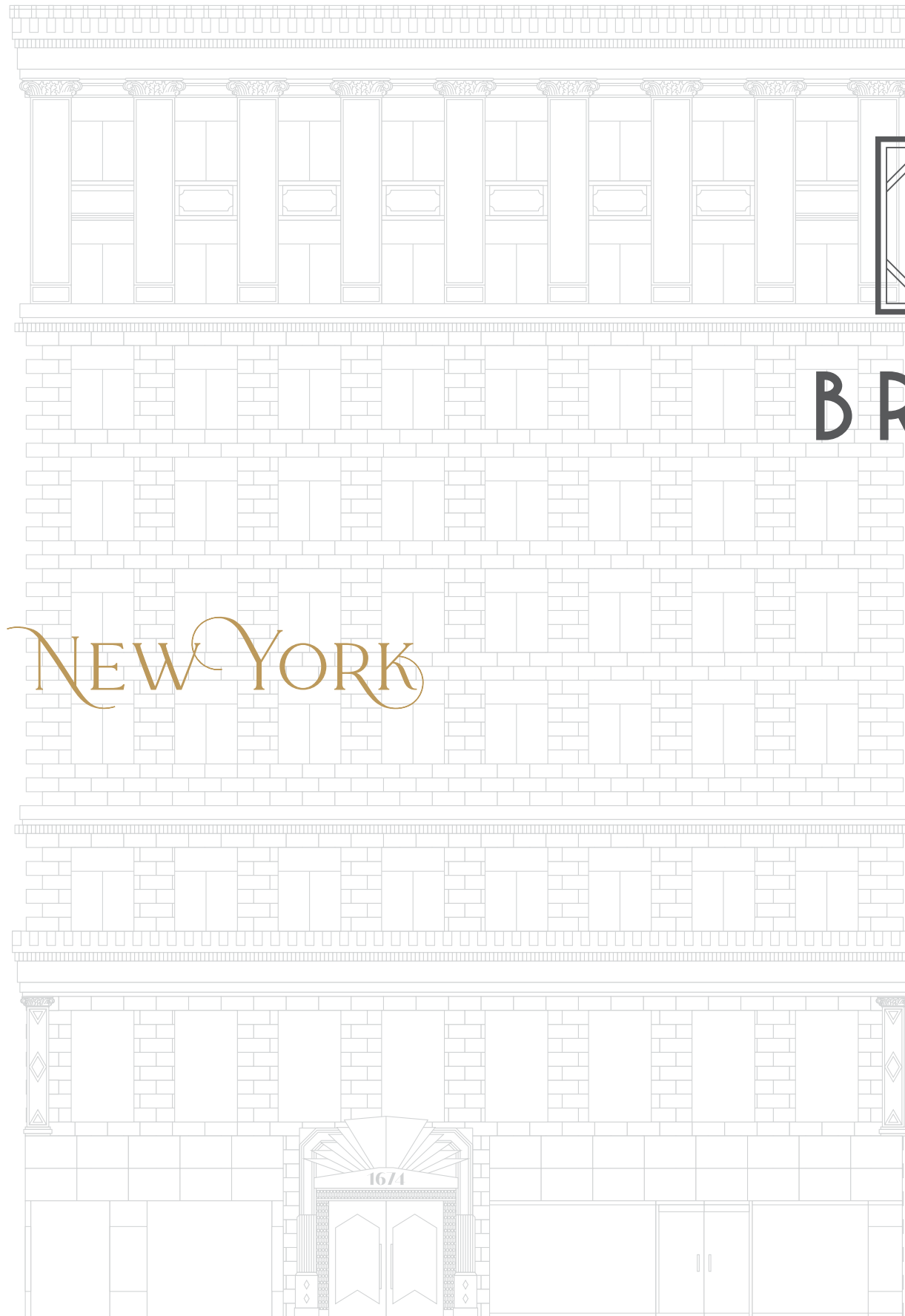




1674

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.



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

- Restaurant coming soon 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 Resturant, L'Occitane, M&M Store, Pret A Mager, and the Sheraton Hotel.

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

Owned & professionally managed by

EMME[®]

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 base with purple circular accents is in the foreground. The floor is made of large, grey, rectangular 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

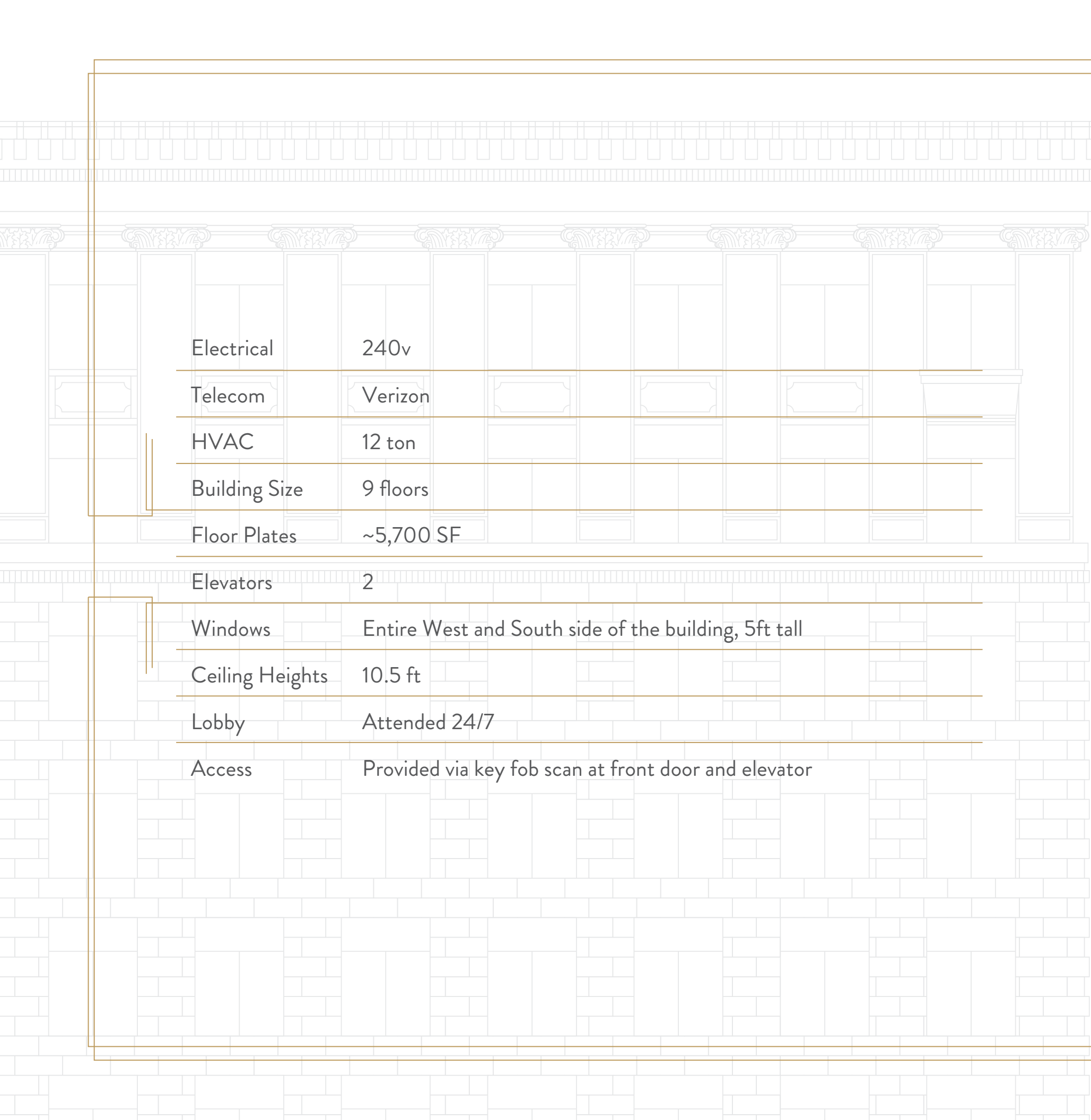
2 BLOCKS TO CENTRAL PARK

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

FOR MORE INFORMATION,
CONTACT THE EXCLUSIVE
OFFICE LEASING AGENTS:

Owned & professionally
managed by

EMMES[®]
• • • • •

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