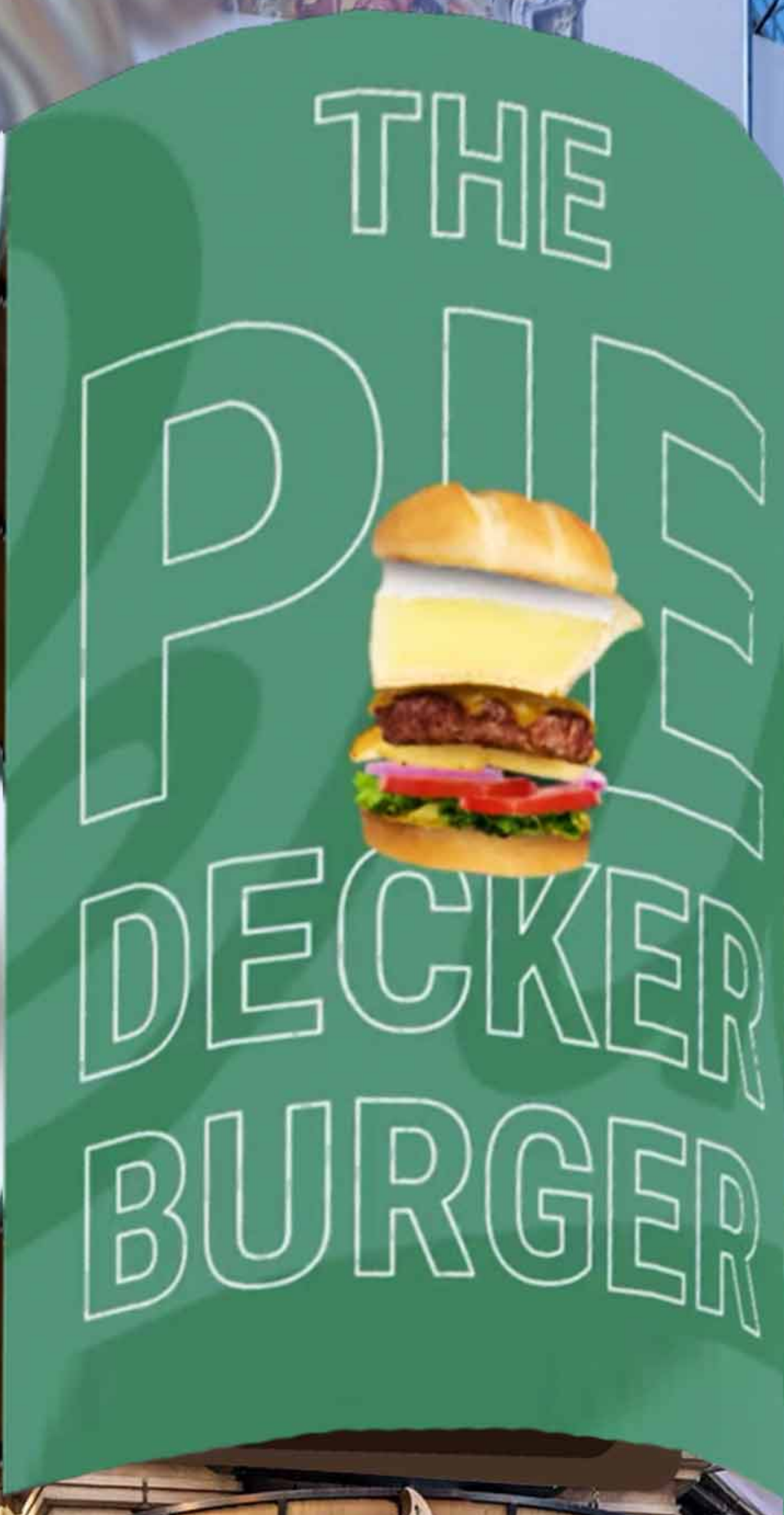
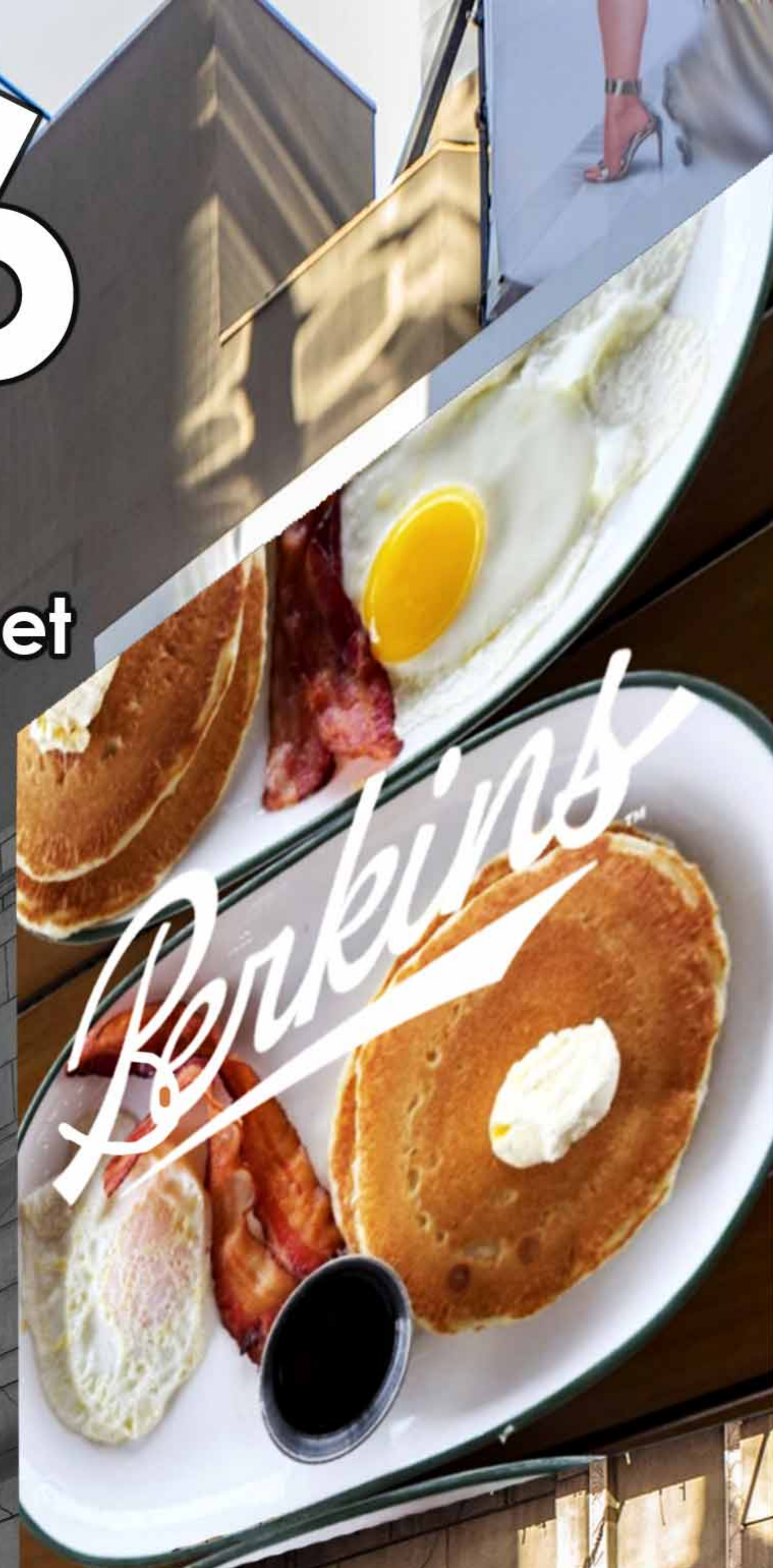


# 1606

## BROADWAY

### SEC of West 49th Street

### TIMES SQUARE



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PLAY  
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MAMA SBARRO'S

sbarro sbarro

MAMA SBARRO'S

PIZZERIA • MARKETPLACE

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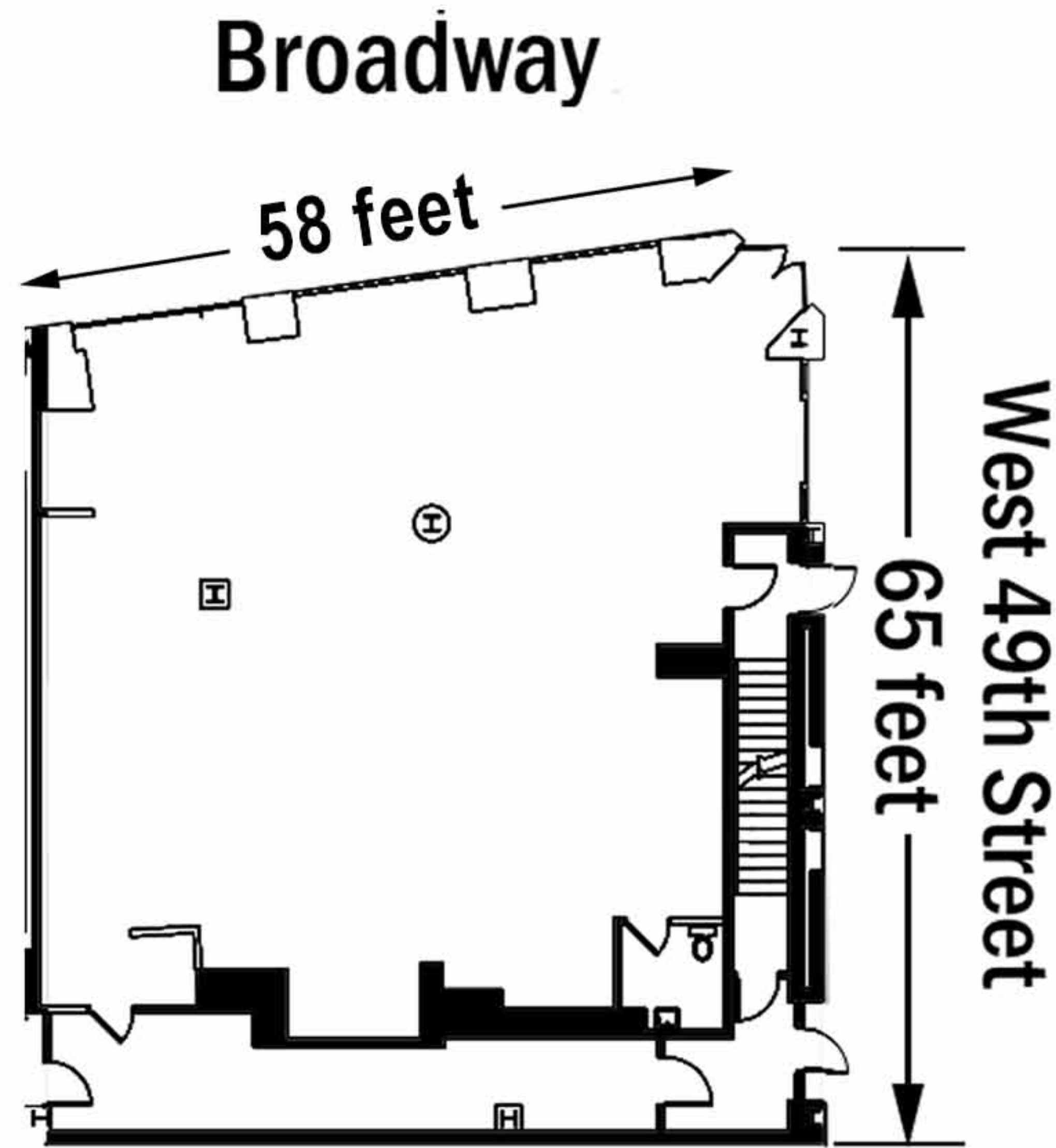
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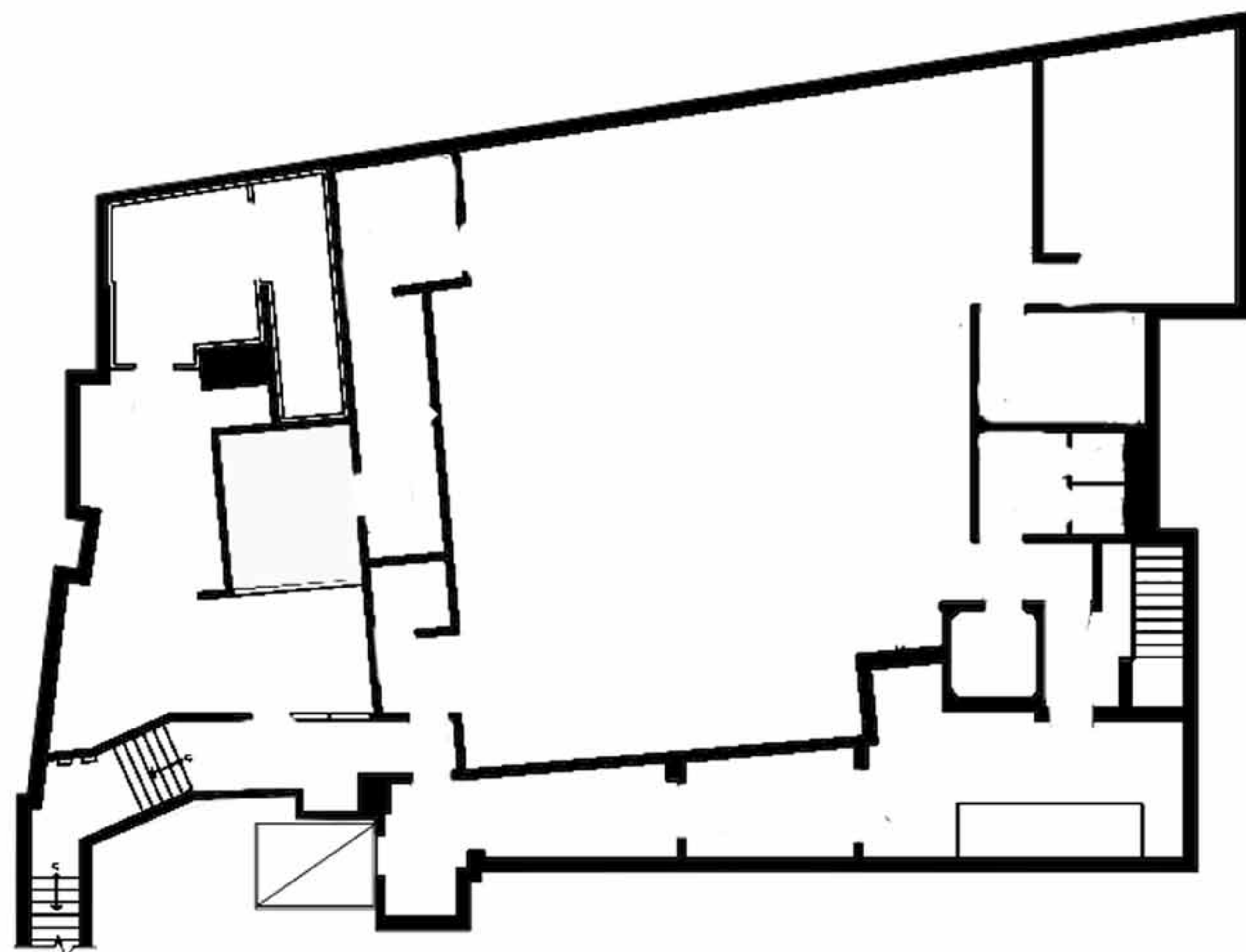
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# 1606 BROADWAY - Floorplan & Area Map



**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'  
**Term** .....Negotiable  
**Possesion** .....Immediate  
**Rent** .....Upon 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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