

1411

BROADWAY





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## A FULL-BLOCK BUILDING

1411 Broadway is a full-block building on Broadway between West 39th and West 40th Streets. The only building in the area with a plaza, it has recently undergone significant capital improvements. An updated lobby features a striking monumental artwork, and new elevators have been installed. An extraordinary roof deck is also planned (delivery 1H 2027) with amenity programming and never-before-seen views of the city.





# 1411

BROADWAY









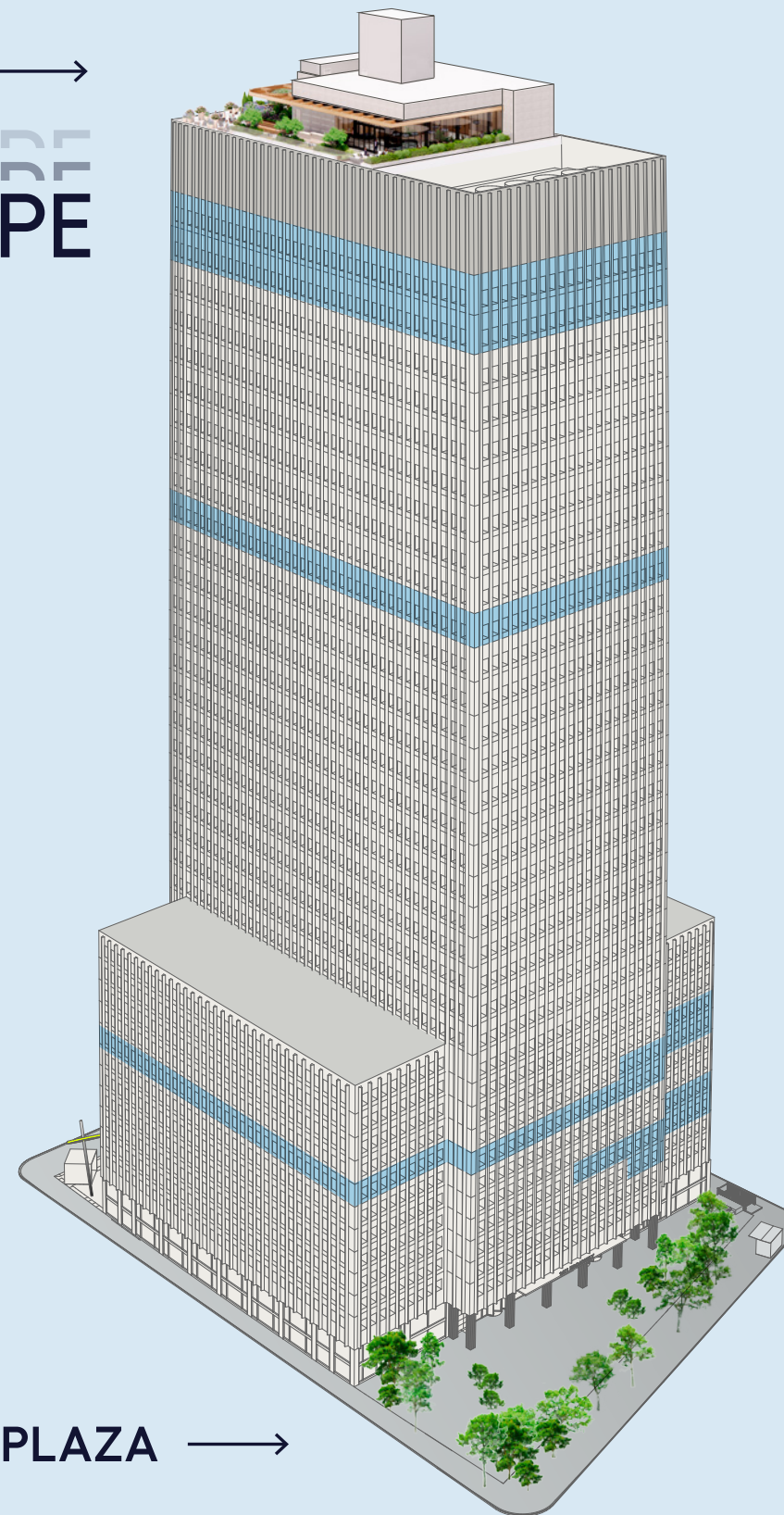
1411  
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# BUILDING AVAILABILITIES

For floor-plans please download  
our availability:

ROOF TERRACE →

SKYSCAPE



## THE PLAZA →

Floor	RSF	Availability
40	Mechanical	
39	25,261 RSF	Immediate
38	25,261 RSF	Immediate
37	25,261 RSF	Immediate
36	25,261 RSF	Immediate
35	25,261 RSF	Immediate
34	25,261 RSF	Immediate
33	25,261 RSF	Immediate
32	25,261 RSF	Immediate
31	25,261 RSF	Immediate
30	25,261 RSF	1/2026
29	25,261 RSF	Immediate
28	25,261 RSF	Immediate
27	25,261 RSF	Immediate
26	25,261 RSF	Immediate
25	25,261 RSF	Immediate
24	25,261 RSF	Immediate
23	25,261 RSF	Immediate
22	25,261 RSF	Immediate
21	25,261 RSF	Immediate
20	25,261 RSF	Immediate
19	25,261 RSF	Immediate
18	25,261 RSF	Immediate
17	25,261 RSF	Immediate
16	25,261 RSF	Immediate
15	25,261 RSF	Immediate
14	25,261 RSF	Immediate
13	25,261 RSF	Immediate
12	25,261 RSF	Immediate
11	25,261 RSF	Immediate
10*	5,559 RSF 12,823 RSF	Immediate Immediate
9	25,207 RSF	Immediate
8	25,207 RSF	Immediate
7	21,188 RSF	Immediate
6	11,568 RSF	Immediate

\* Both 10<sup>TH</sup> Floor listings can be combined together.



# INVITING, ACTIVATED NEW LOBBY EXPERIENCE

Designed by KPF, the scope included the installation of a monumental 8' x 63' Yaacov Agam artwork, a continuous counter stretching the length of the artwork that provides various levels of standing and seating options, private seating banquettes, task lighting, and seasonal landscaping.

The elevators have been modernized and cabs renovated as part of the lobby redevelopment program.









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LOBBY ART WORK AND TURNSTILES



# BUILDING SAMPLE FINISHES

Modern building finishes that reflect a clean, sleek, and functional aesthetic and high-quality materials.







# SKYSCAPE

AT 1411 BROADWAY



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## SPECTACULAR 360 CITYWIDE VIEWS

Skyscape at 1411 Broadway is the building's brand new amenity deck for the exclusive use of 1411's tenants and their guests. The space features a bar and lounge, conferencing facilities for up to 80 people, and a phenomenal landscaped outdoor terrace area with seating and tables.

Skyscape is the perfect place to hold private events, meetings, after work drinks, or to simply enjoy a change of scenery and breathtaking views during the working day.

Delivery 1H 2027.



SKYSCAPE LANDSCAPING



# SKYSCAPE

AT 1411 BROADWAY

## FOR COFFEE, LUNCH, OR DRINKS AFTER WORK

Tenants at 1411 Broadway can enjoy never-before-seen views of the city during the day and at night at Skyscape. With indoor and outdoor seating and a bar lounge area, the building's exclusive amenity deck can be enjoyed all year round.



OUTDOOR TERRACE



# SKYSCAPE

AT 1411 BROADWAY

## INDOOR LOUNGE

The indoor lounge at Skyscape provides soft seating areas, a bar, meeting spaces, and work stations, creating an activated area suited to a multitude of different uses.



INDOOR LOUNGE





NEVER-BEFORE-SEEN VIEWS



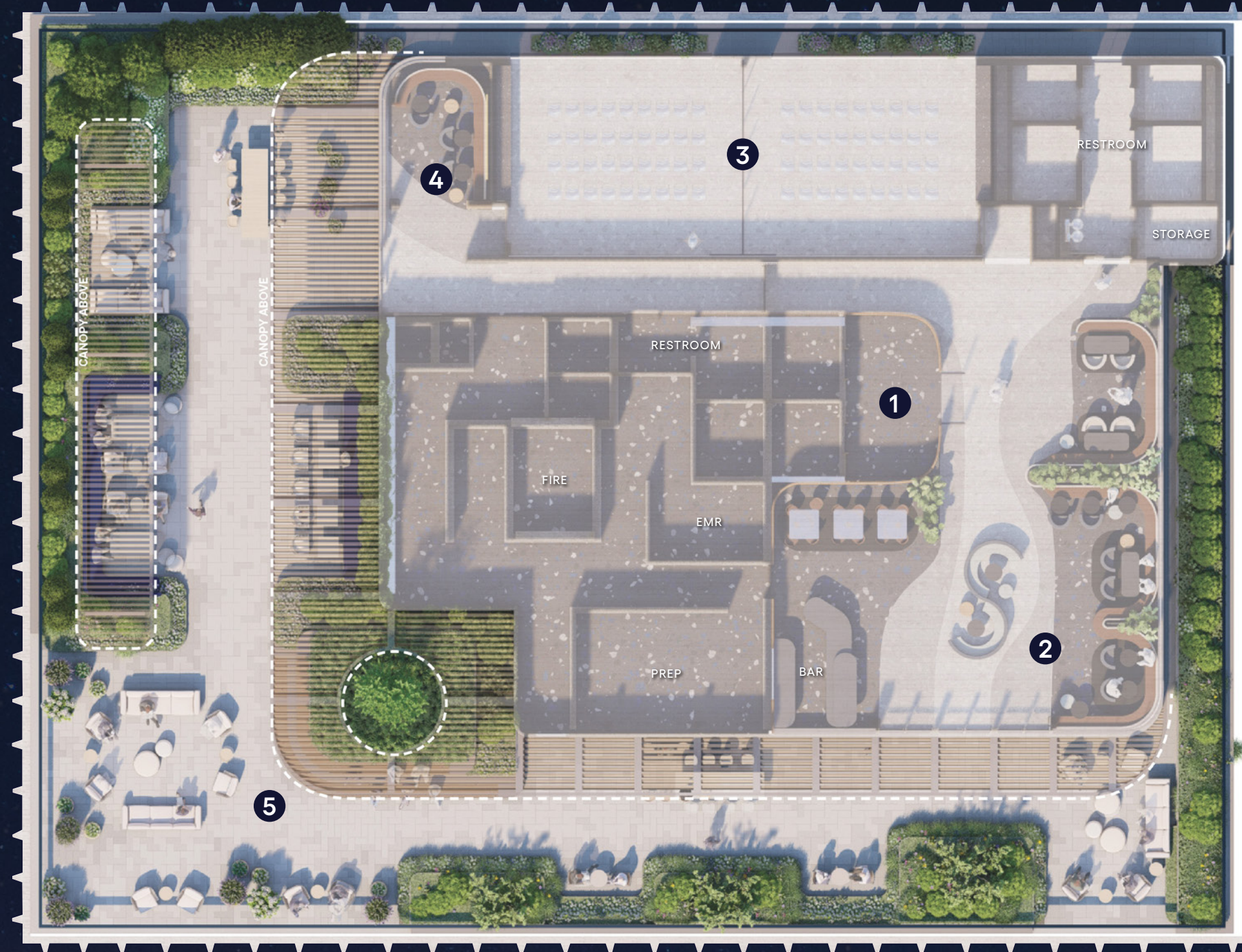
# SKYSCAPE

AT 1411 BROADWAY

## ROOF TERRACE

1. Arrival
2. Lounge
3. Conference
4. Pre-Function
5. Outside Terrace

SEVENTH AVENUE







TOWARDS DOWNTOWN





FROM DOWNTOWN TO HUDSON YARDS











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BROADWAY

## A PERFECT LOCATION

1411 Broadway is located in the heart of midtown Manhattan, close to Bryant Park, Grand Central Station, and Penn Station. It is incredibly well connected via numerous subway lines and easy to get to from out of town.



BRYANT PARK





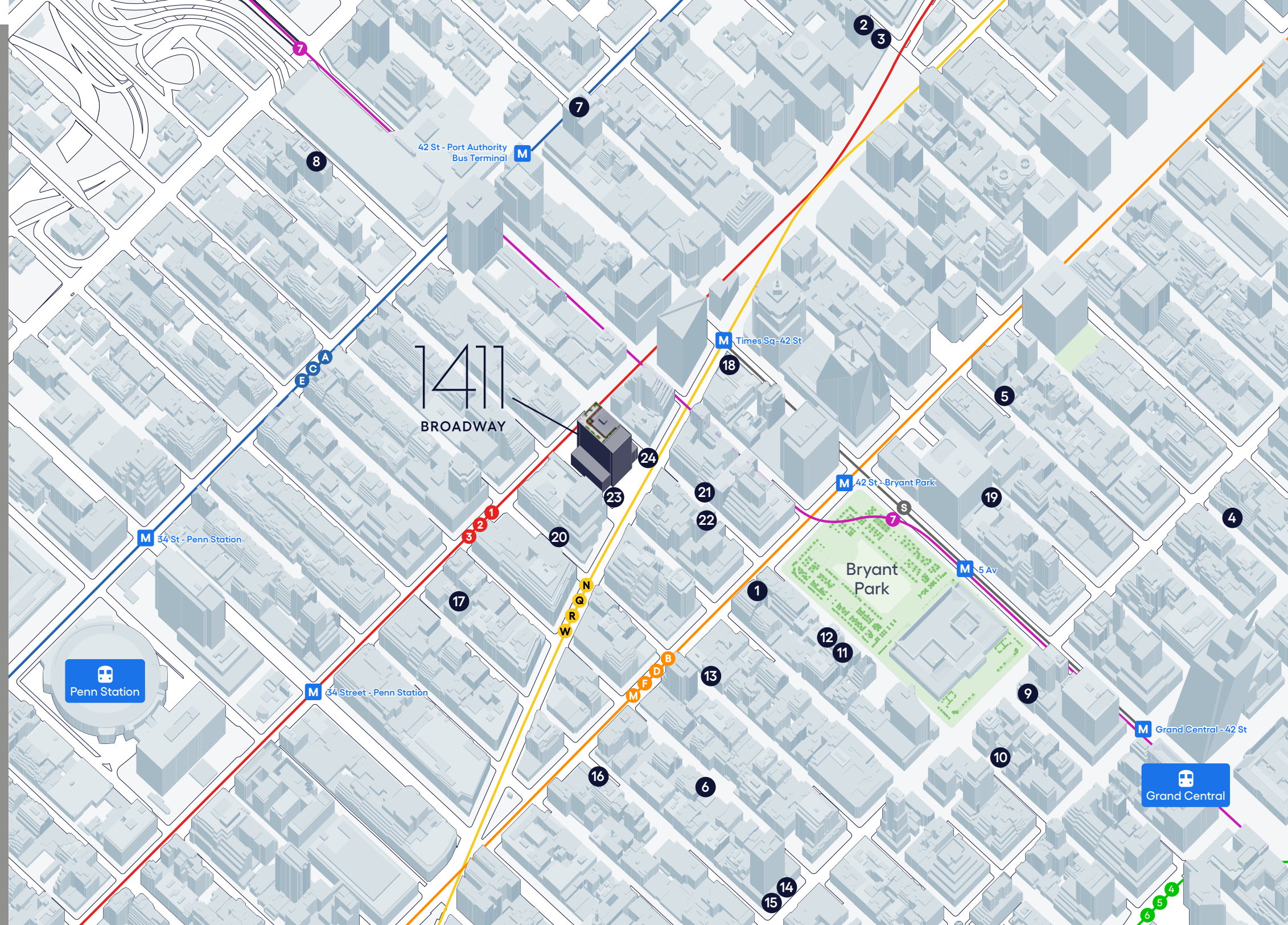


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## A PERFECT LOCATION

1. Angelina Paris
2. W New York Times Square
3. Blue Fin
4. Morton's Steakhouse
5. The Algonquin Hotel
6. Frankie & Johnnie's Steakhouse
7. The Westin NY at Times Square
8. Four Points by Sheraton
9. Andaz 5th Avenue
10. Courtyard by Marriott
11. Bryant Park Hotel
12. Koi
13. The Refinery Hotel
14. The Langham
15. Al Fiori
16. Keen's Steakhouse
17. Moxy Hotel
18. Knickerbocker Hotel
19. Gabriel Kreuther
20. Arno
21. Mexicue
22. Croton Reservoir
23. Chase Bank
24. Starbucks





## BUILDING SPECIFICATIONS

**YEAR COMPLETED:**

1970. With 40M of additional renovations underway with the lobby activation and roof deck amenity.

**BUILDING AREA:**

1,200,000 RSF

**BUILDING HEIGHT:**

40 floors above grade,  
2 floors below grade.

## FLOOR LAYOUT:

Center core with windows on all four exposures.

### FLOOR SIZES:

Mezzanine: 19,231+/- RSF  
Floors 2-12: 44,181+/- RSF  
Floors 13-14: N/A Mechanical  
Floors 15-24: 24,845+/- RSF  
Floors 25-26: 24,339+/- RSF  
Floors 27-39: 25,261+/- RSF

**LOCATION:**

Situated on Broadway and 40th Street, Seventh Avenue and 39th Street.

## DESIGN AND CONSTRUCTION:

Architect: Irwin S. Chanin

### CONSTRUCTION:

Steel frame construction, fireproofed columns and poured concrete slabs.

### SLAB-TO-SLAB HEIGHT:

Floors 2–37: 11'6" +/- slab-to-slab  
Floor 38: 12'1" +/- slab-to-slab  
Floor 39: 15'5" +/- slab-to-slab

**FLOOR LOAD:**

Below grade: 100psf  
Ground: 100psf  
Floors 2–12: 75psf  
Floors 13–14: 150psf  
Floors 15–39: 75psf

## PASSENGER ELEVATORS:

Base (L-9): 6 cabs  
Low rise (9-12): 4 cabs  
Mid rise (15-22): 4 cabs  
High rise (23-29): 8 cabs

## FREIGHT ELEVATORS:

Sub-basement to 40: 2 cabs  
Sub-basement to 12: 1 cab

## LOADING DOCK:

Enclosed, 4-bay loading dock off  
40th Street.

GENERATOR:

1-225 KW natural gas generator on the 40th floor for life safety use only.

## HVAC:

2-pipe perimeter induction and central air handler units, with chilled water and hot water heating coils, provide heating and cooling.

The system includes two 1,500 ton, R11 centrifugal compressors with Murray steam turbines located on the 40th floor. Four cell Marley cooling tower on roof.

Auxiliary condenser water is provided by a 500 ton Evapco and a 500-ton Marley cooling tower on the roof. The office portion of the building is divided into three zones (Low zone 2–12, Mid zone 15–26 and High floors 27–39). Steam provided by ConEdison.

TELECOM/CATV:

Current providers are AT&T, Cablevision Lightpath, Cogent, Pilot Fiber, Spectrum (formerly TWC), Verizon, Wave2Wave (wireless broadband).

### OTHER SYSTEMS AND FACILITIES:

Security desk attended 24/7.  
Lobby monitored by CCTV.

**LIFE/SAFETY:**

# Honeywell GameWell FCI Fire Alarm Control System

**LOBBY:**

Entrances on Broadway and Seventh Avenue. 24/7 tenant access.

## STORAGE:

Below grade storage available.

**PARKING:**

150-car garage on-site with entrance on 40th Street.

## TRANSPORTATION:

Grand Central Terminal, Penn Station, Port Authority Bus Terminal and thirteen subway lines.