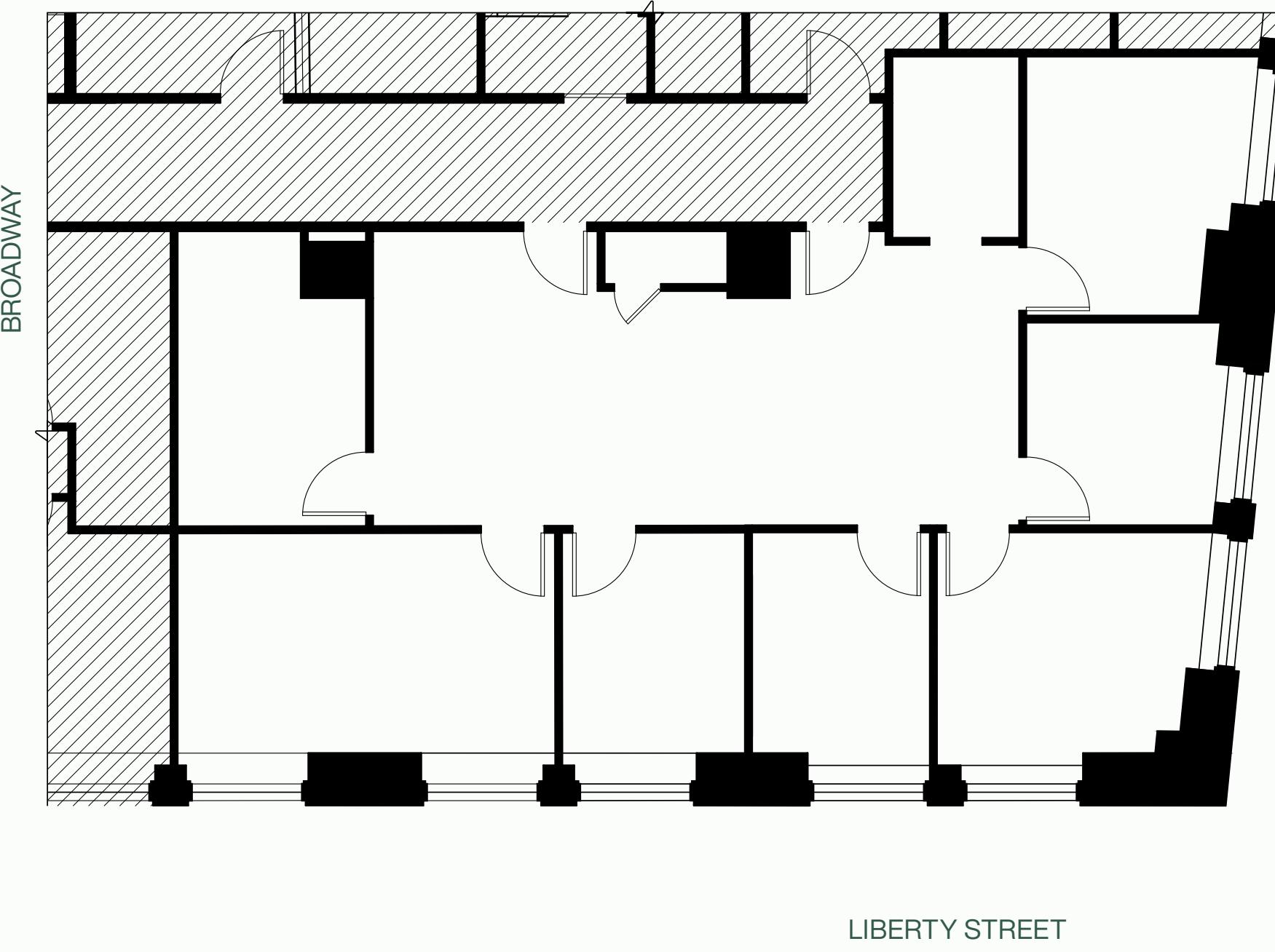
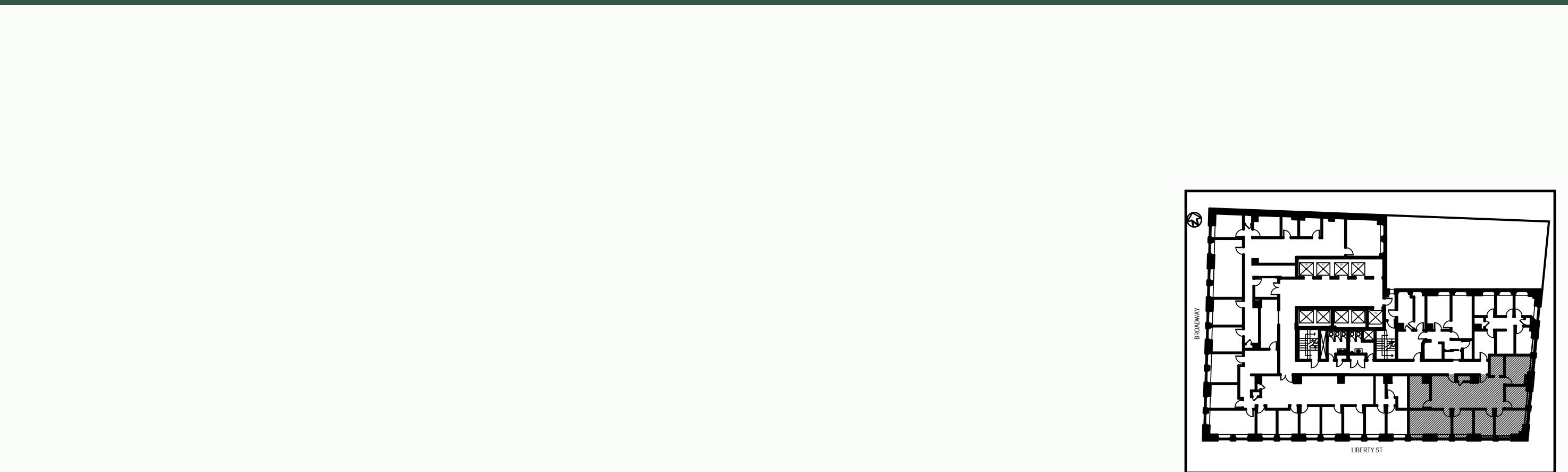
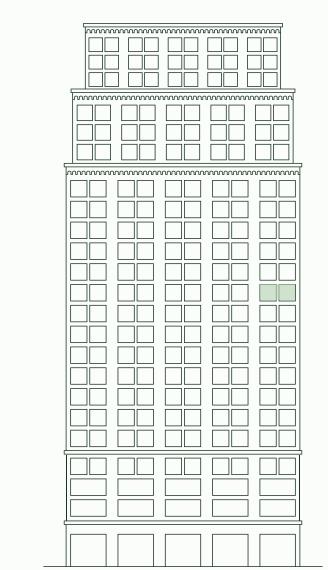
Existing Installation

Landlord will modify or demolish and build to suit

Market leading MKDA finishes

FF&E program offering

Flexible lease terms from 5-10+ years



FLOOR 04

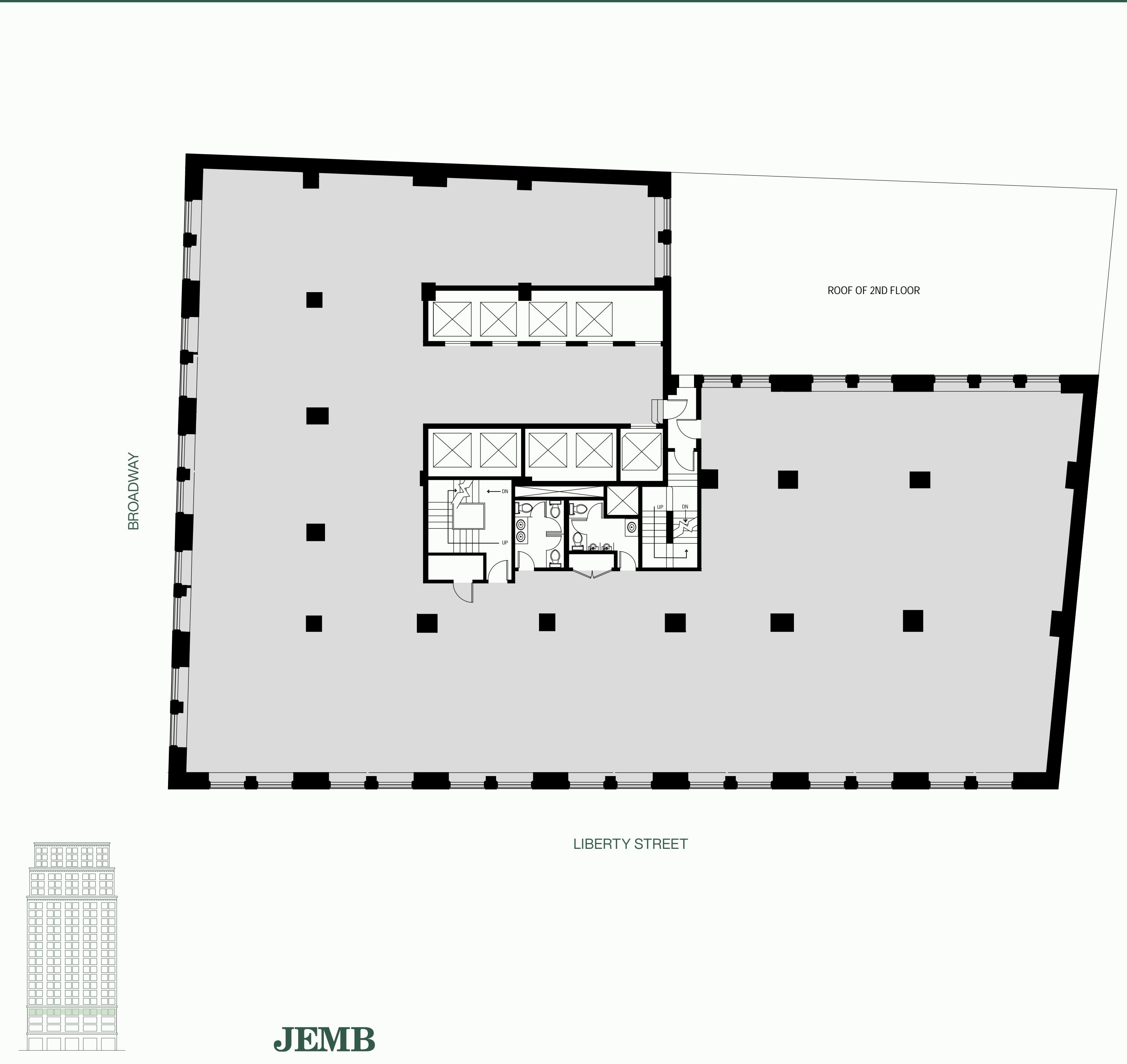
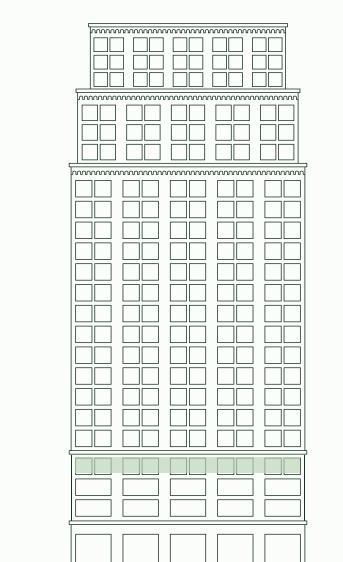
CORE & SHELL PLAN
13,500 RSF

Available immediately

Landlord to turnkey with high end standard finishes

Market leading MKDA finishes

FF&E program offering



FLOOR 04

CREATIVE TEST FIT PLAN
13,500 RSF

Offices	3	ADA Restroom	1
Workstations	4	Conference Room (20 persons)	1
Benching	60	Conference Room (8 persons)	2
Reception / Waiting Area	1	Breakout Room	4
Storage/Supply	1	Phone Room	3
IT Room	1	Pantry/Break Area	1
Mother's Room	1	Lounge Area	1
Copy/Print	2		

Available immediately

Landlord to turnkey with high end standard finishes

Market leading MKDA finishes

FF&E program offering



FLOOR 04

OFFICE INTENSIVE TEST FIT PLAN
13,500 RSF

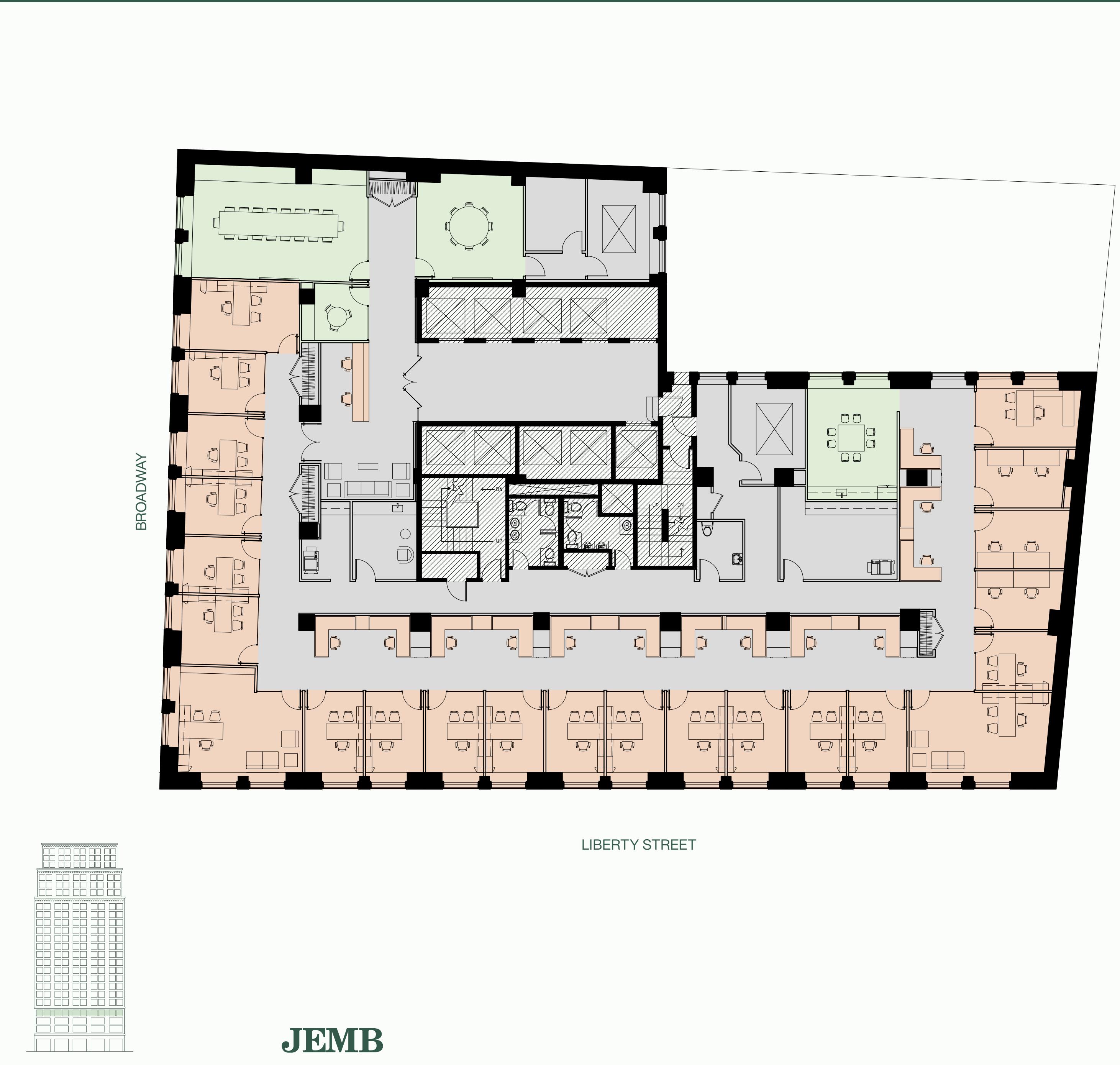
Executive Office	2	Mother's Room	1
Single Office	18	Copy/Print	1
Double Office	3	ADA Restroom	1
Workstations	13	Conference Room (18 persons)	1
Reception / Waiting Area	1	Conference Room (8 persons)	1
IT Room	1	Meeting Room	1
Storage/Supply	1	Pantry/Break Area	1

Available immediately

Landlord to turnkey with high end standard finishes

Market leading MKDA finishes

FF&E program offering





GET IN TOUCH

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