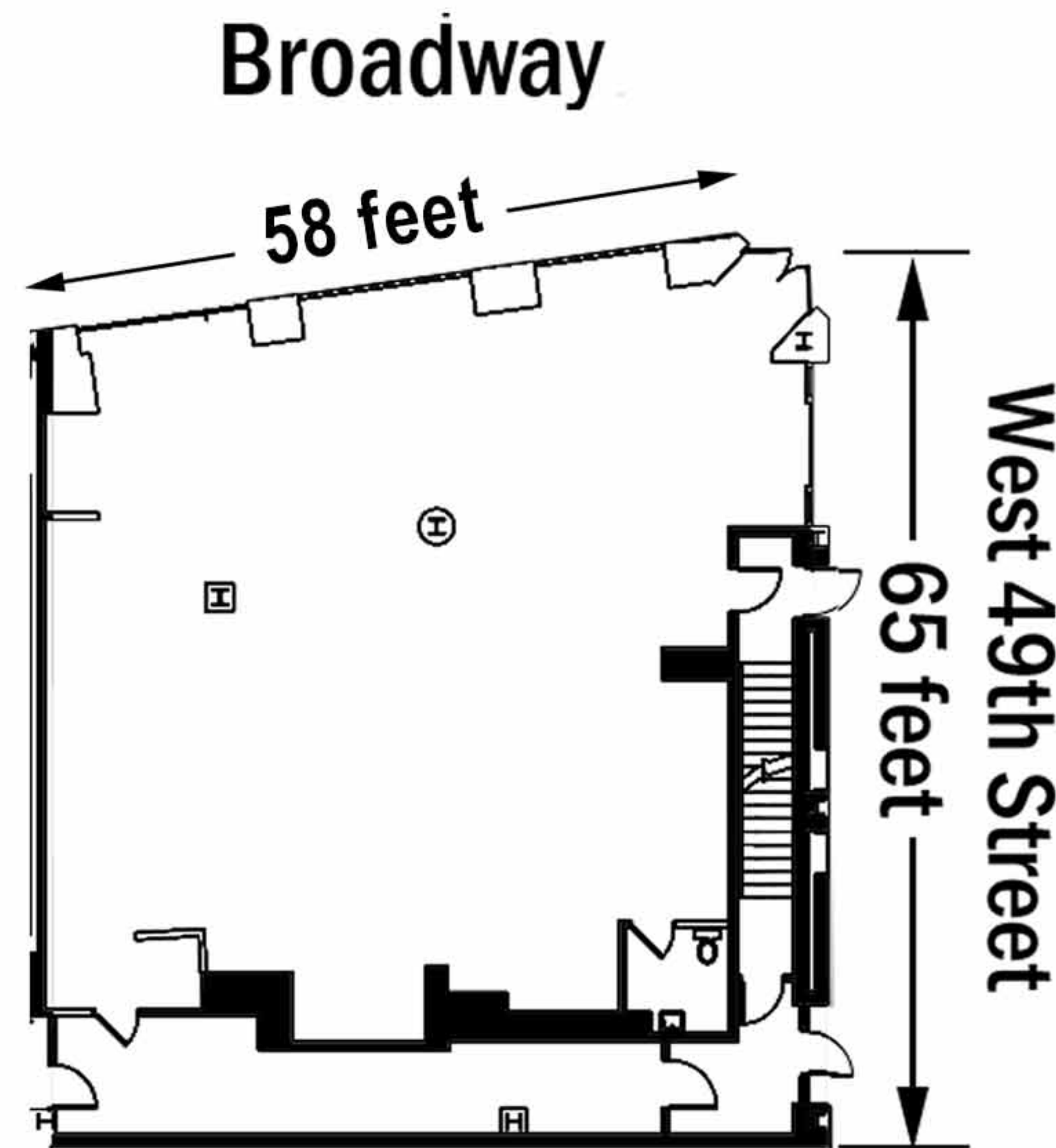


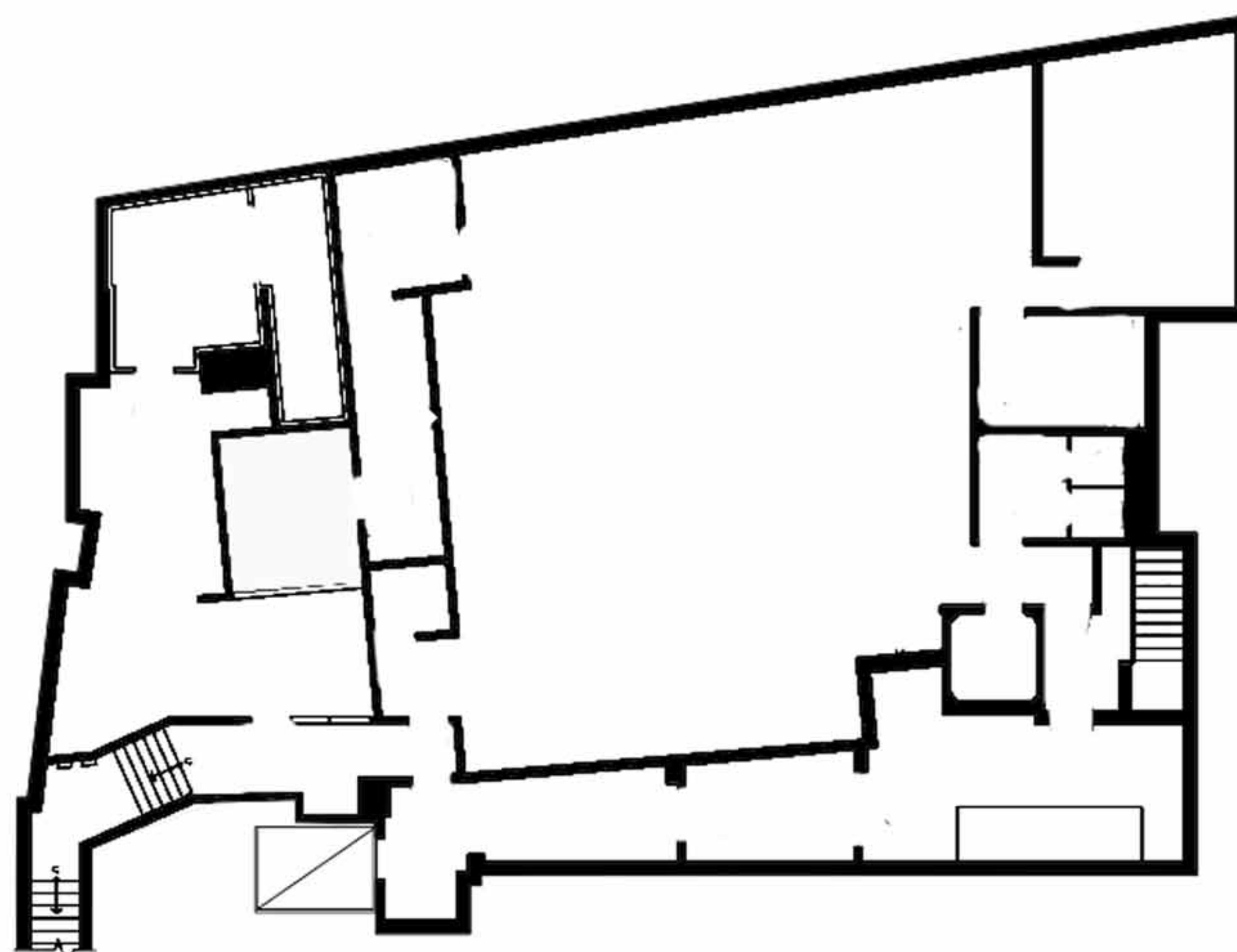
IRG
ISA REALTY GROUP

1606 BROADWAY
SEC of West 49th Street, Times Square

1606 BROADWAY - Floorplan & Area Map



GROUND FLOOR
approx. 2,817 SF
Ceiling Heights:
approx. 11'-16.5'



RETAIL LOWER LEVEL
approx. 4,414 SF
Ceiling Heights:
approx. 12.5'



1606 BROADWAY

Available Space

Ground Floor: Approx. 2,817 SF
Retail Lower Level: Approx. 4,414 SF
TOTAL: Approx. 7,231 SF

Wraparound Frontage.....Approx 120'
TermNegotiable
PossessionImmediate
RentUpon Request

- Former Sbarro's Restaurant
- Global Flagship Opportunity
- 24/7/365 location
- 360K Times Square pedestrians daily, 50 Million+ annually
- Times Square + Port Authority annual ridership - 131 million
- 51 Million sq ft of office space
- \$8.4 Billion retail spending potential
- 51K area hotel rooms
- 40 Broadway Theatres, 12 Million theatergoers annually

Neighbors:

M&M World, Krispy Kreme, Junior's, Superdry, Starbucks, Hershey's Chocolate World, Applebee's, Olive Garden, Dos Caminos, Pele Soccer, and more



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