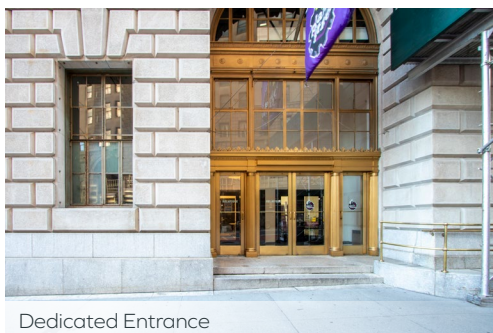


# 25 BROADWAY

Between Battery Place & Morris Street

School / Office Space  
Leased Together or  
Separately



## Availability:

- Ground: **2,483 USF**
- Entire 3<sup>rd</sup> Floor: **37,726 RSF**
- **TOTAL: 40,209 SF** (Divisible)
- Possession: Immediate
- Rent: Upon Request
- Term: Through December 31, 2034

## Space Features:

- Mix of open office, meeting rooms and classrooms
- Accessible through a private entrance or building lobby
- Dedicated private elevator
- Extremely high ceilings
- Unique architectural details with arched windows, Juliette balconies
- Four sides of windows
- High end finishes featuring concrete floors, exposed ceilings, wood and glass
- Classrooms with flexible seating and integrated technology
- Furniture available

## Leasing Information:

### CASEY NOEL

212.537.4613  
cnoel@openregroup.com

### CHLOE HOLDER

212.537.7682  
c.holder@openregroup.com

### LINDSAY ORNSTEIN

212.537.0351  
Lindsay@openregroup.com

# 25 BROADWAY

Between Battery Place & Morris Street

## SCHOOL SPACE

17,017  
SQUARE FEET

8  
CLASSROOMS  
with

330+  
SEATS

6  
BREAKOUT AREAS  
with

100+  
SEATS

1  
LIBRARY

1  
WELLNESS ROOM

1  
CAFE/  
STUDENT LOUNGE

## OFFICE SPACE

20,750  
SQUARE FEET

140+  
WORKSTATIONS

7  
OFFICES

10  
BREAKOUT AREAS

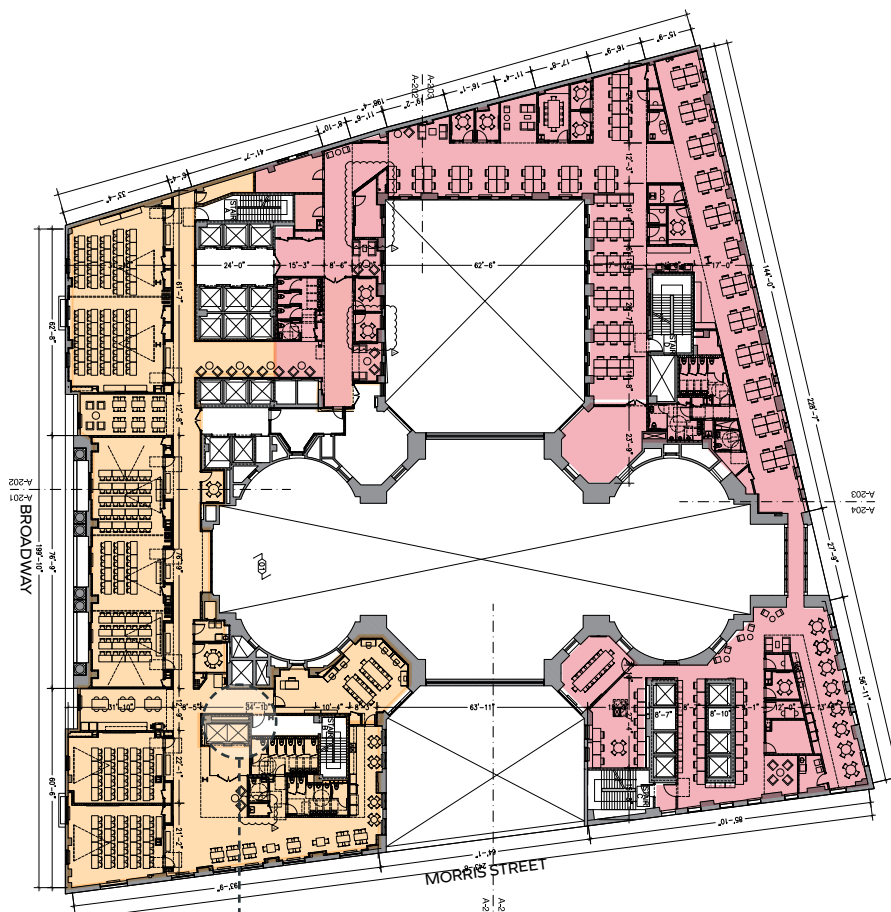
9  
FOCUS ROOMS/SMALL  
CONFERENCE ROOMS

1  
LARGE  
CONFERENCE ROOM

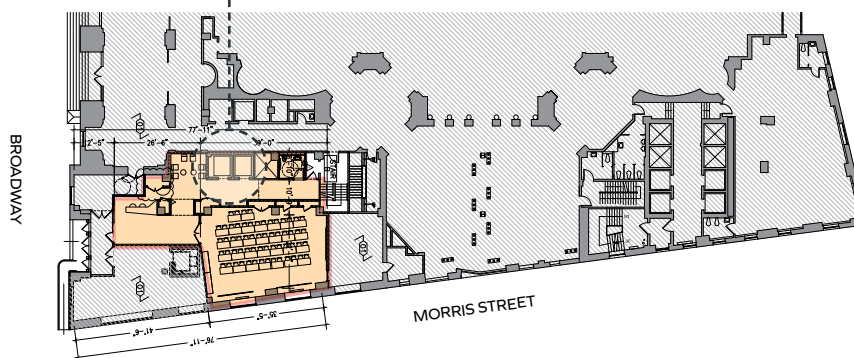
1  
MEDIUM  
CONFERENCE ROOM

1  
WELLNESS ROOM

1  
PANTRY



3<sup>rd</sup> Floor: 37,767 RSF



Ground: 2,483 RSF

## Leasing Information:

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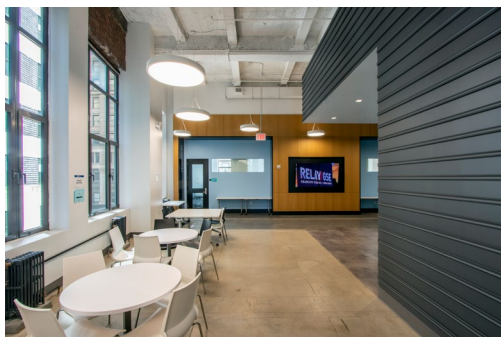
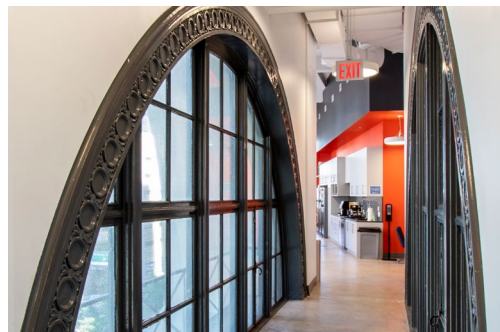
**LINDSAY ORNSTEIN**  
212.537.0351  
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**OPEN**  
IMPACT REAL ESTATE



# 25 BROADWAY

Between Battery Place & Morris Street



## Leasing Information:

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