

# AGGRESSIVELY REDUCED PRICING

CBRE, Inc., as exclusive sublease agent, is pleased to offer the following prime space for sublease:

## 25 BROADWAY

FULLY BUILT SUBLEASE

### Where New York's Creative Minds Get Things Done





- Creative long term sublease opportunity
- Can be combined into 144,052 RSF
- Top of the line furnishings, public assembly space, large floor plates, and interconnecting stairs

CBRE





## Current Availabilities

			Virtual Tours
P14	14,224	Brand new prebuilt Sublandlord can modify to suit Divisible to 10,029	
E13	43,410		
E12	43,423		
E11	42,995		

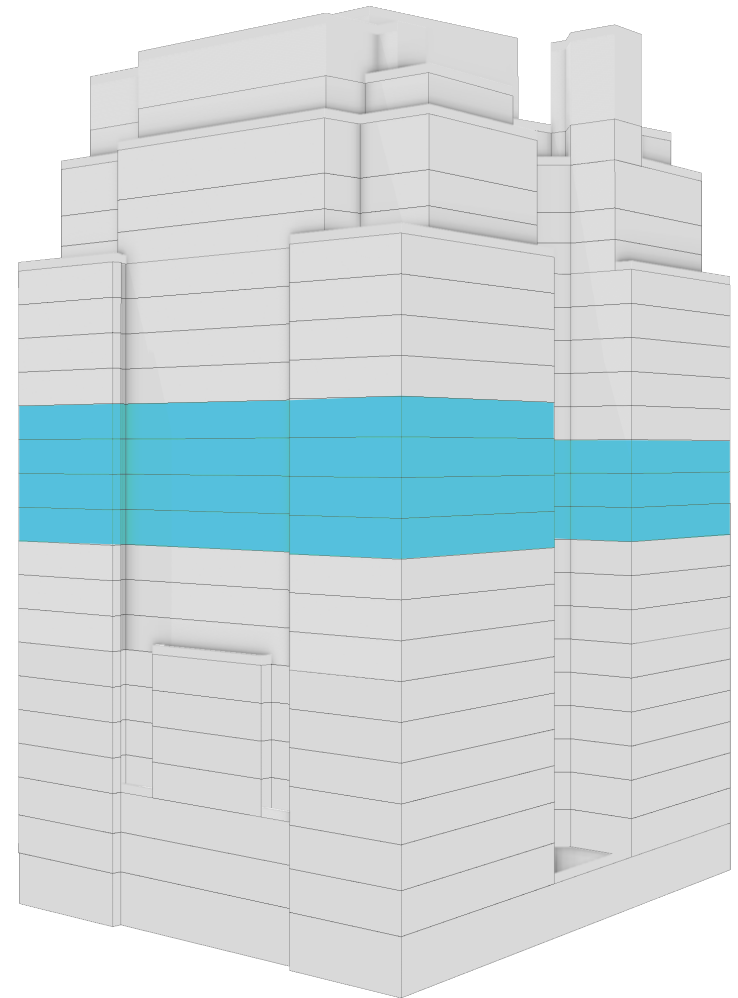
**Total: 144,052**

Term Through January 2032

Available Immediately

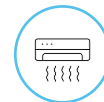


**144,052 RSF**  
**Contiguous Block**  
**11th-14th Floors**





Recently completed, high-end, creative installation with polished concrete floors in common areas and exposed ceilings with 12'6" slab-to-slab heights



Supplemental HVAC, high density file area, podcast control room, and state of the art technology



**Large public assembly spaces on 11th and 12th floors**



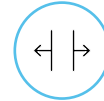
Open access interconnecting stair



Bright and airy with excellent views of the New York Harbor, including the Statue of Liberty



Fully furnished and wired. Plug-and-play



Floors can be leased separately or together



Strong sublandlord



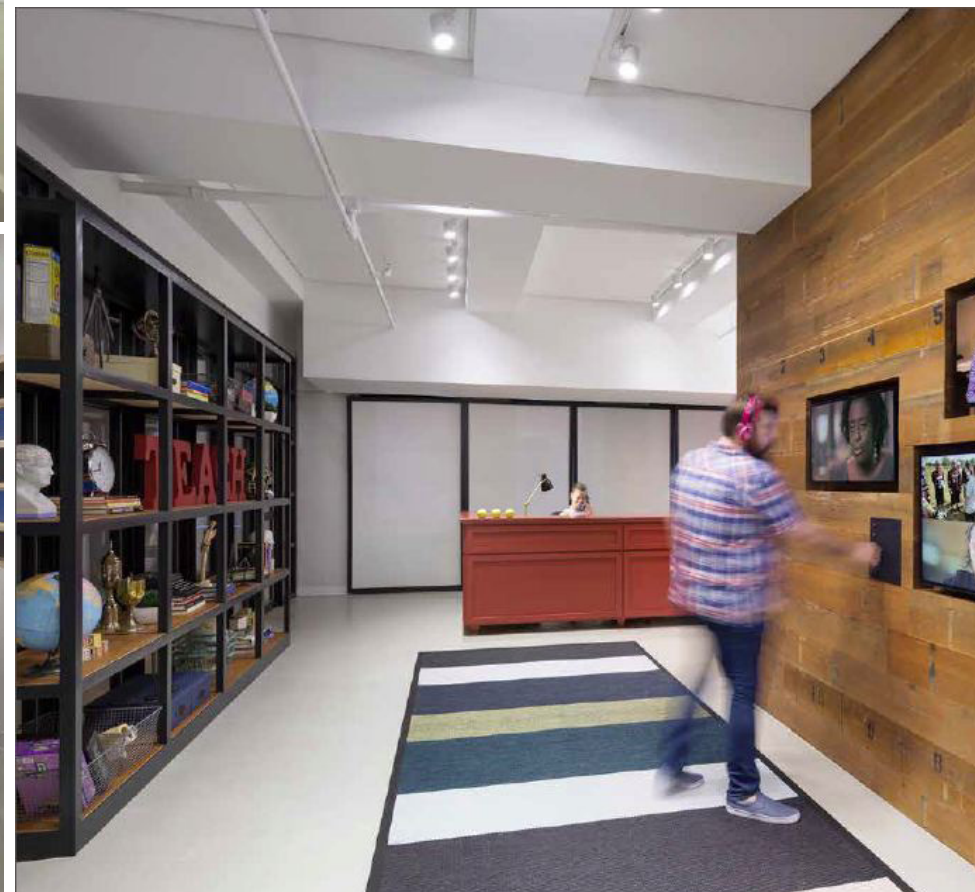
# Public Assembly and Interconnecting Stair







Fully Furnished  
with High-end  
Creative Interior







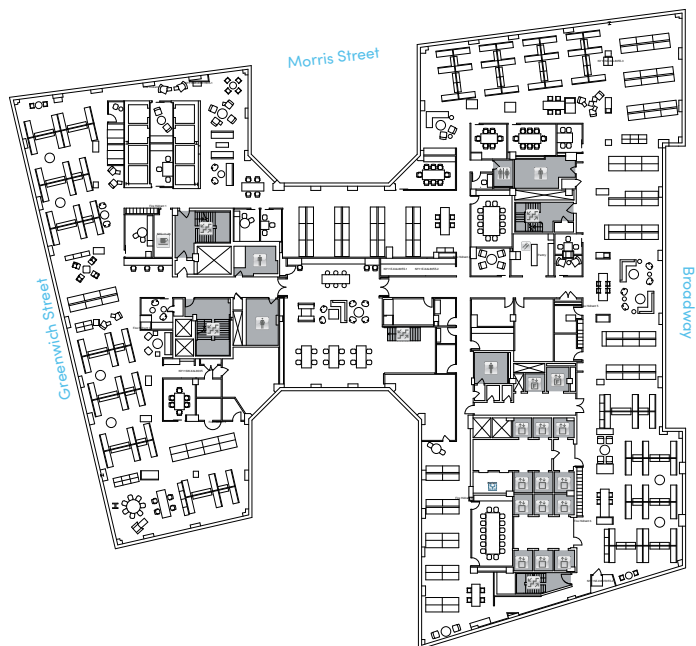
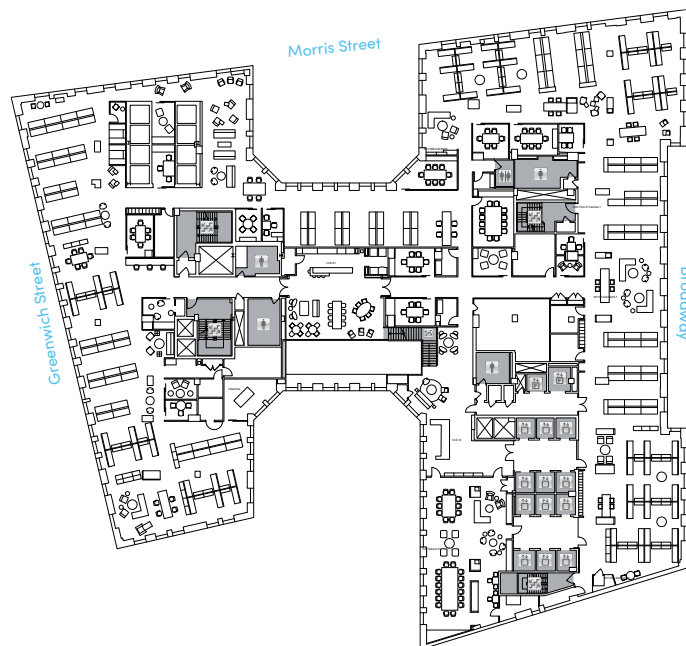
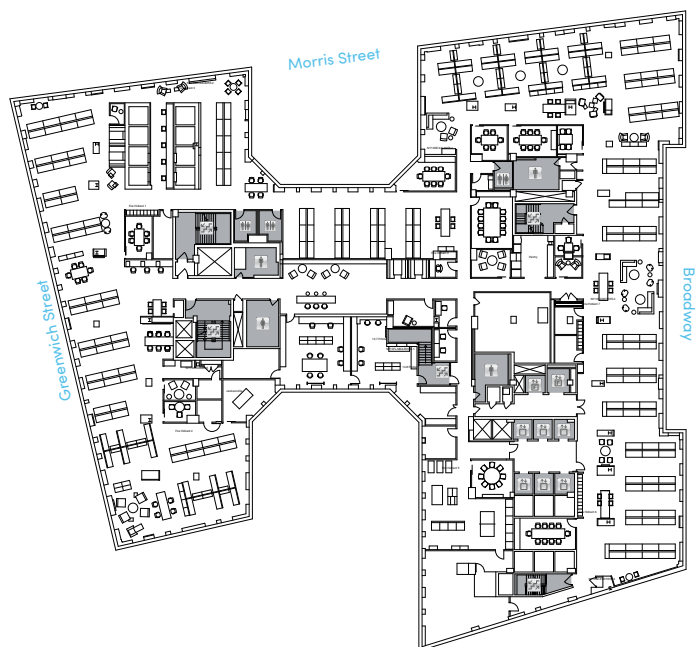
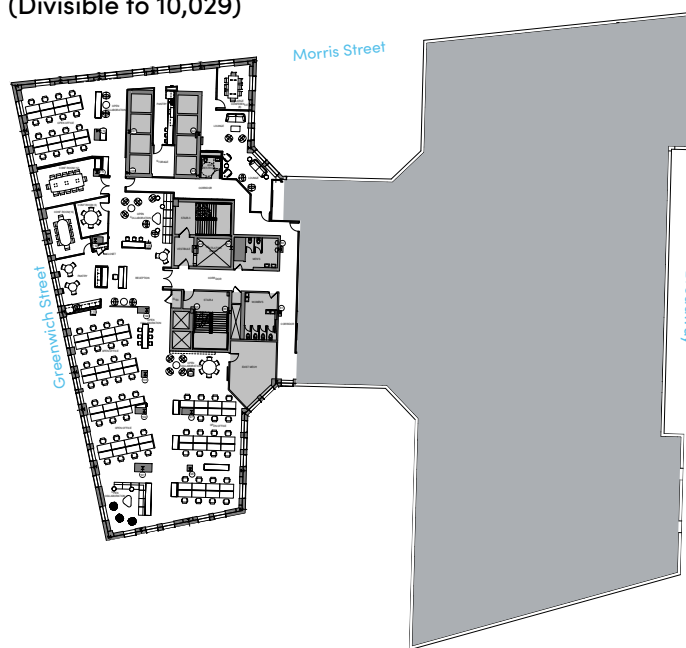
## Ample Breakout Space For In-office Collaboration





# Creative Long-term Sublease



**11****Fully Built and Furnished | 42,995 RSF****12****Fully Built and Furnished | 43,423 RSF****13****Fully Built and Furnished | 43,410 RSF****14****Brand New Fully Built and Furnished | 14,224 RSF**  
(Divisible to 10,029)



# The Heart of the Financial District



## Steps from Bowling Green & Downtown's Best Shopping & Dining

Located at the heart of the Financial District directly across from the Bowling Green Station. Surrounded by designer shopping and the city's best dining. The ideal spot for any business.





# 25

## BROADWAY

FULLY BUILT SUBLEASE



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