

# 1776 BROADWAY

Broadway and West 57<sup>th</sup> Street  
*New Pre-Builds Available!*

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REAL ESTATE

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**Availabilities**  
820 - 4,949  
Square Feet

**Asking Rent**  
Upon Request

**Possession**  
Immediate

**Term**  
Flexible

## Property Highlights

- Newly Renovated Lobby
- 24 Hour Attended Lobby
- Cleaning Included
- Great Natural Light & Views
- Close to Columbus Circle and Central Park
- Transportation - N,Q,R, 1,2,3,A,C,E
- Bike Storage Room

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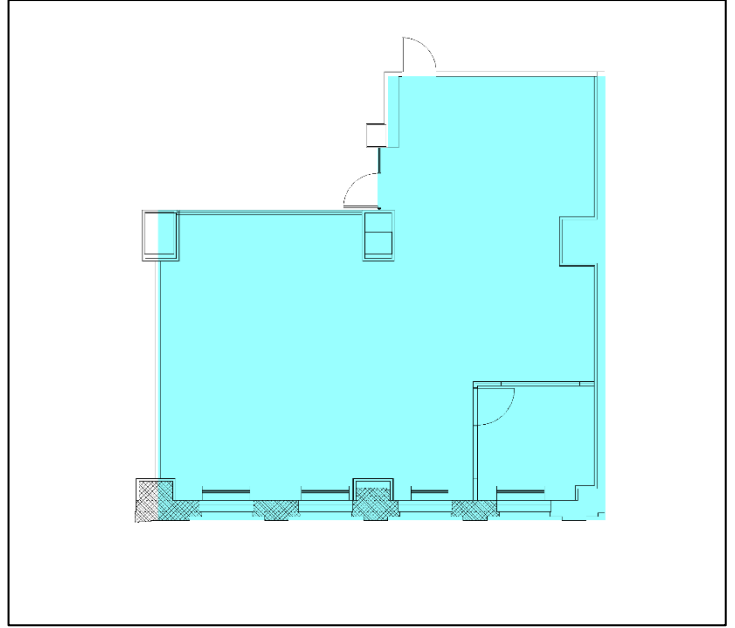
5<sup>th</sup> Floor

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## Suite 501 | 2,166 RSF

- Built with 1 Glass Office
- Landlord Can Upgrade / Modify
- Exposed Ceilings



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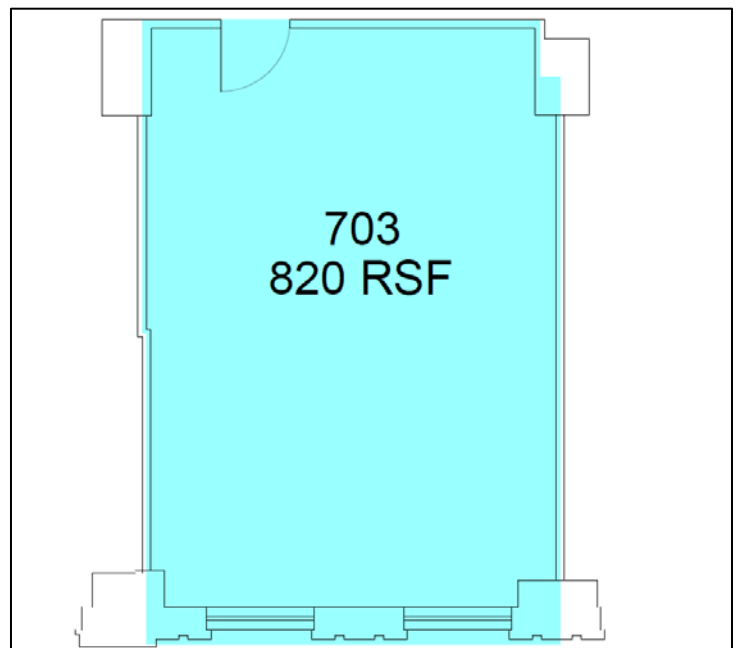
7<sup>th</sup> Floor

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## Suite 703 | 820 RSF

- Exposed Ceilings
- LED Lighting
- Landlord Can Upgrade / Modify



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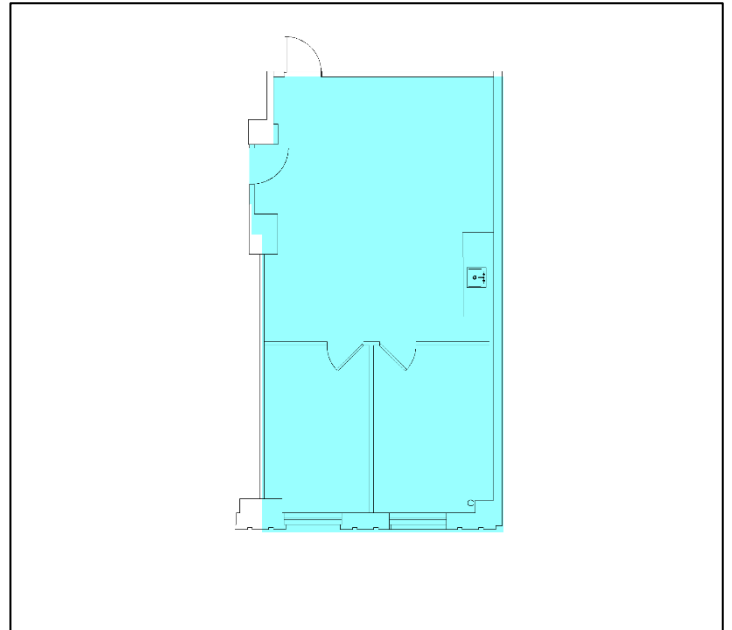
7<sup>th</sup> Floor

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## Suite 710A | 1,247 RSF

- Move – In Ready Space
- 2 Offices
- Wet Pantry
- Landlord Can Upgrade / Modify



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VIRTUAL TOUR

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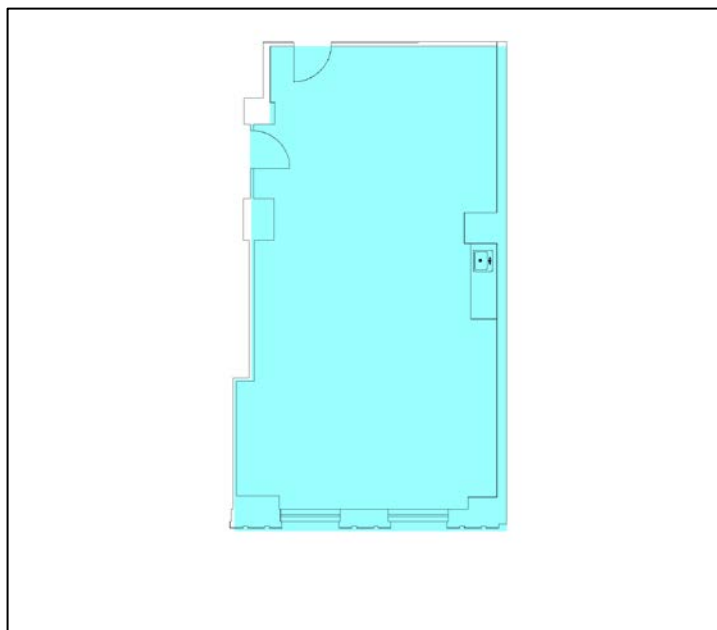
8<sup>th</sup> Floor

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## Suite 800 | 1,311 RSF

- Newly Renovated
- Open Layout with Wet Pantry
- New LED Lighting
- Landlord Can Build / Modify



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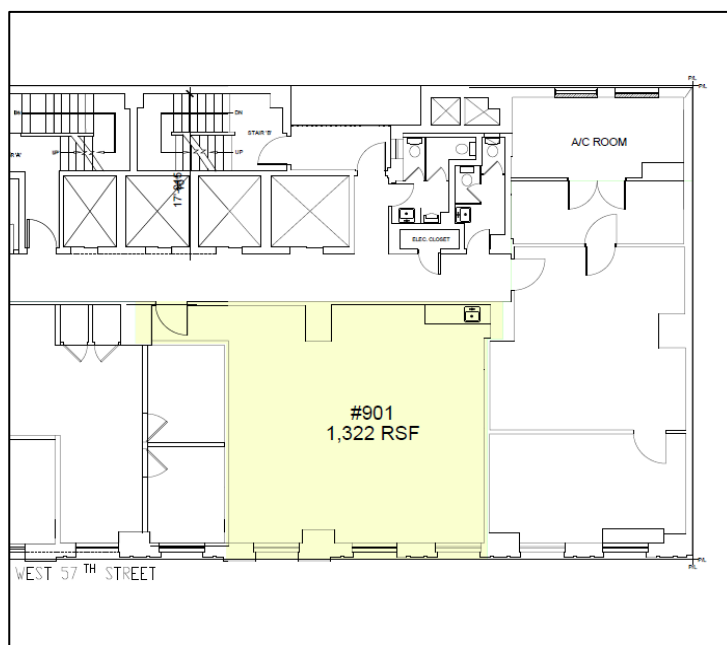
9<sup>th</sup> Floor

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## Suite 901 | 1,322 RSF

- New Whitebox unit
- Hard Wood Floors
- Exposed Ceilings
- New Wet Pantry in Place



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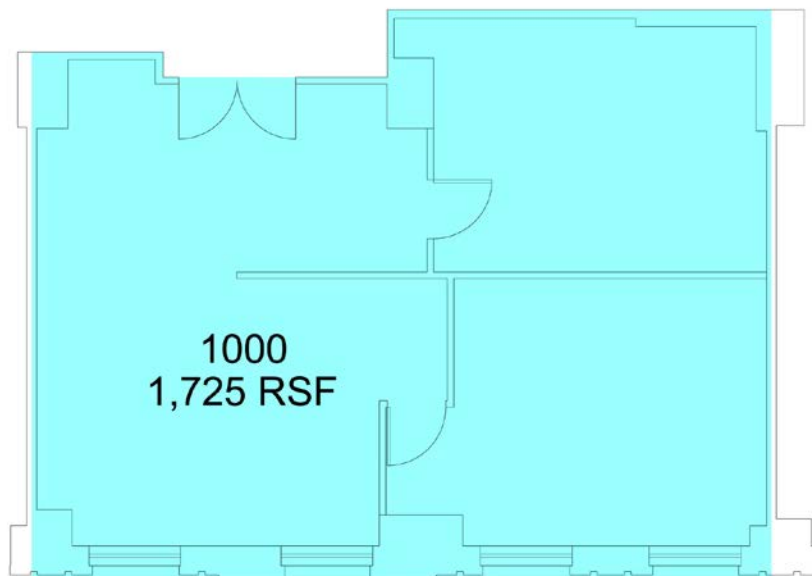
10<sup>th</sup> Floor

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## Suite #1000 | 1,725 RSF

- Built, Ready To Lease Space
- Great Light & Views
- Wet Pantry
- Hard Wood Floors



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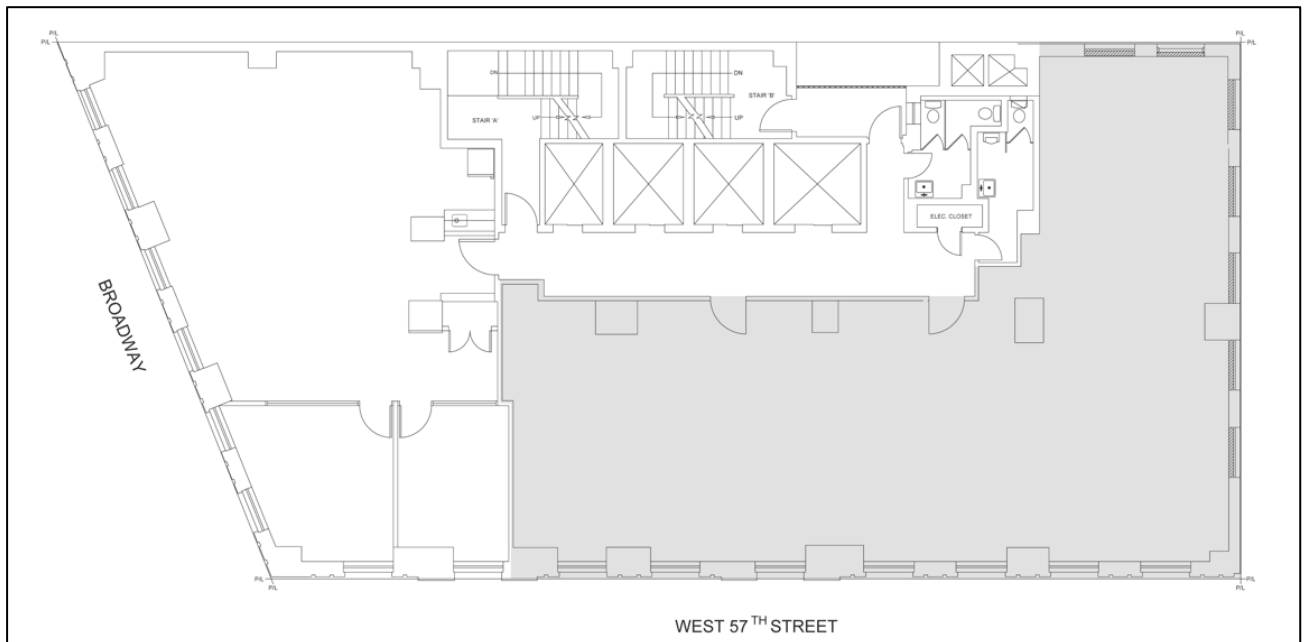
11<sup>th</sup> Floor

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## Suite #1100 | 2,521 RSF

- Brand New Prebuilt
- New Wet Pantry
- Polished Concrete Floors
- 2 Glass Offices



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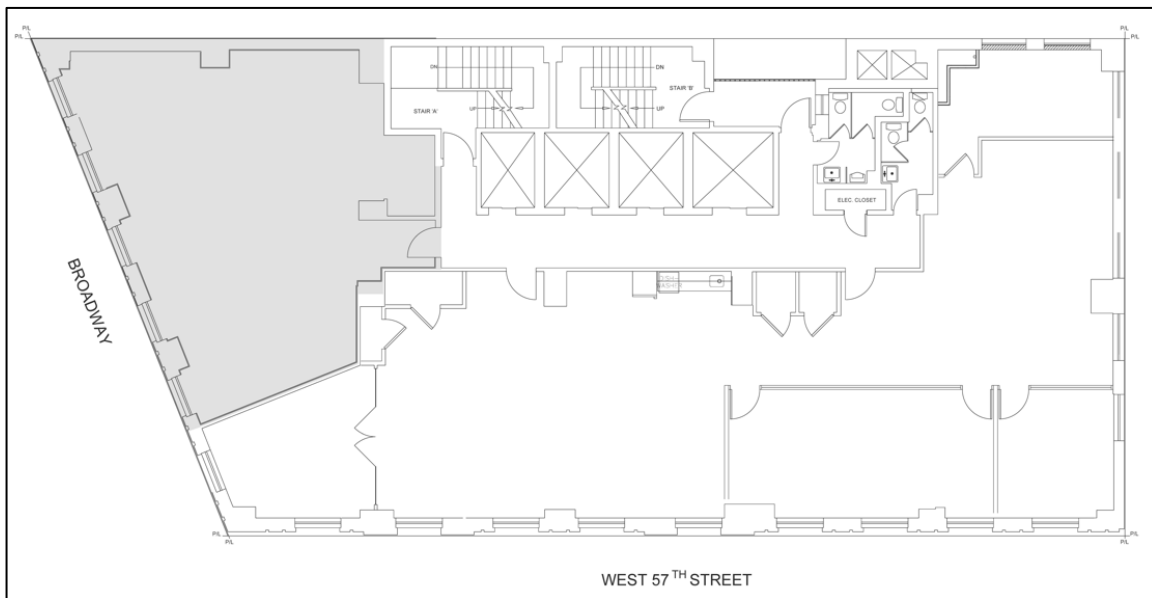
16<sup>th</sup> Floor

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## Suite 1600/2 | 4,308 RSF

- New Pre-Built Unit, with Great Natural Light
- 2 Offices, 1 Conference Room
- Tenant Controlled AC
- Glass Finishes, Polished Concrete Floors



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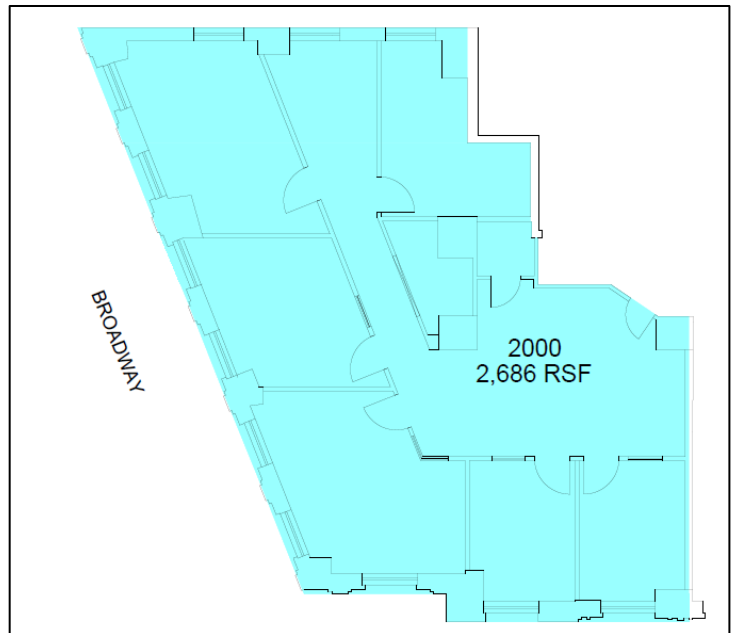
20<sup>th</sup> Floor

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## Suite 2000 | 2,686 RSF

- Law Firm Installation
- Glass Fronted Conference Room
- Corner Unit, Great Lighting & Views
- Landlord Can Modify



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21<sup>st</sup> Floor

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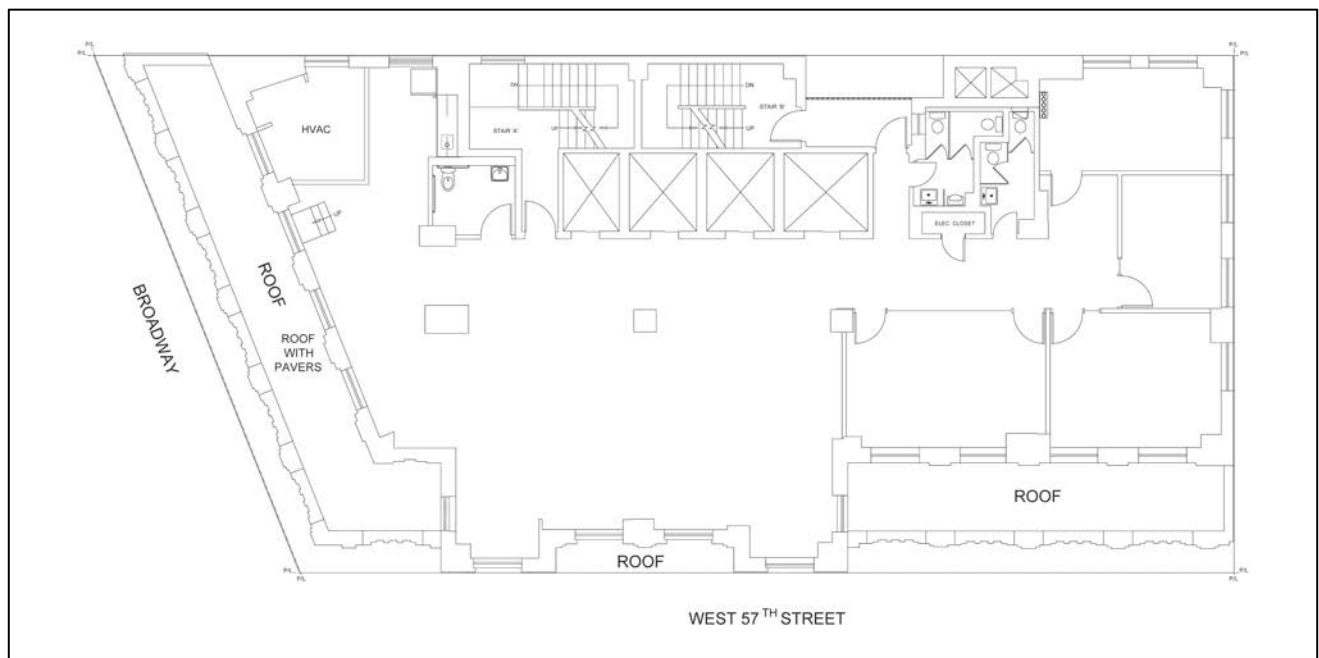
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## Entire 21<sup>st</sup> Floor | 4,511 RSF

- New Pre-Build with Polished Concrete Floors & Exposed Ceilings
- New Tenant Controlled AC

## ★ SPECTACULAR SPACE!

- Two Private Terraces
- Windows on All Sides with Views of Columbus Circle & Broadway



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Penthouse | Entire 24<sup>th</sup> & 25<sup>th</sup> Floors

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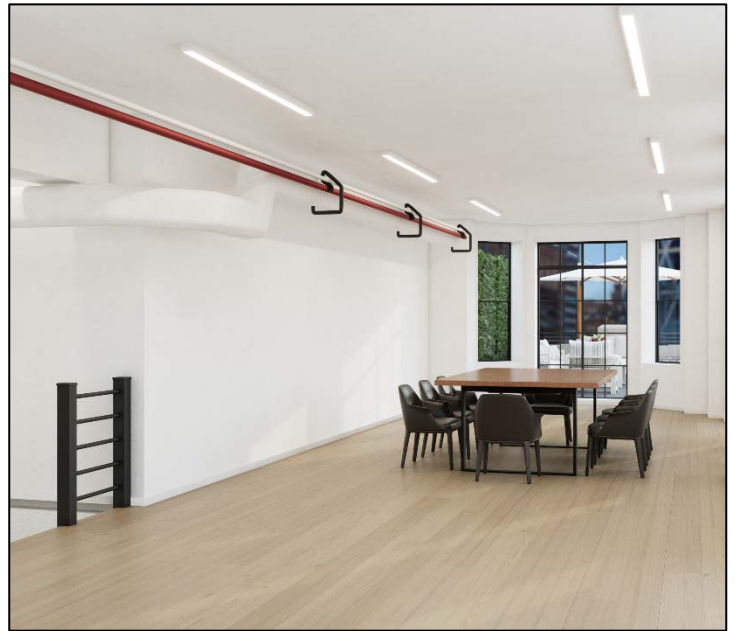
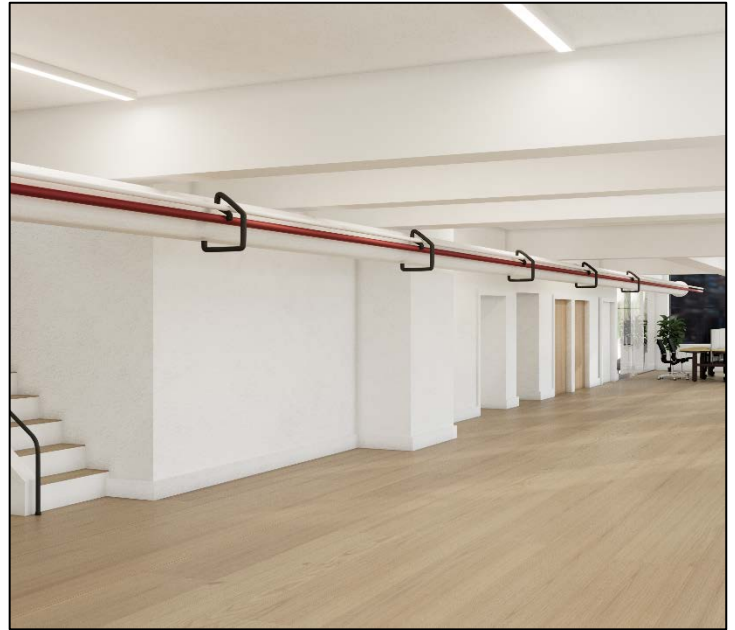
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## PH | 4,949 RSF

- Space is Currently in Raw Condition
- Landlord will Renovate / Turn-key for Qualifying, Long-term Tenant

## ★ UNIQUE ONE-OF-A-KIND OPPORTUNITY!

- Incredible Natural Light & Views
- Multiple Private Terraces and Rooftop Patio



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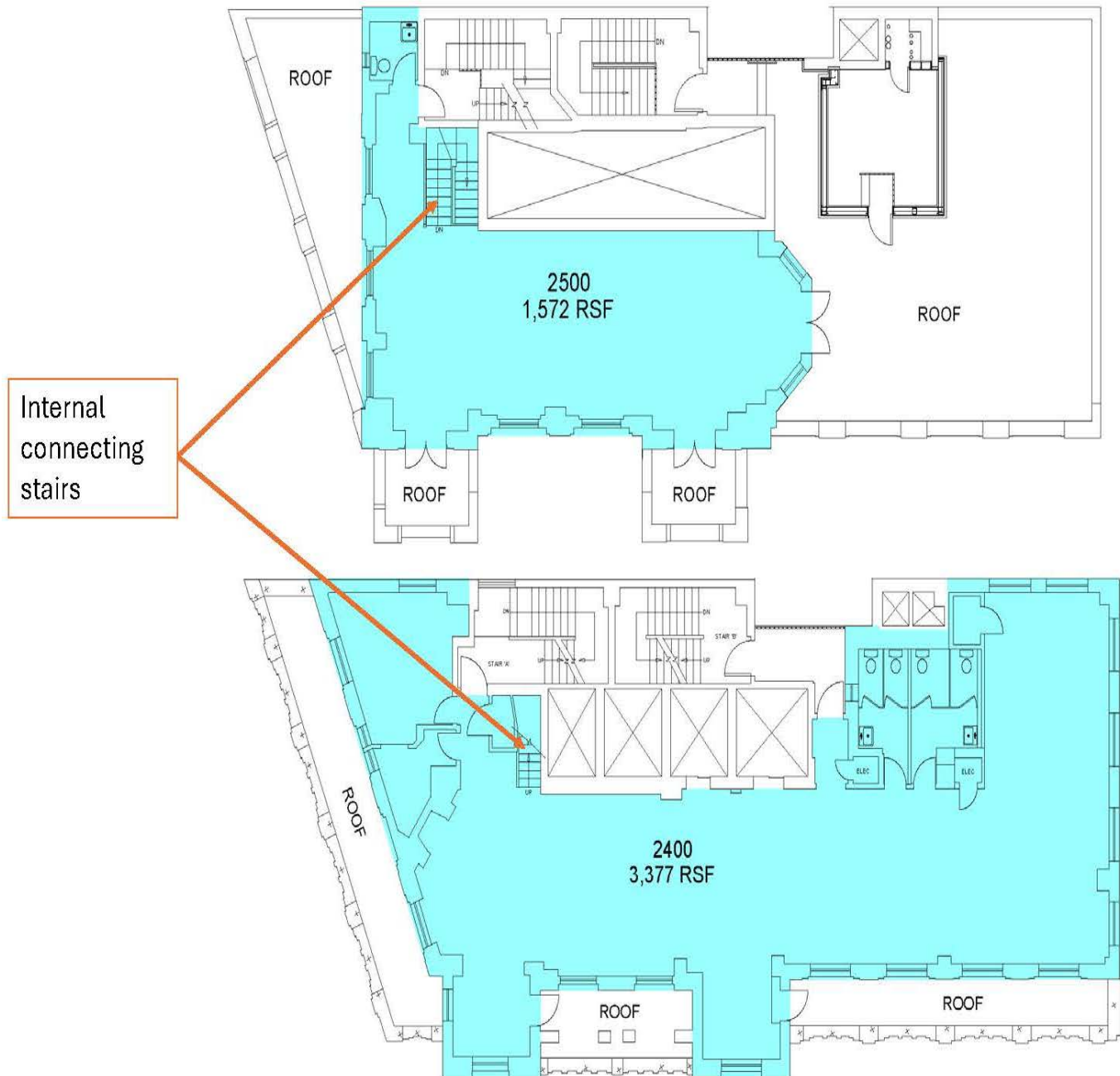
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Penthouse | Entire 24<sup>th</sup> & 25<sup>th</sup> Floors

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## Floor Plan



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