

The Brill: Retail Condominium

1619 BROADWAY



AVISON
YOUNG

Executive Summary

Prime Times Square Corner Location with Unmatched Visibility and Tenancy

1619 Broadway is a ±31,264 SF multi-story trophy retail condominium positioned at the iconic corner of Broadway and West 49th Street. Located within the historic Brill Building and positioned at the iconic bowtie, the asset offers irreplaceable corner exposure and unrivaled visibility in the heart of Times Square.

The property is 100% leased to CVS, TD Bank, and The Escape Game. The tenancy delivers reliable, long-duration cash flow backed by credit-grade tenants.

Key Points

- Approximately **240 feet of wraparound frontage** with dominant sightlines throughout Times Square and the Bowtie
- **100% Leased** to CVS, TD Bank, and The Escape Game
- **10.22 years** of weighted average lease term
- **85 percent** of income from investment-grade tenants (CVS BBB; TD Bank A+)
- Anchored by CVS, **the only pharmacy in Times Square.**

Unmatched Foot Traffic

Times Square welcomed approximately 92.6 million visitors in 2025, reinforcing its position as one of the most iconic and heavily trafficked destinations worldwide. The submarket continues to outperform the broader Manhattan office landscape, with Broadway attendance and retail leasing surpassing pre-pandemic benchmarks.

Compelling Cash Flow and Capital Structure Upside

1619 Broadway presents immediate, credit-backed income with the **potential to secure positive leverage through accretive financing**. Additional upside exists through the building's prominent, high-visibility signage, which is currently used by CVS and TD Bank but not reflected in existing revenue.

Condominium Snapshot

Address	1619 Broadway, New York, NY 10019
Cross Streets	NW corner of Broadway & W 49th St.
Block / Lot	1021 / 1101
Lot Frontage	240' of Wraparound Frontage
Building Stories	2 + LL
Unit Size (approx.)	31,264 SF
2nd Floor	12,164 SF
1st Floor	8,734 SF
Lower Level	10,366 SF
Units	1 Unit (3 spaces)
Retail Signage ¹	687 SF
Total Building Taxes (25/26) ²	\$3,076,626
Retail Pro Rata Share	38.0%
Retail Share of Taxes (25/26)	\$1,168,451

Note

- (1) Retail signage consists of independent LED signs installed above the standard signage
- (2) The full building taxes include BID taxes



Prime Visibility From the Center of Times Square

THE WORLDS #1 ATTRACTION

PRIME RETAIL OPPORTUNITY

**92.6
Million**

people visited Times Square in 2025, a 14% increase since 2022

**19,000+
Hotel Rooms**

achieving the highest average occupancy levels since the pandemic at over 90%

**14
Million**

annual Broadway attendees, anchoring Times Square as the global center of live entertainment

**100%
Leased**

with a 10.22-Year WALT and 85% Investment-Grade Income. Tenancy includes CVS, TD Bank, The Escape Game

**#3 CVS
in NY**

in total foot traffic & the only pharmacy in Times Square

**TD
Bank**

One of only two TD bank branches operating within the Times Square district



1619 Broadway



 This photo was taken from the northeast corner of West 43rd Street and Broadway

100% Leased with Long-Term, Credit-Backed Income

100% Leased
CVS, TD Bank, and The Escape Game

85%
Income From Investment Grade Credit Tenancy

10.22 Years
Weighted Average Lease Term Remaining

Stable Condominium Structure

The office portion of the building has been fully sold and is anchored by the John Gore Organization (76,802 SF)

Floors 3-10

Floors 1-2

Lower Level



SF: 19,040
LXD: 8/6/2034



SF: 2,370
LXD: 8/31/2031

© THE ESCAPE GAME

SF: 9,854
LXD: 12/31/2040

Get in Touch

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