

THE NEXT CHAPTER OF WORK

# 1745 Broadway

FULLY-FURNISHED  
SUBLEASE





# AVAILABILITIES

2<sup>nd</sup> Floor: 35,138 RSF

6<sup>th</sup> Floor: 29,301 RSF

~~8<sup>th</sup> Floor: LEASED~~

~~9<sup>th</sup> Floor: LEASED~~

10<sup>th</sup> Floor: 26,366 RSF

11<sup>th</sup> Floor: 26,366 RSF

12<sup>th</sup> Floor: 26,366 RSF

**LARGE  
BLOCK  
OPPORTUNITY  
79,098 SF**

~~21<sup>st</sup> Floor: LEASED~~

~~22<sup>nd</sup> Floor: LEASED~~

TOTAL: 151,487 RSF

**\$ ASKING RENT**  
Upon Request

**Immediately  
TERM**

**1 POSSESSION**

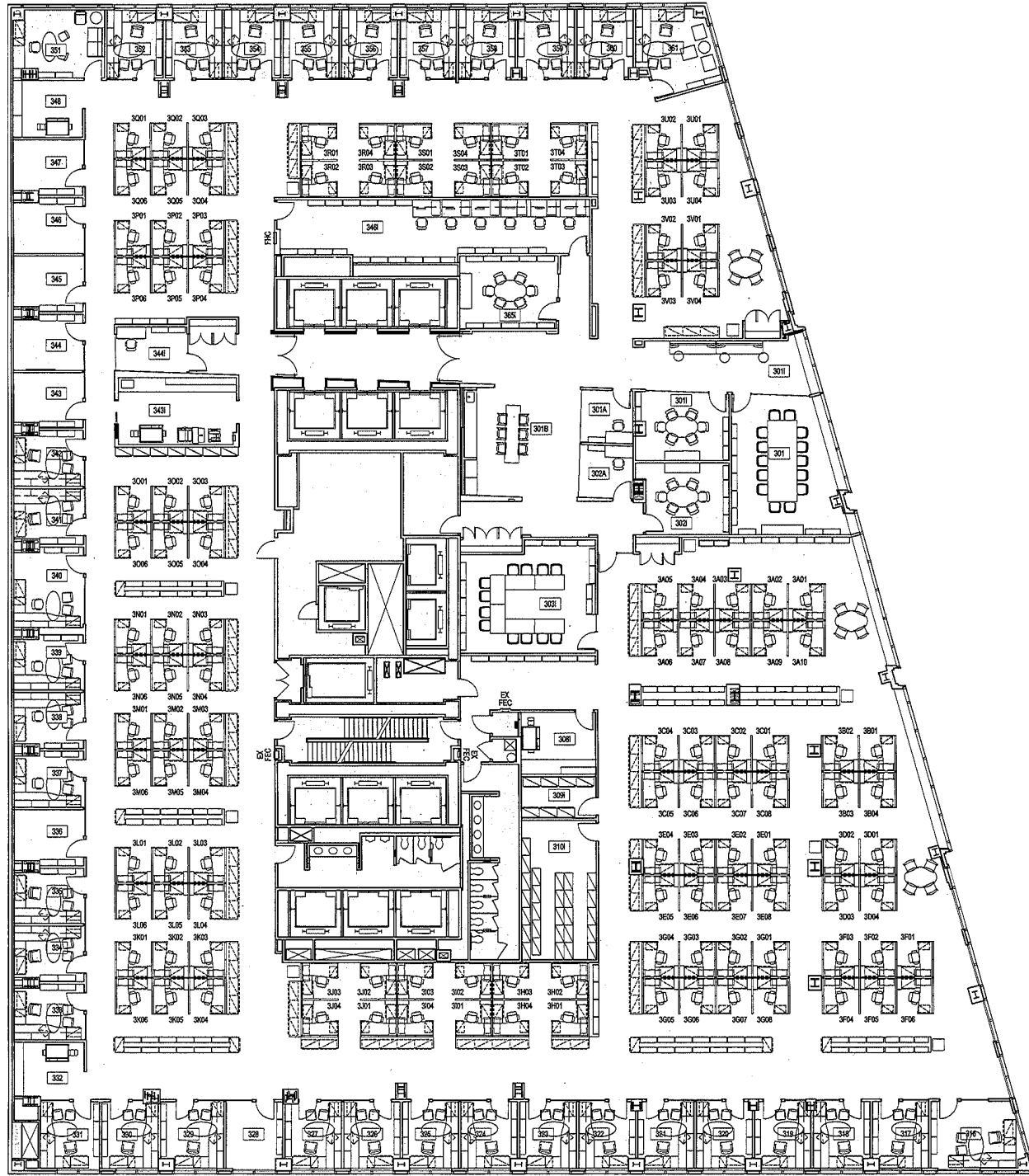
Through June 30, 2033  
**FULLY-FURNISHED  
SUBLEASE**

**REASONABLE DIVISIONS**  
Per Floor Available



# REPRESENTATIVE BASE FLOOR PLAN

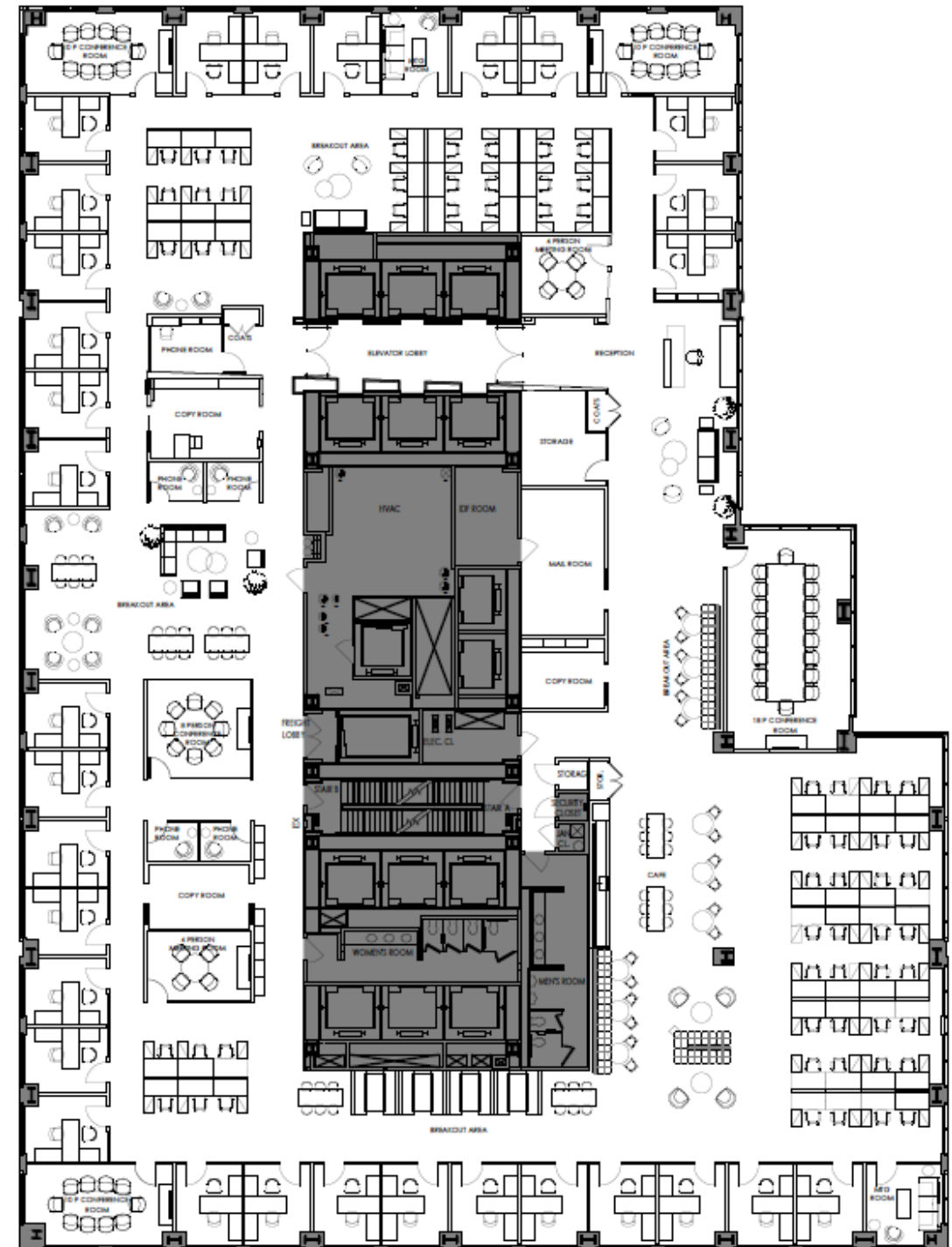
26,366 RSF



COMBINATION  
SWITCHER  
EMERGENCY  
ELECTRIC  
15 FT. CLEARANCE  
THIS SIGN



**REPRESENTATIVE  
12TH FLOOR HYPOTHETICAL PLAN  
26,366 RSF**



# 6TH FLOOR HYPOTHETICAL OPTIONS

VIRTUAL TOUR

## KEY FOR ALL OPTIONS

SPACE TYPE	QTY TOTAL
CONFERENCE ROOM (16 P)	1
MEETING ROOM	5
PANTRY	1
BREAKOUT AREAS	5
COPY	2

### OPTION 1 - OFFICE INTENSIVE



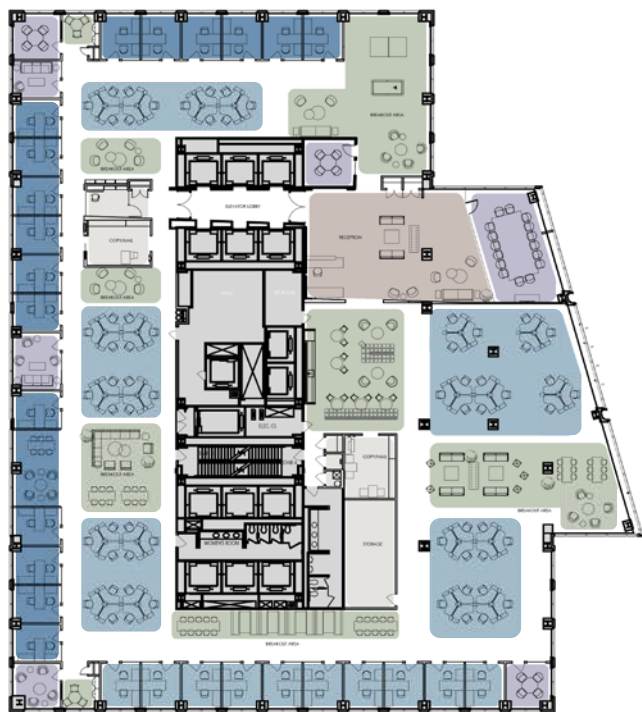
SPACE TYPE	QTY TOTAL
OFFICES	29
WORKSTATIONS	93
RECEPTION	1
<b>TOTAL</b>	<b>122</b>

### OPTION 2 - MODERATE OFFICE/OPEN AREA



SPACE TYPE	QTY TOTAL
OFFICES	29
WORKSTATIONS	78
RECEPTION	1
<b>TOTAL</b>	<b>108</b>

### OPTION 3 - OFFICE-INTENSIVE



SPACE TYPE	QTY TOTAL
OFFICES	27
WORKSTATIONS	66
RECEPTION	1
<b>TOTAL</b>	<b>94</b>



# SPACE FEATURES



Each floor is newly built with a mix of offices, conference rooms and open area



Floors can be leased separately or collectively



Furniture is available for subtenant use



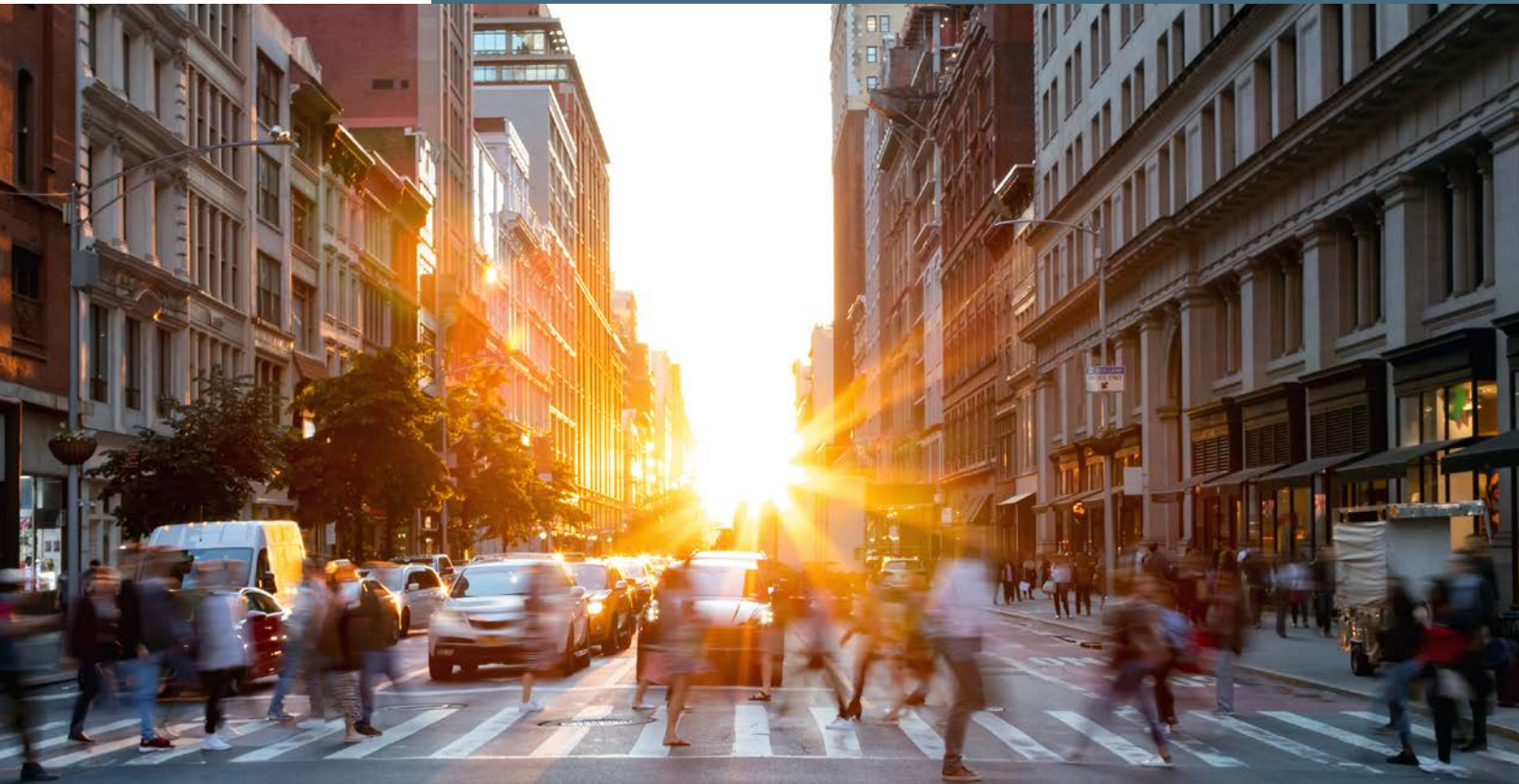
Sublandlord will provide a TI allowance



2nd Floor available for sublease to a café or conference center operator



# BUILDING FEATURES



POPULATION:  
**1,172,216**

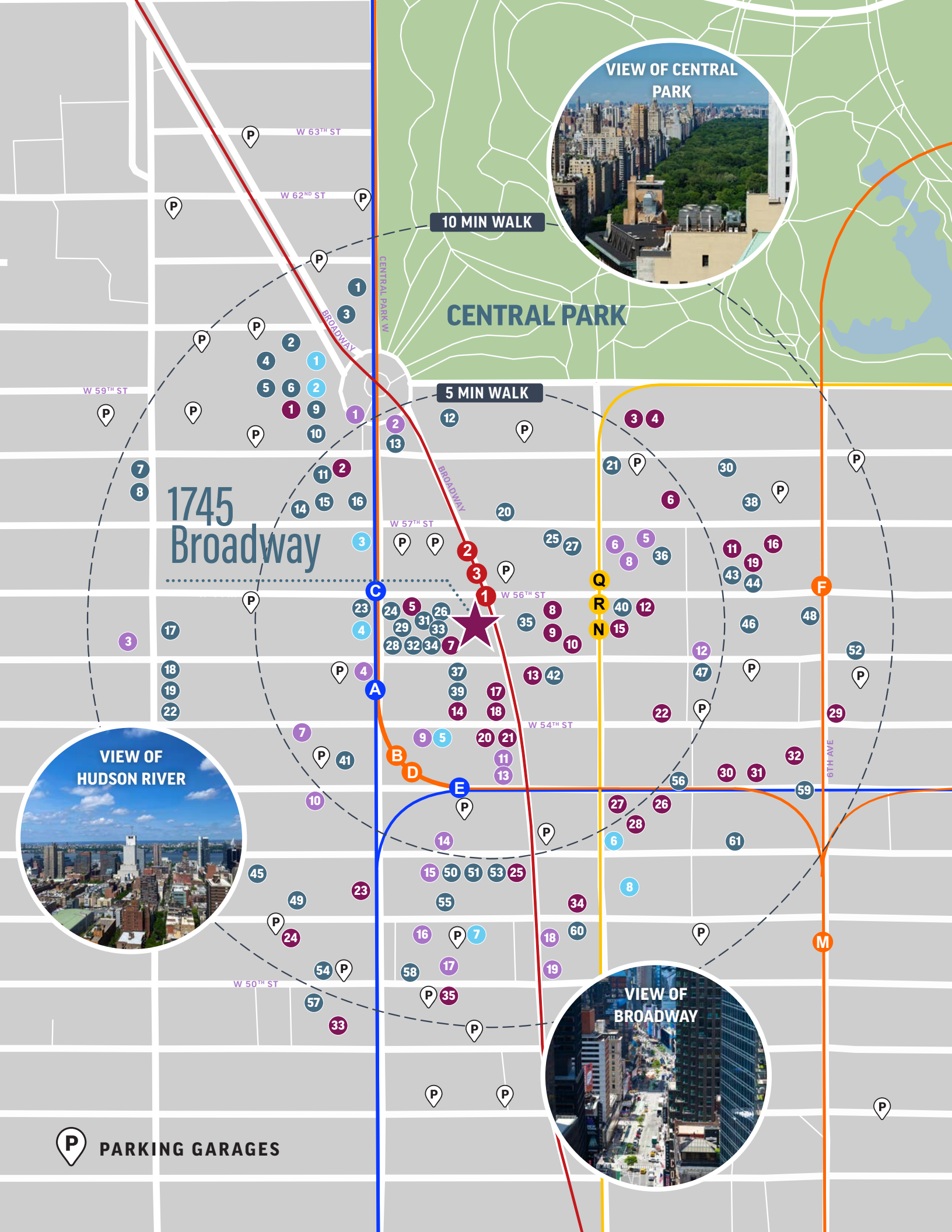
MEDIAN AGE:  
**38.3**

AVERAGE HH INCOME:  
**\$128,489**

MEDIAN HH INCOME:  
**\$93,490**

- 1745 Broadway utilizes Switch Automation, a smart building platform, that enables a more efficient operation through real-time monitoring, resulting in a reduction in maintenance costs as systems are optimized. The early identification of repairs and system optimization also increases opportunities for utility savings. In addition to the potential savings pass-through, the system allows for tenant engagement by providing a platform that allows tenants to view their real time usage and operations.
- The building's commitment to sustainability as reflected in the LEED Gold rating and Energy Star certification contributes to a reduction in the overall carbon footprint of the tenants as well as reduced operating costs.
- Building has achieved a WiredScore GOLD certification
- Lobby recently went through a brand-new renovation
- Prime location featuring great access to transportation
- Floor-to-ceiling windows
- Efficient floors with minimal columns
- Slab heights range from 12'6" to 14'6"
- Tremendous views and abundance of natural light





# LOCAL AMENITIES

## RESTAURANTS

- |                                   |                                |                                 |                                  |
|-----------------------------------|--------------------------------|---------------------------------|----------------------------------|
| 1. Jean-Georges                   | 17. Kashkaval Garden           | 33. Donburiya                   | 49. Ippudo Westside              |
| 2. Porter House Bar and Grill     | 18. Noodles                    | 34. Soba Noodle Azuma           | 50. Haswell Green's              |
| 3. Nougatine at Jean-Georges      | 19. Bocca di Bacco             | 35. SUGARFISH                   | 51. Victor's Cafe                |
| 4. Dizzy's Club                   | 20. Wolf at Nordstrom NYC      | 36. The Russian Tea Room        | 52. PizzArte                     |
| 5. Masa                           | 21. Petrossian Boutique & Cafe | 37. Vida Verde                  | 53. Gallaghers Steakhouse        |
| 6. Bluebird London NYC            | 22. El Centro                  | 38. Angelo's Coal Oven Pizzeria | 54. Don Antonio                  |
| 7. Masseria dei Vini              | 23. Guantanamera               | 39. McGee's Pub                 | 55. Saar Indian Bistro           |
| 8. The Burrito Box                | 24. Deep Indian Kitchen        | 40. Souvlaki GR                 | 56. La Grande Boucherie          |
| 9. Per Se                         | 25. Brooklyn Diner             | 41. Pick A Bagel                | 57. The Blue Dog Cookhouse & Bar |
| 10. Momofuku Noodle Bar           | 26. Patsy's Italian Restaurant | 42. Tanner Smiths               | 58. Toloache 50                  |
| 11. Blue Ribbon Sushi Bar & Grill | 27. Trattoria Dell'Arte        | 43. Indian Accent               | 59. The Halal Guys               |
| 12. Marea                         | 28. Chai Thai Kitchen          | 44. Burger Joint                | 60. Ellen's Stardust Diner       |
| 13. Robert                        | 29. Mughlai Indian Cuisine     | 45. Danji                       | 61. Ocean Prime                  |
| 14. ABA Turkish Restaurant        | 30. Loi Estiatorio             | 46. Estiatorio Milos            |                                  |
| 15. Bareburger                    | 31. Yakitori Totto             | 47. Black Tap                   |                                  |
| 16. Pop's Pizzas                  | 32. The Original Soupman       | 48. Pazza Notte                 |                                  |

## HOTELS

- |                                 |                               |                                 |                                   |
|---------------------------------|-------------------------------|---------------------------------|-----------------------------------|
| 1. Mandarin Oriental - New York | 10. WestHouse Hotel New York  | 19. Thompson Central Park       | 28. Sheraton Hotel & Towers       |
| 2. Six Columbus - Central Park  | 11. Le Meridien New York      | 20. Ameritania Time Square      | 29. Warwick New York              |
| 3. JW Marriott Essex House      | 12. The Carnegie Hotel        | 21. Americana Hotel             | 30. Hilton Club The Residences    |
| 4. Essex House Residences       | 13. Dream Midtown             | 22. Conrad New York Midtown     | 31. The Hilton Club               |
| 5. Da Vinci Hotel               | 14. Hilton Garden Inn         | 23. Hampton Inn Manhattan       | 32. New York Hilton Midtown       |
| 6. Park Hyatt New York          | 15. Wellington Hotel          | 24. Washington Jefferson Hotel  | 33. Hub Hotel Time Square         |
| 7. The Moderne Hotel            | 16. Hilton Club West          | 25. M Social Hotel              | 34. The Manhattan at Times Square |
| 8. The Manhattan Club           | 17. Courtyard by Marriott     | 26. Sheraton Times Square Hotel | 35. The Amsterdam Court Hotel     |
| 9. Park Central Hotel New York  | 18. Residence Inn by Marriott | 27. Sheraton                    |                                   |

## FITNESS

- Equinox Columbus Circle
- Bootcamp Republic
- Hearst Tower The Club
- Essential Fitness NYC
- Crunch Fitness - 54th Street
- Beshar Fitness
- Equinox West 50th Street
- Athletic & Swim Club

## ENTERTAINMENT

- |                                       |  |                                  |
|---------------------------------------|--|----------------------------------|
| 1. Jazz at Lincoln Center             | 8. Zankel Hall                         | 15. Neil Simon Theatre           |
| 2. Museum of Arts and Design          | 9. Studio 54 Theatre                   | 16. Gershwin Theatre             |
| 3. Alvin Ailey American Dance Theater | 10. Broadway Comedy Club               | 17. Circle in the Square Theatre |
| 4. SPYSCAPE                           | 11. Ed Sullivan Theater                | 18. The Iridium                  |
| 5. Weill Recital Hall                 | 12. New York City Center               | 19. Winter Garden Theatre        |
| 6. Carnegie Hall                      | 13. The Late Show with Stephen Colbert |                                  |
| 7. American Theatre of Actors         | 14. August Wilson Theatre              |                                  |



1745  
Broadway

# A DAY IN THE LIFE

At 1745 Broadway, you can eat, work, shop, and relax – all within your neighborhood! Enjoy each day both in and out of the office.

*Here is what an average day can look like:*

## 8:30AM COFFEE & PASTRY AT BIBBLE AND SIP

Trained in French confectionery and inspired by Asian flavors, the team at this family-run business serves house-made baked goods and top-quality coffee and tea. Stop in to grab your morning coffee!



## 12:00PM LUNCH AT SWEETGREEN

Looking for a quick, healthy grab & go lunch? Check out sweetgreen for a variety of salads and warm bowls! Their menu rotates 5 times a year based on seasonal produce availability and freshness, and you can order ahead for pickup on their app. A neighborhood staple and favorite, we recommend the Kale Caesar salad!



## 5:00PM FRESH AIR IN CENTRAL PARK OR SHOPPING AT NORDSTROM

Take a short walk to Central Park and enjoy the fresh air, wooded landscape and beautiful atmosphere. Or walk one-and-half blocks to Nordstrom to browse and shop.



## 6:00PM DINNER AT LEGENDARY PATSY'S ITALIAN RESTAURANT

Trained in French confectionery and inspired by Known as the restaurant Frank Sinatra made famous, the family-owned restaurant has been serving signature Italian dishes to theatergoers and celebrities since 1944. *Tip: They are famous for their Tortellini Bolognese!*



## 8:00PM BROADWAY SHOW AT THE HISTORIC NEIL SIMON THEATRE

Catch one of Broadway's hit shows at the Neil Simon Theatre, home to the original productions of Annie (1977) and Hairspray (2002) and where Liza Minnelli and Ethel Merman each debuted.



# 1745 Broadway



TO TOUR THIS OPPORTUNITY,  
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