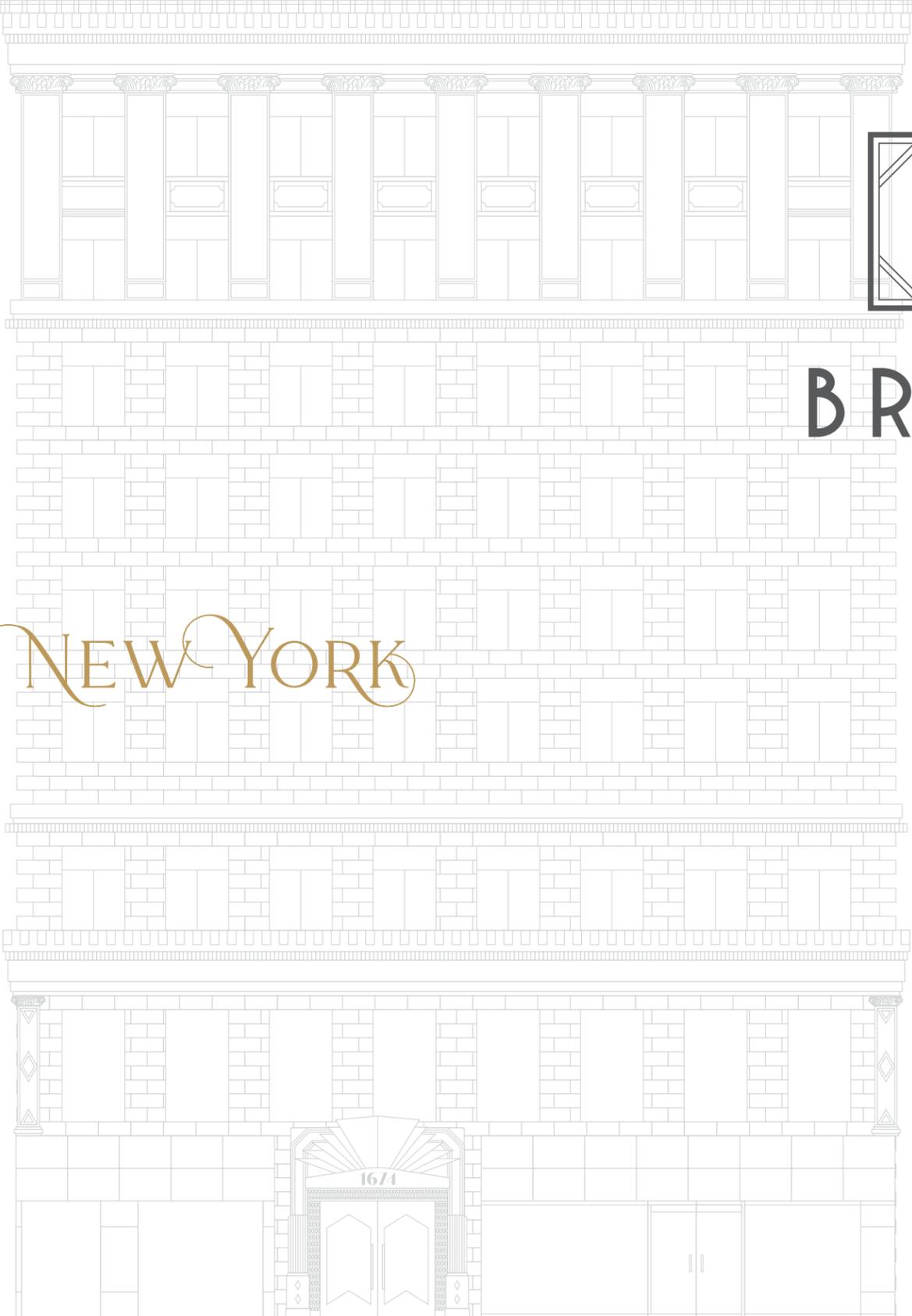




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BROADWAY



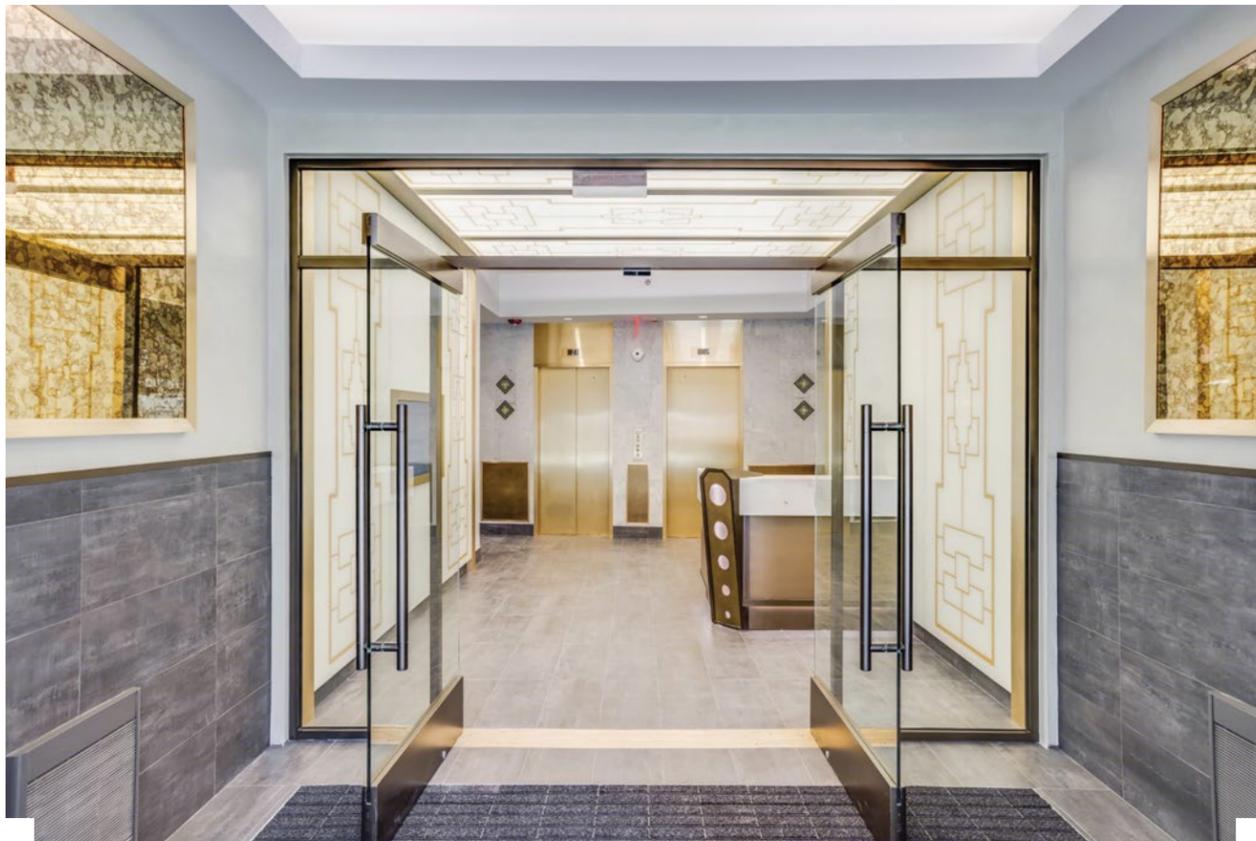
1674

BROADWAY

IN THE HEART OF
LIVELY MIDTOWN,
EXPERIENCE THE BEAUTY
OF A BYGONE ERA
IN AN

ICONIC 1920s *NEW YORK*

DISCOVER THE BEAUTY OF THE
JAZZ AGE, TOTALLY REIMAGINED
FOR TODAY'S AGE, WHERE
OPPORTUNITY AND ENDLESS
POSSIBILITIES DEBUT FOR THE
FIRST TIME IN 30 YEARS.



AN ABUNDANCE OF
CITY LIFE IS RIGHT OUTSIDE
WHERE CONVENIENT
SUBWAY STATIONS AND
ICONIC NEW YORK
DESTINATIONS ARE STEPS
IN EVERY DIRECTION.

OFFICE SPACE

- 5,700 RSF full floors available
- Pre-built Installations with new restrooms
- Dedicated HVAC units and modernized elevators

ASKING RENT

Upon Request

NEIGHBORHOOD

- Café Manhattan located on ground floor
- Main thoroughfare between Times Square, Columbus Circle and Central Park
- Steps from subways **1 2 A C E N Q R W**
- Close proximity to the Sullivan Theatre, Duane Reade, Starbucks, Marriott Hotel, Serafina, Junior's Restaurant, L'Occitane, M&M Store, Pret A Mager, and the Sheraton Hotel.

Owned & professionally
managed by

EMMES[®]

The exclusive office
leasing agents

OKADA&CO.

A modern, remastered lobby with gold accents, marble walls, and a reception desk. The ceiling features a complex geometric pattern in gold and white. The walls are a mix of light grey marble and white panels with gold geometric patterns. Two gold elevator doors are visible in the background. A reception desk with a white marble top and a dark wood base with purple circular accents is in the foreground. The floor is made of large, dark grey tiles.

REMASTERED & GLAMOROUS GOLD
LOBBY TO START YOUR WORKDAY

MIDTOWN NEW YORK CITY

1674 BROADWAY

TO BLOCKS TO PORT AUTHORITY

3 BLOCKS TO TIMES SQUARE

2 BLOCKS TO CENTRAL PARK



NEIGHBORING RETAILERS

50,000,000

people visit Times Square every year

25%

of all NYC hotels are in Times Square

50%

of all Times Square visitors are NYC locals

1674 BROADWAY

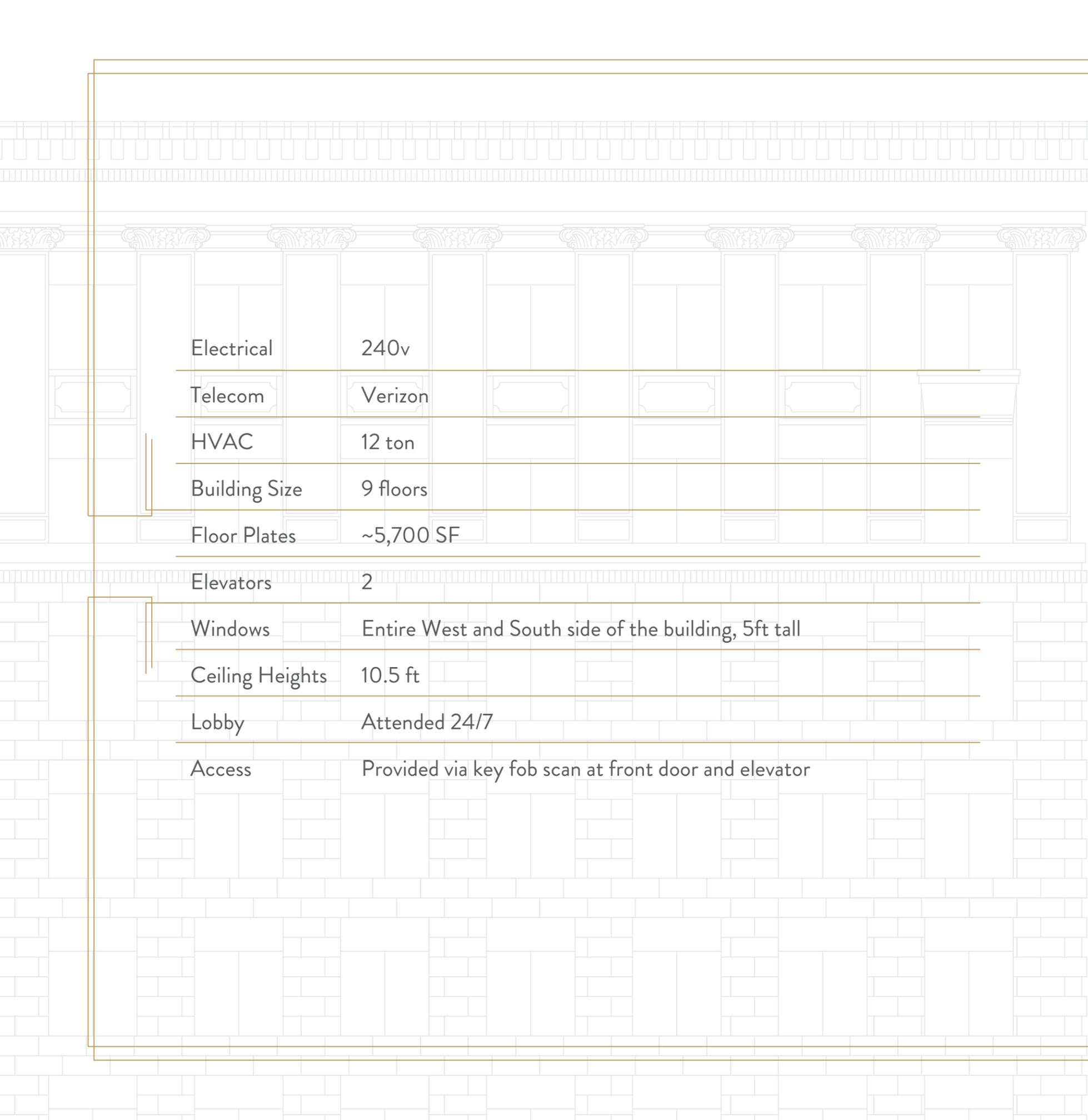
2 BLOCKS TO CENTRAL PARK

3 BLOCKS TO TIMES SQUARE





THE BOUTIQUE FULL FLOOR OFFICE ENVIRONMENT WILL REFLECT AUTHENTIC CHARM AND CHARACTER FOR BUSINESS



Electrical	240v
Telecom	Verizon
HVAC	12 ton
Building Size	9 floors
Floor Plates	~5,700 SF
Elevators	2
Windows	Entire West and South side of the building, 5ft tall
Ceiling Heights	10.5 ft
Lobby	Attended 24/7
Access	Provided via key fob scan at front door and elevator

BUILT IN THE 1920'S, RE-BUILT IN THE 2020'S

- Totally reimagined and restored building with upgrades topping \$10 million investment
- Universal overhaul to upgrade behind the scenes operations (elevator banks, HVAC, electrical, energy efficient/sound barrier windows, fire alarm & sprinklers)

SUBSTANCE & STYLE

- Multi-million dollar renovation and restoration that maintains authentic character
- Totally new from the inside, refreshed on the outside
- Boutique environment that feels sophisticated and artistic, with roots in Art Deco style
- Ideally suited for business headquarters with opportunity for amenity focused retailers and service – business on ground floor
- Full floor opportunities mean privacy and private corridors and restrooms for your company

A NEW ERA OF OPPORTUNITIES

- Ideally located in heart of Midtown with iconic neighborhoods and destinations just blocks away in every direction
- On the market for the first time in the past 30 years
- Something newly imagined for industries and companies to make a hub/destination
- “Billboard” opportunities (via New Tradition) mean incredible awareness opportunities for your company/brand

Owned & professionally
managed by

EMMES[®]
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1674BROADWAY.COM

FOR MORE INFORMATION,
CONTACT THE EXCLUSIVE
OFFICE LEASING AGENTS:

The exclusive office
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