

FORTY SIX^{BY} ARDEN FIFTY

4650 BROADWAY

Entrance Lobby on Broadway

*17,000 SF Lower Level with
Private Entrance on Broadway*

16 Foot Ceilings

On the border of Washington Heights and Inwood, Manhattan
across the street from Fort Tryon Park and The Cloisters

NEWMARK



40 FT OF BROADWAY FRONTAGE

EXECUTIVE SUMMARY

Flagship Project being developed by
The Arden Group

Up to 19,000 SF on lower level

Lobby frontage along Broadway and
Sherman Avenue intersection

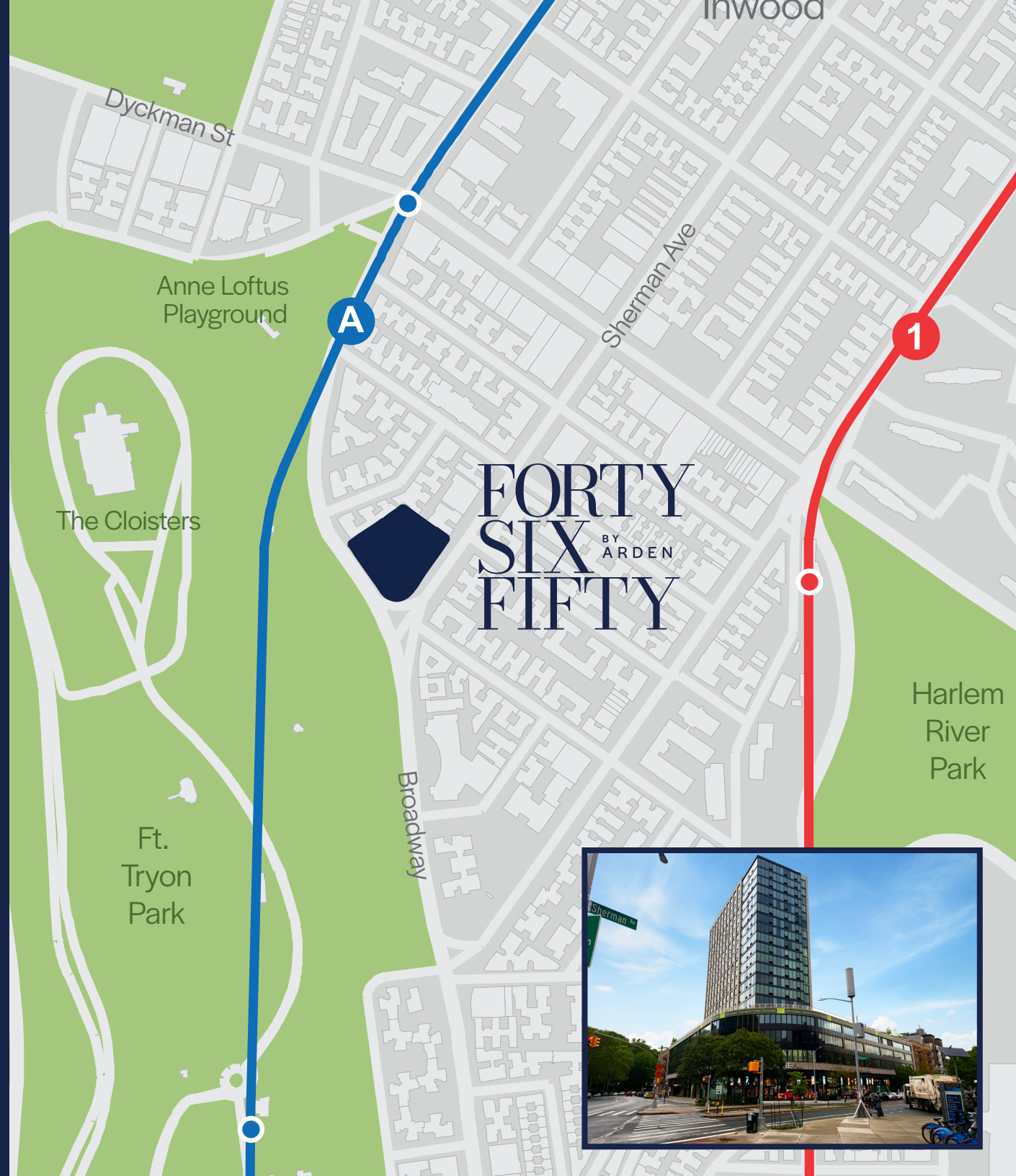
Across the street from entrance to
Fort Tryon Park and The Cloisters

Long term lease available

Ceiling heights of 16'

On site parking available

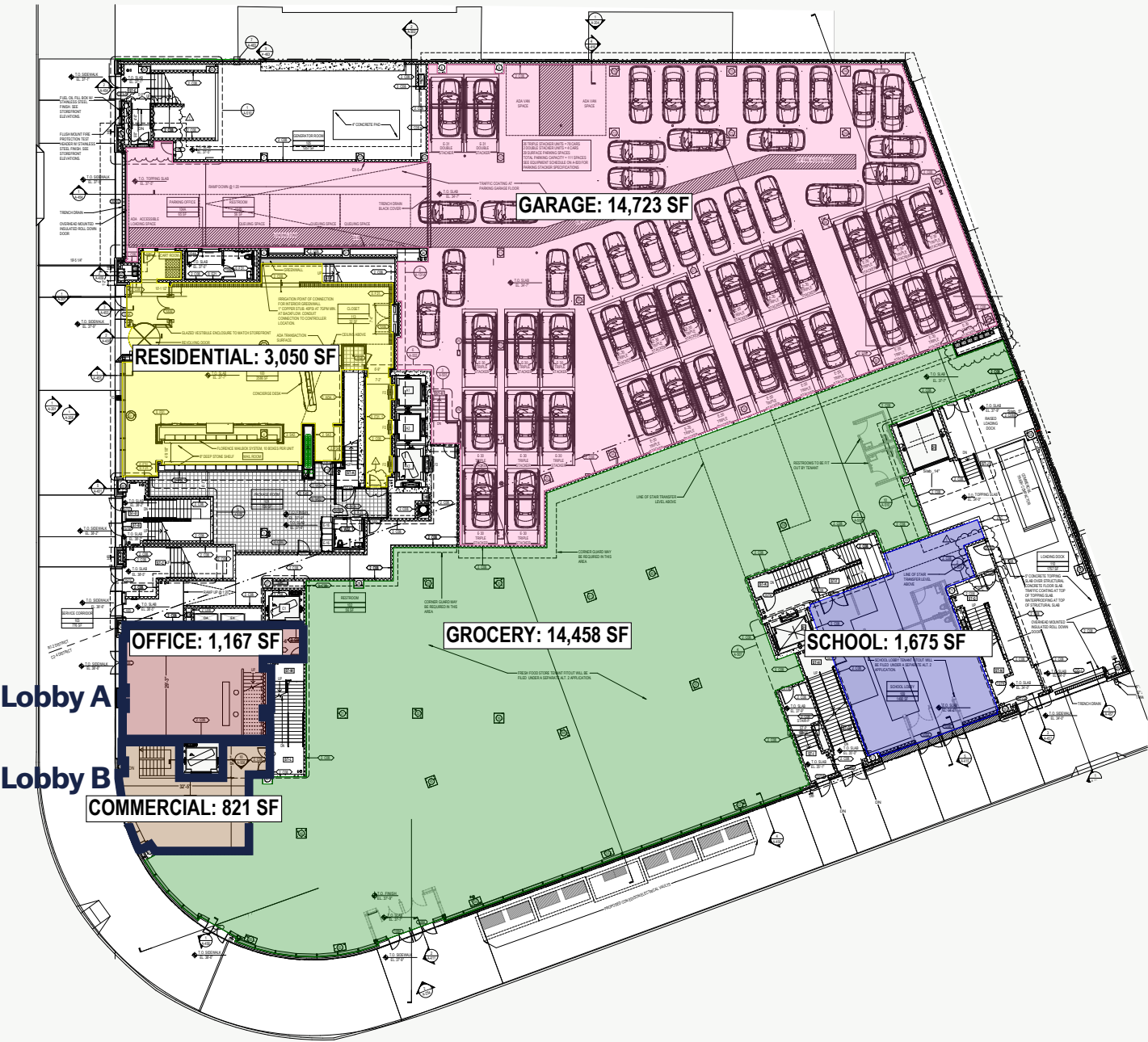
Two blocks from both
A and **1** subway at
Dyckman Street



GROUND FLOOR

Lobby A
1,167 SF

Lobby B
821 SF



Lobby A

Lobby B

LOWER LEVEL

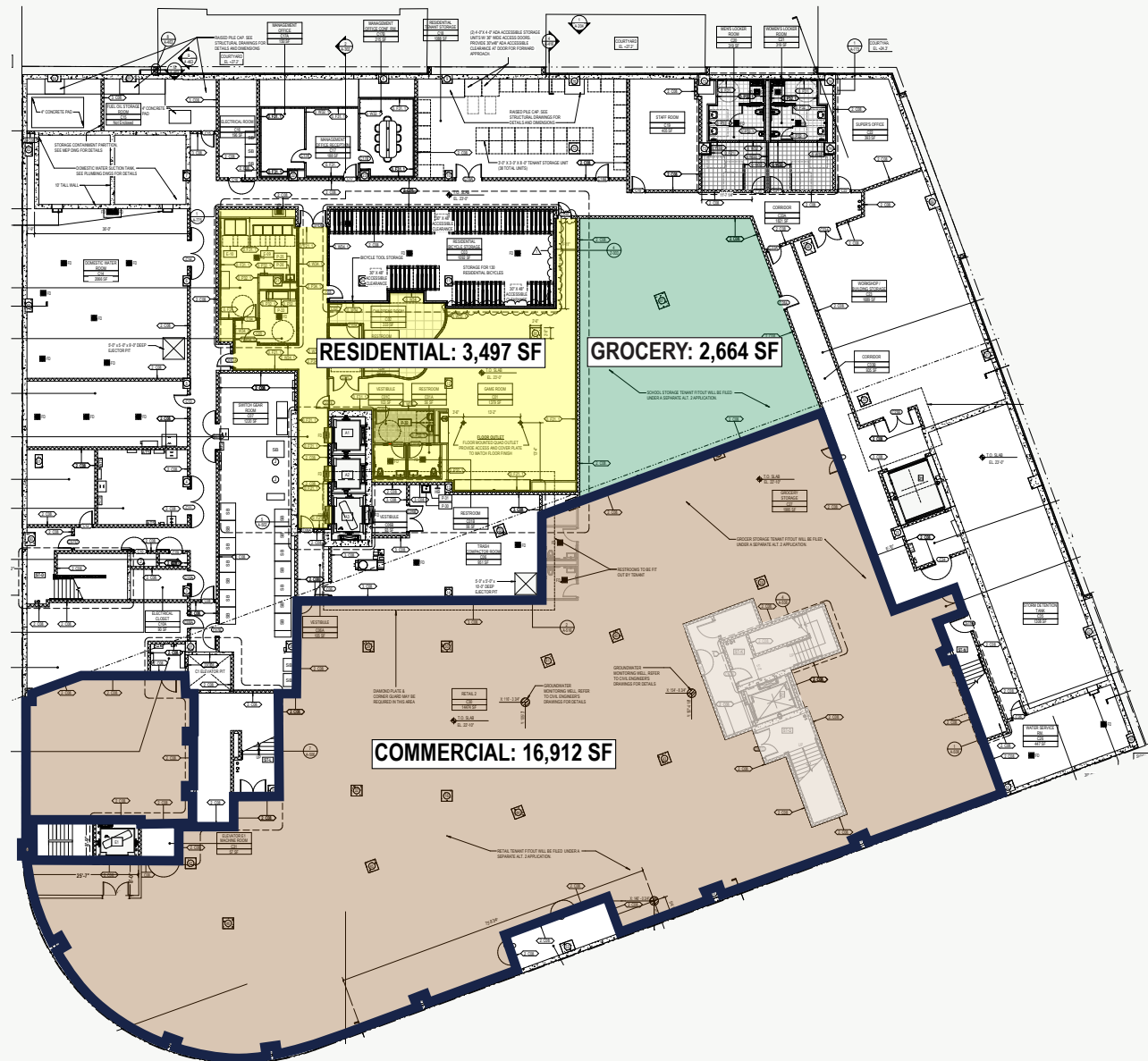
with Private Entrance on Broadway

Dedicated Lobby

821 SF

Retail Space

16,512 SF





EXCLUSIVE ELEVATOR LOBBY ALONG BROADWAY



FORTY SIX^{BY} FIFTY ARDEN

For more information, please contact:

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NEWMARK

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