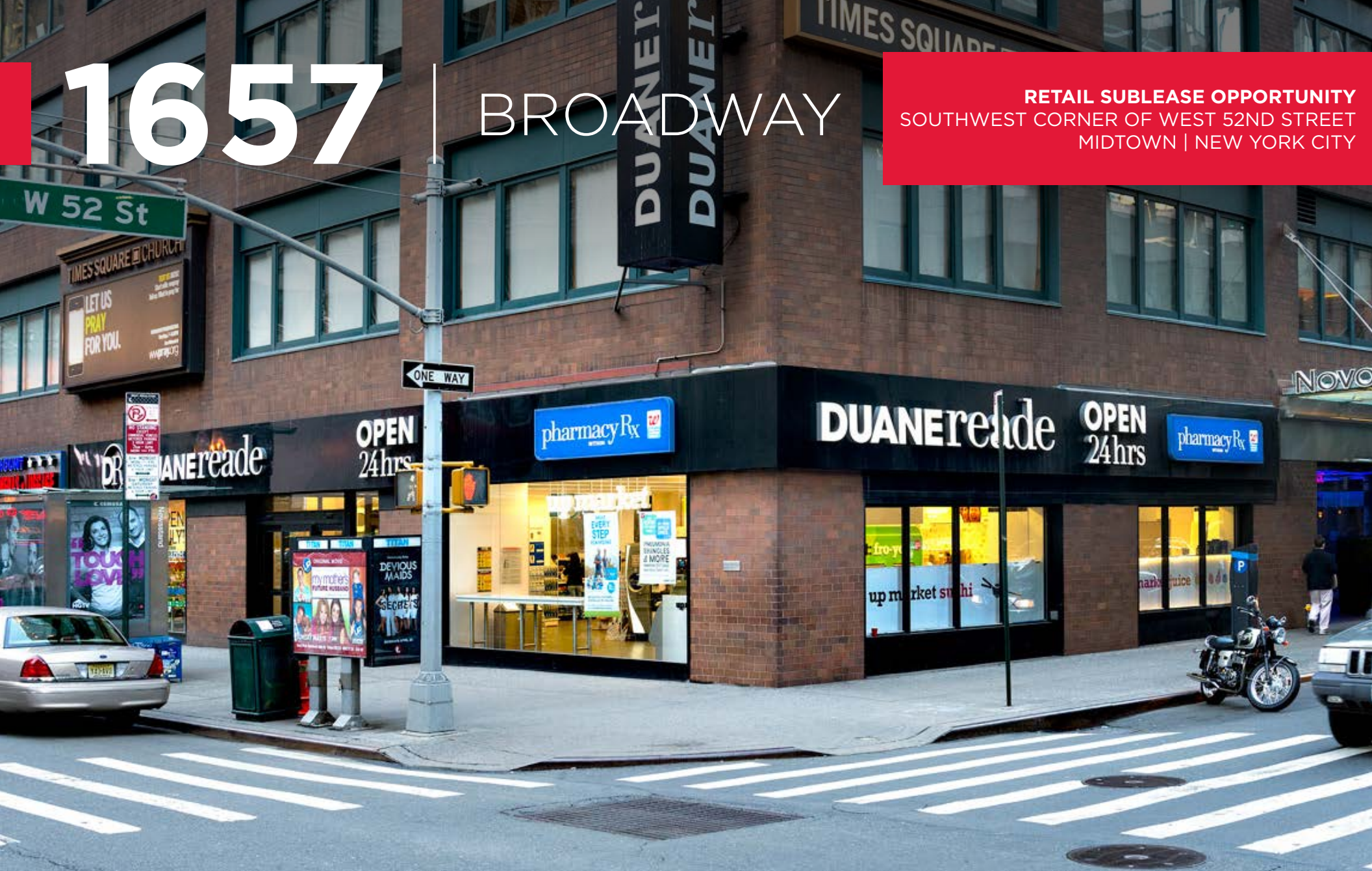


1657 | BROADWAY

RETAIL SUBLEASE OPPORTUNITY
SOUTHWEST CORNER OF WEST 52ND STREET
MIDTOWN | NEW YORK CITY



For more information contact:

Joanne Podell | 212 841 5972 | joanne.podell@cushwake.com

Michael Shalom | 212 698 2543 | michael.shalom@cushwake.com

Teddy Dolan | 212 698 5658 | teddy.dolan@cushwake.com

EXCLUSIVE SUBLEASE BROKER

Walgreens

**CUSHMAN &
WAKEFIELD**

1657

BROADWAY

RETAIL SPACE

Ground Floor	4,575 SF
Lower Level (Selling)	12,941 SF
Total	17,516 SF

FRONTAGE

Approximately **75'** on Broadway

SUBLEASE

6/30/2031

POSSESSION

Arranged

ASKING RENT

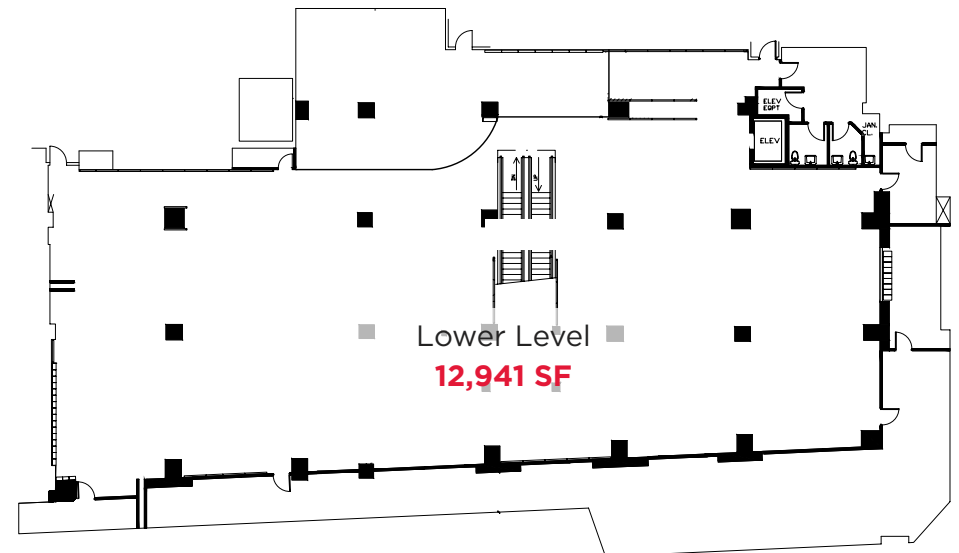
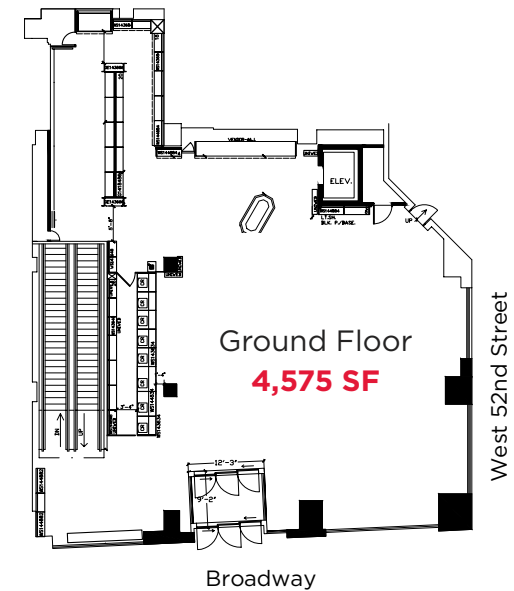
Upon request

KEY COMMENTS

- Prime Midtown West corner space with selling lower level
- Surrounded by Broadway theaters, restaurants, office buildings, and hotels
- Within a 4-minute walk of 4 subway stations (1,C,E,B,D,N,R,W) - servicing 20.2M+ annual riders (2023)
- All Offers are Subject to Real Estate Committee Approval

NEIGHBORING CO-TENANTS

- | | |
|----------------|------------------------|
| • Whole Foods | • Winter Garden |
| • Equinox | • Gallagher Steakhouse |
| • Din Tai Fung | • M Social Hotel |





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EIGHTH AVENUE | **BROADWAY** | **SEVENTH AVENUE**

W 55TH ST

NAYA, TD Bank, Hilton Garden Inn, Residence Inn, Scargo, DREAM HOTEL, HEAVEN ON 7TH MARKETPLACE

W 54TH ST

AMERITANIA, Ed Sullivan Theater, DUANE Reade by Walgreens, mezeh, DUNKIN', Roxy, PRET, SUBWAY, chop & go, SHAKE SHACK, BLANK STREET

W 53RD ST

ups, Broadway Theatre, THE GREAT GATSBY, August Wilson THEATRE, CHASE, BANK OF AMERICA

W 52ND ST

DIG INN, Gallagher's STEAKHOUSE, 1657 BROADWAY, MSOCIAL HOTEL, NEW YORK Times Square Cafe, McDonald's, THE MANHATTAN of South Square HOTEL, Starbucks

W 51ST ST

GERSHWIN THEATRE, 鼎泰豐, Paramount Plaza, EQUINOX, Scargo, Winter Garden Theatre, Applebees, ENLIGHTEN

W 50TH ST

CARNEGIE DINER & CAFE, Palm, citizen, The Theater Center, SPIN, The Food Emporium, Little's PEARL, Ambassador Theatre, CVS

W 49TH ST

Quality Bistro, 1345 Avenue of the Americas, THE LUXURY COLLECTION, ZIEGFELD, FACES & NAMES

BARTLEY DUNNES, New York Hilton MIDTOWN, bluemercury, LA GRANDE BOUCHERIE, Vendi, BLAT'S PIZZA, B D E

Sheraton, 1301 Avenue of the Americas, Citizens, LA BAIA, OCEAN PRIME

PRET, Starbucks, MASTRO'S STEAKHOUSE, BNP PARIBAS, Le Bernardin, UBS, citi, L'Ami PIERRE, NAYA CHOPT

THE MICHELANGELO, BOBBY VAN'S, MELT SHOP, LITTLE BEET, MEN'S WEARHOUSE, AVRA, STARHOTELS, GULL, RESTAURANT, THE CAPITAL, RESTAURANT, DUNKIN', BOBBY VAN'S GULL EST. 1963, MELT SHOP, LITTLE BEET, AVRA

L'ADERACH, CHARLES TYRWHITT SUPER RUNNERS, BARCLAYS

R Q N W