

# 412 BROADWAY



AN EXCEPTIONAL OPPORTUNITY IN A GREAT LOCATION!



OKADA&CO.

# WELCOME TO 412 BROADWAY

## ICONIC OFFICE SPACE AT THE TRIBECA | SOHO BORDER

Strategically situated at the vibrant intersection of Tribeca and SoHo, 412 Broadway presents a rare opportunity to occupy beautifully renovated office spaces within an iconic New York City building. This premier property seamlessly blends historic charm with modern functionality, offering businesses and brands an unparalleled blend of sophistication, accessibility, and artistic energy.

Step into a newly renovated lobby, thoughtfully designed to welcome you and your team, as well as guests with a contemporary yet classic aesthetic. With 24/7 access and a dedicated property manager on site, 412 Broadway ensures seamless operations and a secure environment. Beyond the inviting entrance, a passenger elevator provides direct access to each floor, underscoring the building's commitment to a first-class experience and reflecting its prominent standing in this dynamic neighborhood.

Each office space is thoughtfully designed. Bright, expansive layouts featuring 12-foot ceiling heights, allowing for an airy and open feel. Oversized windows with Broadway exposure flood the spaces with natural light, complementing the warmth of original hardwood flooring found throughout. Whether you're envisioning collaborative open-plan layouts or private executive suites, the floor plates are designed to provide the flexibility modern businesses demand, with the ability to combine spaces for up to 16,000 SF of adjacent space. Unique features like 2 large skylights on the Fifth floor further enhance the appeal.

Beyond its walls, 412 Broadway boasts an exceptional location. Nestled between the upscale charm of Tribeca and the artistic energy of SoHo, you will be immersed in a

neighborhood brimming with options for dining, retail, and cultural amenities. From trendy eateries to established institutions, everything you need is just steps away. Commuting is easy - with immediate access to a variety of subway lines and bus routes, effortlessly connecting to all corners of Manhattan.

412 Broadway is more than just an office building; it's a dynamic hub tailored for forward-thinking companies and brands seeking a prestigious address, distinctive finishes, and an unbeatable location in the heart of New York City.



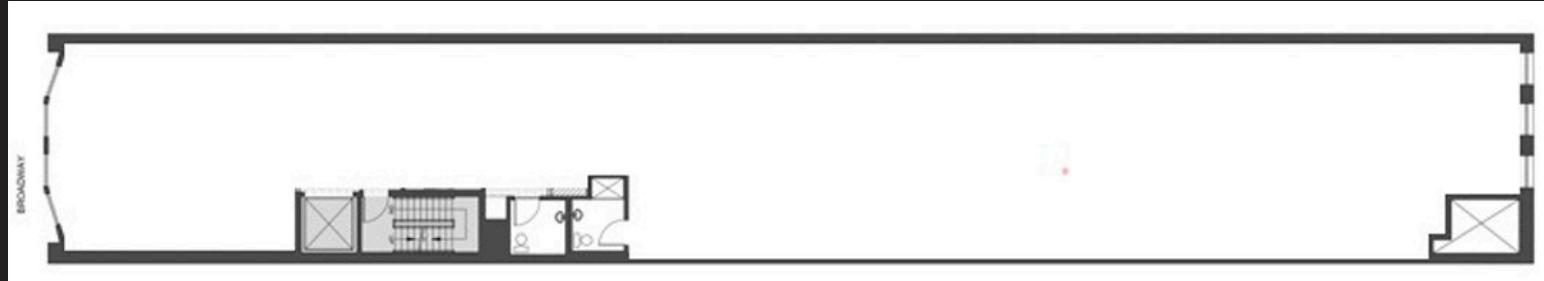
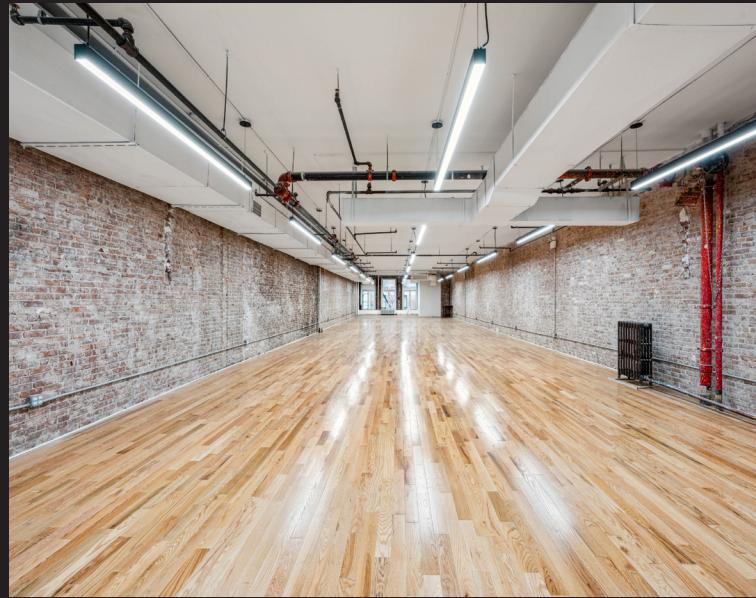
3RD FLOOR  
4,200 SF

ASKING RENT:  
**PLEASE INQUIRE**

#### HIGHLIGHTS

- Newly renovated
- 12 Foot Ceiling Heights (Exposed)
- Open Floor Plan Layout
- Partially Built-Out as Standard Office
- Fits 5 - 32 People
- Space is in Excellent Condition
- HVAC Central Air Conditioning

- Natural Light - Oversized Windows
- Hardwood Floors
- Can be combined with additional space(s) for up to 16,000 SF of adjacent space
- Elevator Access
- 24,000 SF Full Building For Lease Option



4TH FLOOR  
2,100 - 6,350 SF

ASKING RENT:  
**PLEASE INQUIRE**

#### HIGHLIGHTS

- Fully Built-Out as Standard Office
- Fits 15 - 48 People
- Can be combined with additional space(s) for up to 16,000 SF of adjacent space
- High Ceilings (Exposed)
- Mostly Open Floor Plan Layout

- Accent Lighting
- Natural Light - Oversized Windows with Broadway Exposure
- Space is in Excellent Condition
- Central Air Conditioning - After Hours HVAC Available
- Original Hardwood Flooring



# MAGNIFICENT OFFICE SPACE

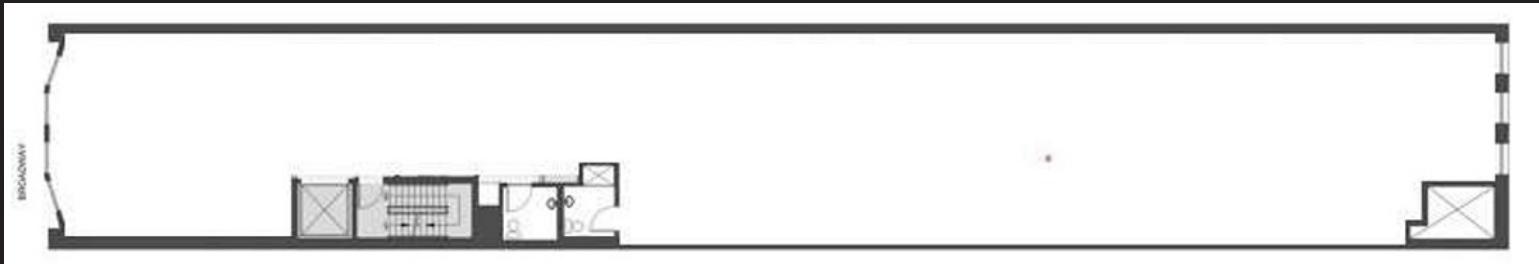
5TH FLOOR  
6,350 SF

ASKING RENT:  
**PLEASE INQUIRE**

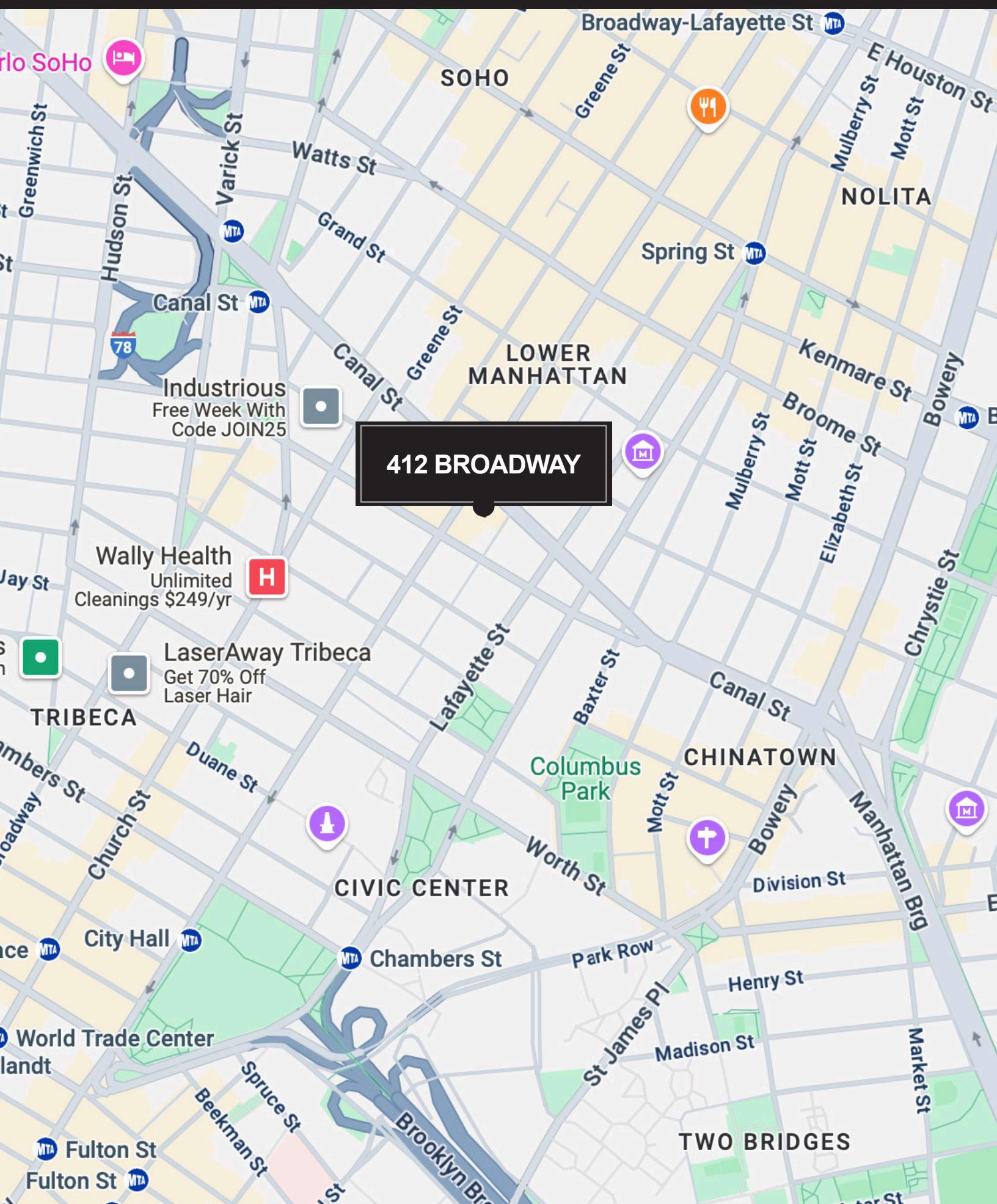
## HIGHLIGHTS

- Fully Built-Out as Standard Office
- Full Built-out Kitchen
- Fits 15 - 48 People
- Space is in Excellent Condition
- Central Air Conditioning
- Private Restrooms
- Elevator Access

- Original Hardwood Flooring
- Natural Light - Oversized Windows with Broadway Exposure
- 2 Huge Large Skylights
- Mostly Open Floor Plan Layout
- Finished Ceilings: 12'
- Can be combined with additional space(s) for up to 16,000 SF of adjacent space



## LOCATION





Founded by CEO Chris Okada in 2006, Okada & Co. is a privately held New York City-based commercial real estate development and advisory company offering a modern, tech-enabled approach to property development and management, landlord and tenant representation, and investment sales. With a portfolio of 5.8 million square

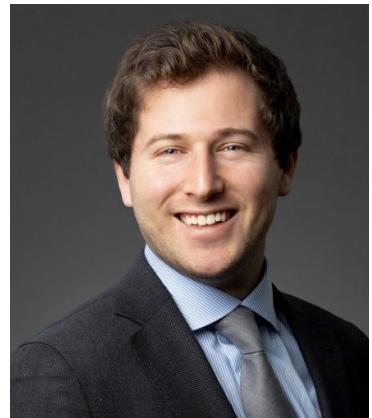
feet of Midtown property owned and represented and a history of more than \$1B in sales and leasing, Okada & Co. continually seeks opportunities to increase the value of the real estate experience for landlords, tenants, and investors.



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