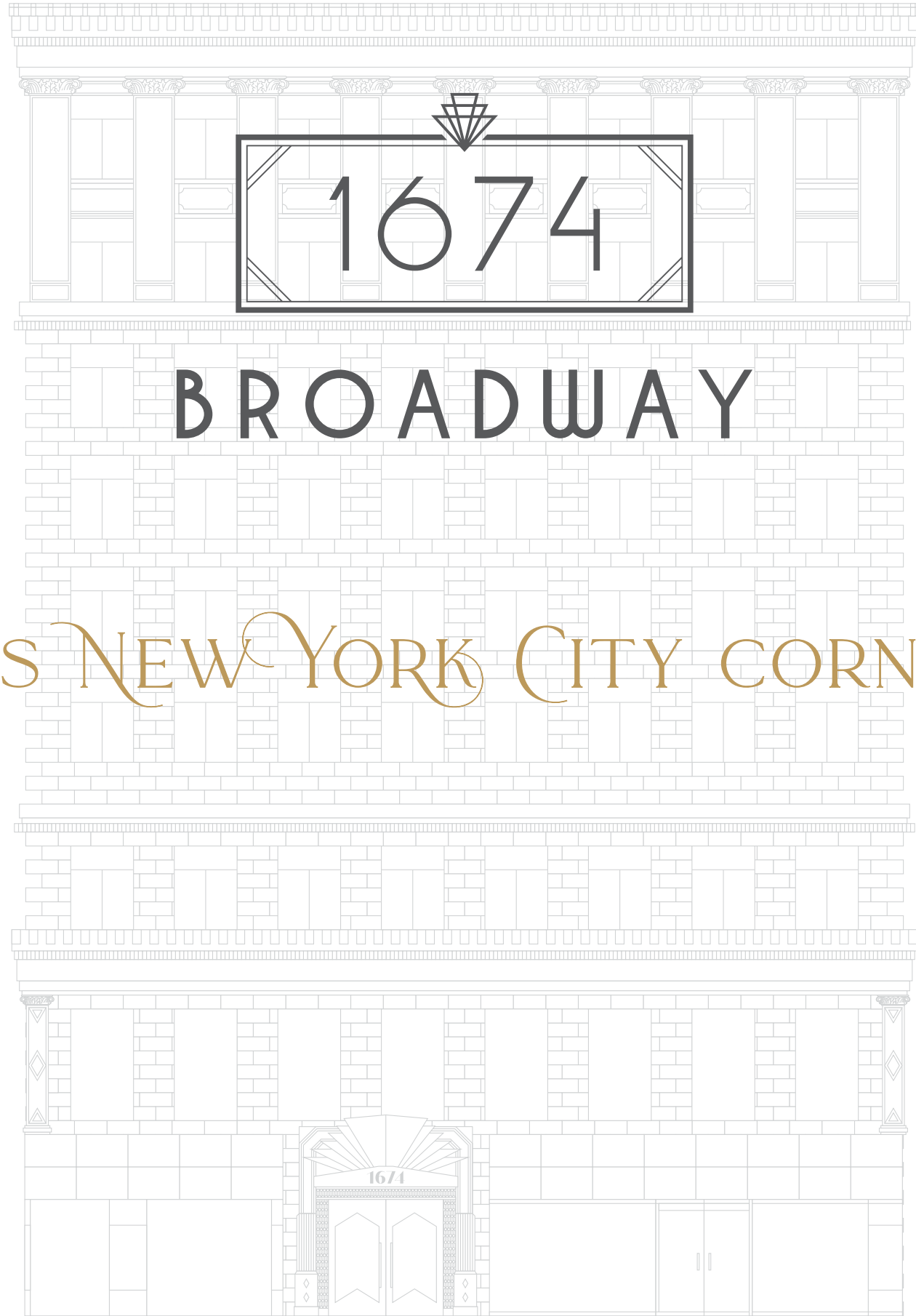




1674

BROADWAY



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

# ICONIC 1920'S NEW YORK CITY CORNER ADDRESS

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 **1 2 A C E N Q R W**
- 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.**



A wide-angle photograph of a modern, remastered lobby. The entrance is framed by a large glass door with black frames and handles. The interior features light-colored tiled floors, a reception desk with a white top and dark base, and two gold-colored elevator doors in the background. The walls are decorated with gold geometric patterns and dark grey panels. The ceiling has a recessed lighting fixture with a gold geometric design. The overall aesthetic is clean, modern, and luxurious.

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



# 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



1674 BROADWAY

2 BLOCKS TO CENTRAL PARK

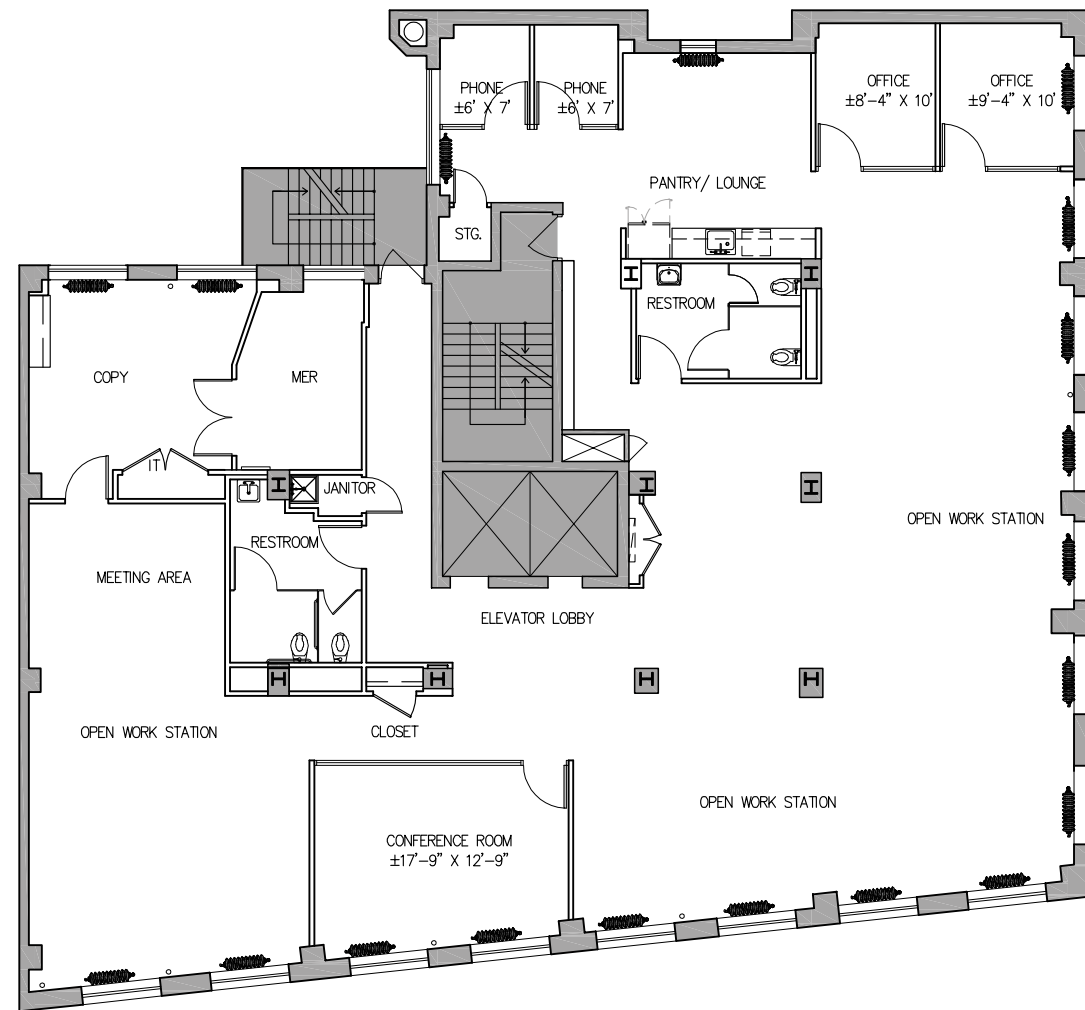
3 BLOCKS TO TIMES SQUARE

- TACO BELL
- DUNKIN'
- NOVOTEL
- SHON 45 WINE & SPIRIT
- Times Square Cafe
- McDonald's
- I♥NY
- THE MANHATTAN AT TIMES SQUARE HOTEL
- M&T Bank
- EQUINOX
- TD
- Applebee's
- GREGORYS COFFEE
- Citibank

# 3<sup>RD</sup> FLOOR

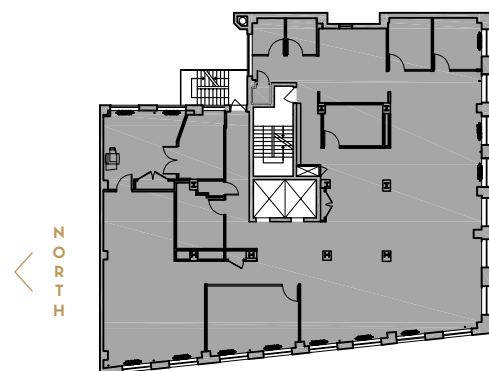
1674

BROADWAY



|                 |  |
|-----------------|--|
| 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       | 300  |
| RSF         | 5,750  |
| STATUS      | VACANT   |
| DESCRIPTION | OFFICES, CONFERENCE ROOM, OPEN AREA, PANTRY, LOUNGE, COPY/STORAGE & I.T. |



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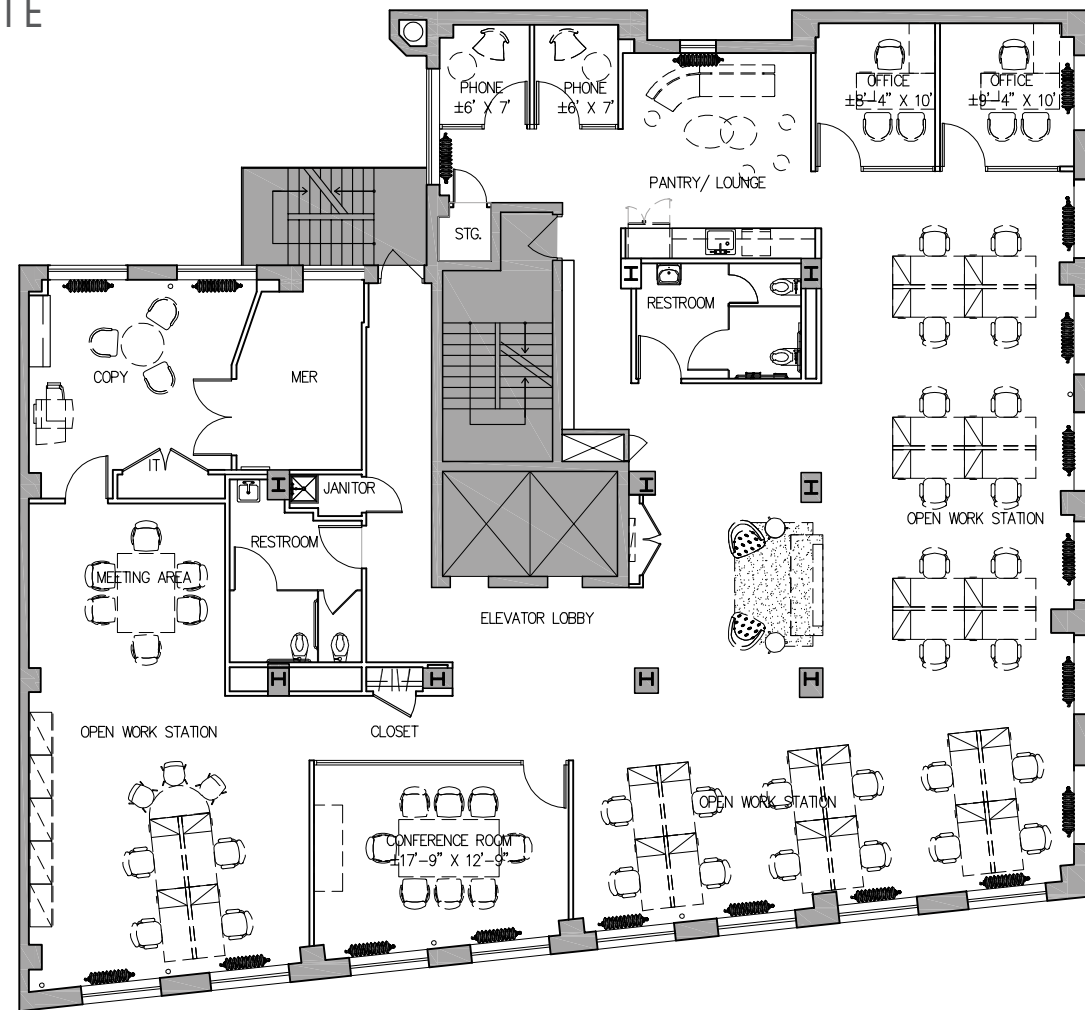
Christopher N. Okada  
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# 3<sup>RD</sup> FLOOR

SPEC SUITE

1674

BROADWAY



|                 |  |
|-----------------|--|
| 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       | 300  |
| RSF         | 5,750  |
| STATUS      | VACANT   |
| DESCRIPTION | OFFICES, CONFERENCE ROOM, OPEN AREA, PANTRY, LOUNGE, COPY/STORAGE & I.T. |

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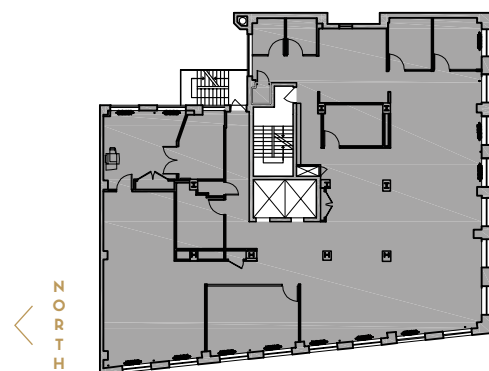
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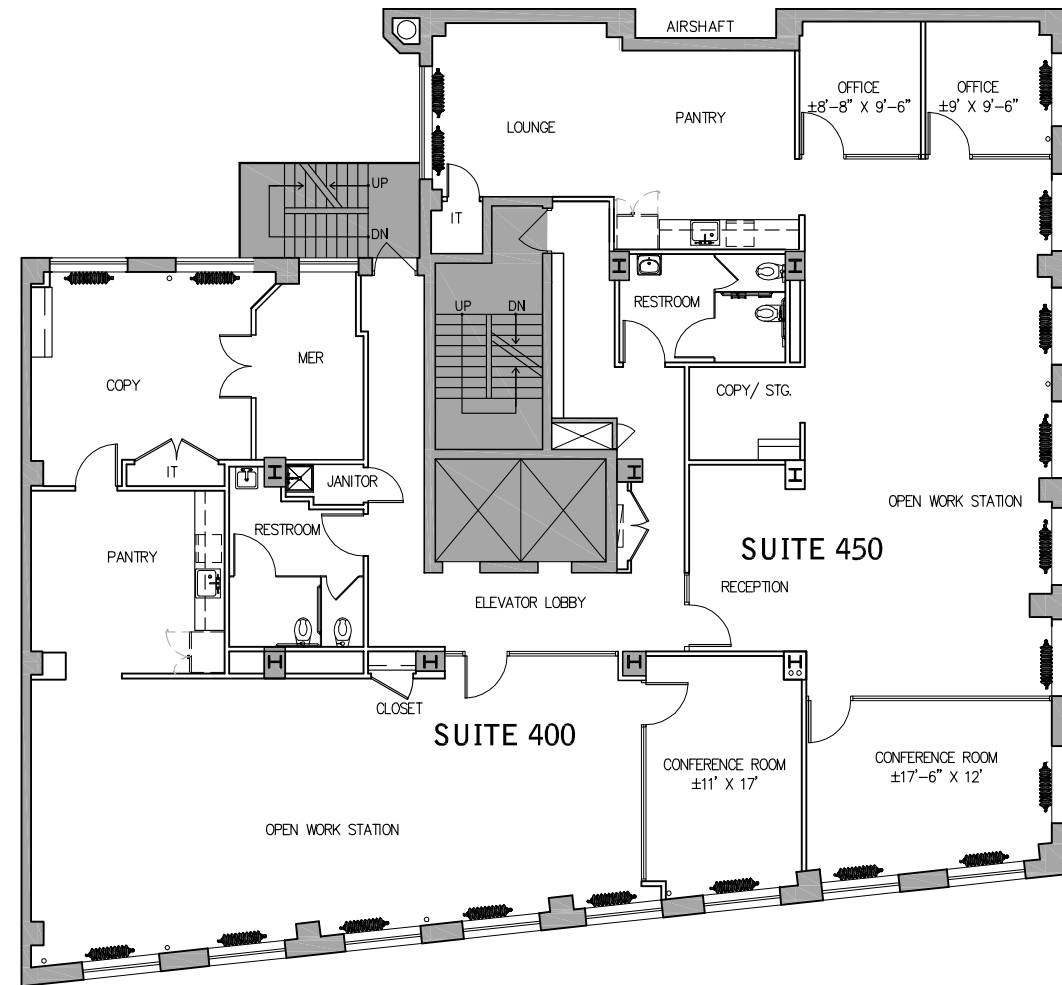




# 4<sup>TH</sup> FLOOR

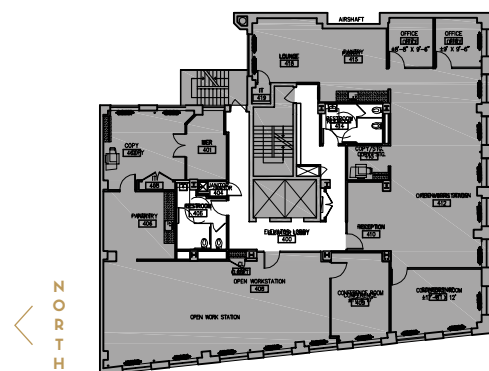
1674

BROADWAY



|                 |  |
|-----------------|--|
| 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       | 400   | 450   |
|-------------|---|---|
| RSF         | 2,662   | 3,047   |
| STATUS      | VACANT  | VACANT  |
| DESCRIPTION | CONFERENCE ROOM, OPEN AREA, PANTRY, COPY/STORAGE & I.T. | OFFICE, CONFERENCE ROOM, OPEN AREA, PANTRY, LOUNGE, COPY/STORAGE & I.T. |



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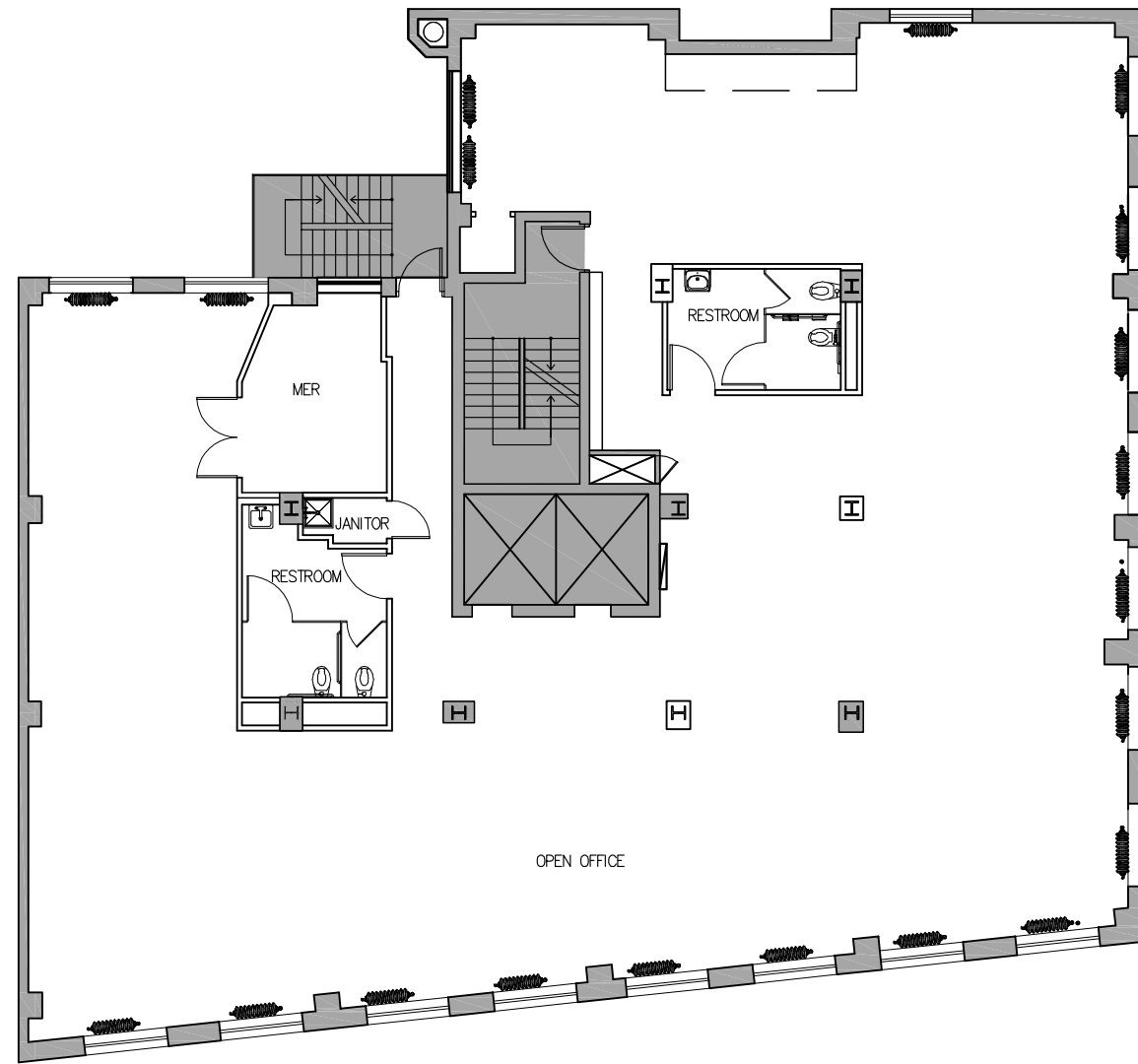
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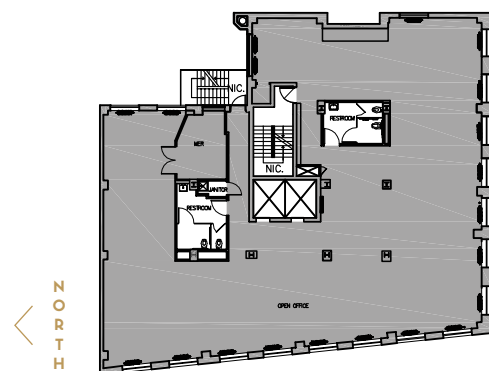
# 6<sup>TH</sup>-9<sup>TH</sup> FLOOR

  
1674  
**BROADWAY**



|                 |  |
|-----------------|--|
| 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         | 700   | 800   | 900   |
| RSF         | 5,719       | 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

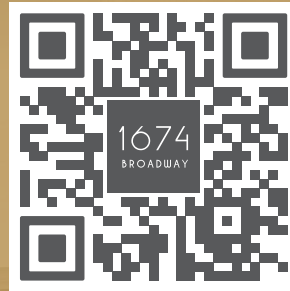
- Ideally located in heart of Midtown with iconic neighborhoods and destinations just blocks away in every direction
- On the market for the first time in the past 30 years
- Something newly imagined for industries and companies to make a hub/destination
- “Billboard” opportunities (via New Tradition)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



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• • • • •

SCAN OR CLICK FOR  
VIRTUAL TOUR



FOR MORE INFORMATION,  
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