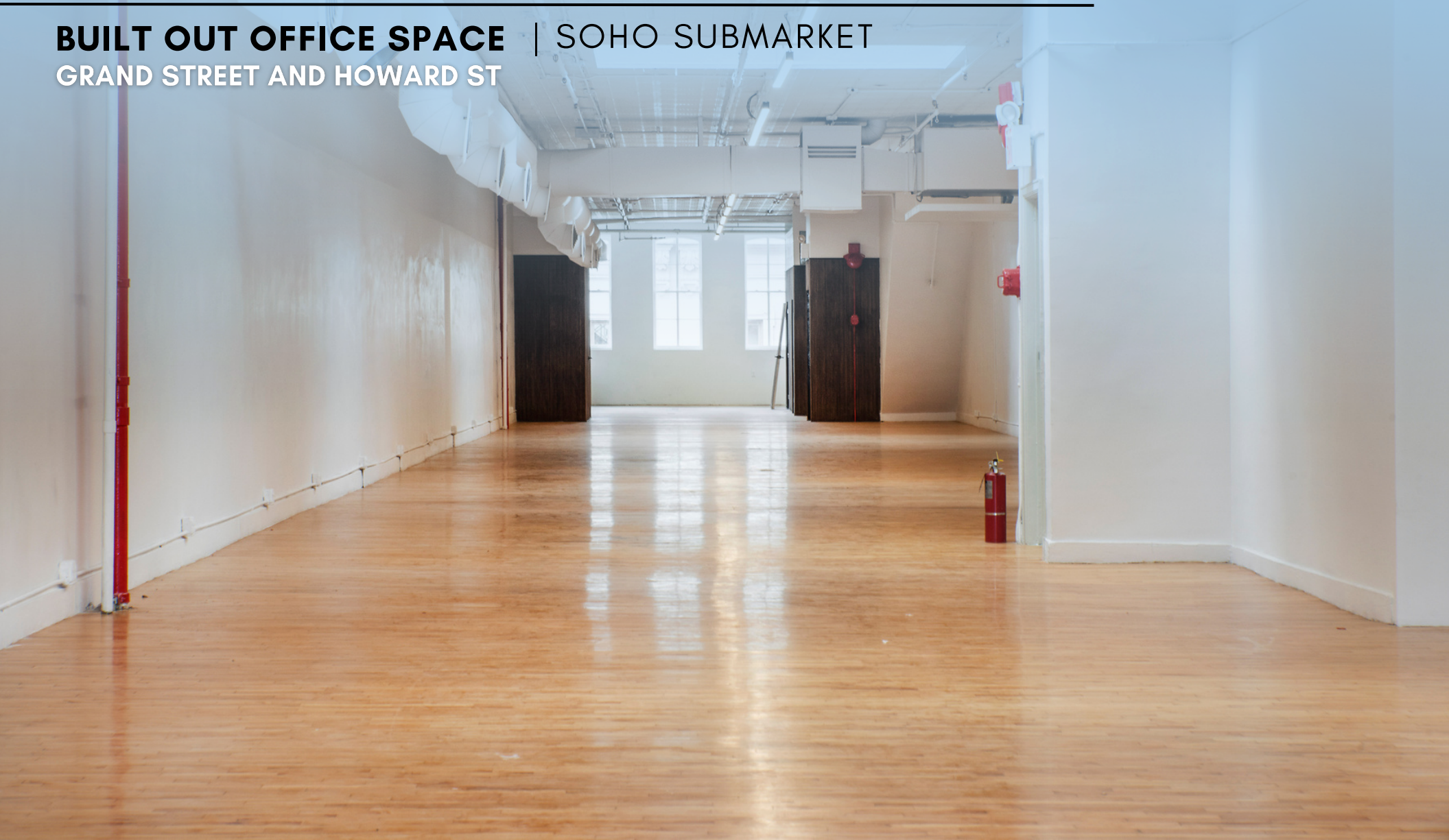


447 BROADWAY FLYER

BUILT OUT OFFICE SPACE | SOHO SUBMARKET
GRAND STREET AND HOWARD ST



MORRIS TOBIAS
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447 BROADWAY | NEW YORK, NY 10013



ADDRESS	447 Broadway New York, NY 10013
SUBMARKET	SoHo
TOTAL SIZE	6,000 SF
LEVEL	4th floor
TERM	Negotiable
POSSESSION	Immediate
ASKING	Please Inquire

OFFERING SUMMARY

Discover an exceptional office space for lease at 447 Broadway in the heart of New York City's coveted SOHO district. This 6,000 Sq Ft space on the 4th floor boasts 12 Ft ceilings and abundant natural light, creating a bright and spacious working environment. The landlord is offering a full build-out, allowing for customized and tailored design to meet any business' needs. Additionally, tenants have access to the rooftop, providing a unique and versatile space for meetings or relaxation. Situated in a prime SOHO location, the office is surrounded by a diverse array of retail, dining, and entertainment options.

HIGHLIGHTS

- 6,000 Sq Ft available on 4th floor
- 12 Ft ceilings
- Landlord offering full build out
- Abundant natural light
- Roof available as well
- Prime SOHO location
- All uses considered

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TRANSPORTATION

Transit/Subway	Drive	Walk	Distance
Canal Street (N,Q,R Line) Transit Stop		1 min	0.1 mi
Canal Street (4,5,6 Line) Transit Stop	1 min	3 min	0.2 mi
Canal Street (J,M,Z Line) Transit Stop	1 min	4 min	0.2 mi
Canal Street (A,C,E Line) Transit Stop	1 min	5 min	0.3 mi
Spring Street (4,6 Line) Transit Stop	2 min	6 min	0.3 mi
Commuter Rail	Drive	Walk	Distance
New York Penn Station (NJT) Commuter Rail	10 min		3.0 mi
Hoboken Terminal Commuter Rail	9 min		3.3 mi
Airport	Drive	Walk	Distance
La Guardia Airport	21 min		10.0 mi
Newark Liberty International Airport	18 min		12.2 mi
John F. Kennedy International Airport	31 min		18.2 mi

DEMOGRAPHICS

	1 mile	3 miles
POPULATION	214,581	1,108,977
HOUSEHOLDS	102,314	531,161
MEDIAN AGE	39.90	38.20
MEDIAN HH INCOME	\$108,157	\$119,473
DAYTIME EMPLOYEES	342,480	1,587,279

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FOR MORE INFORMATION PLEASE CONTACT:



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