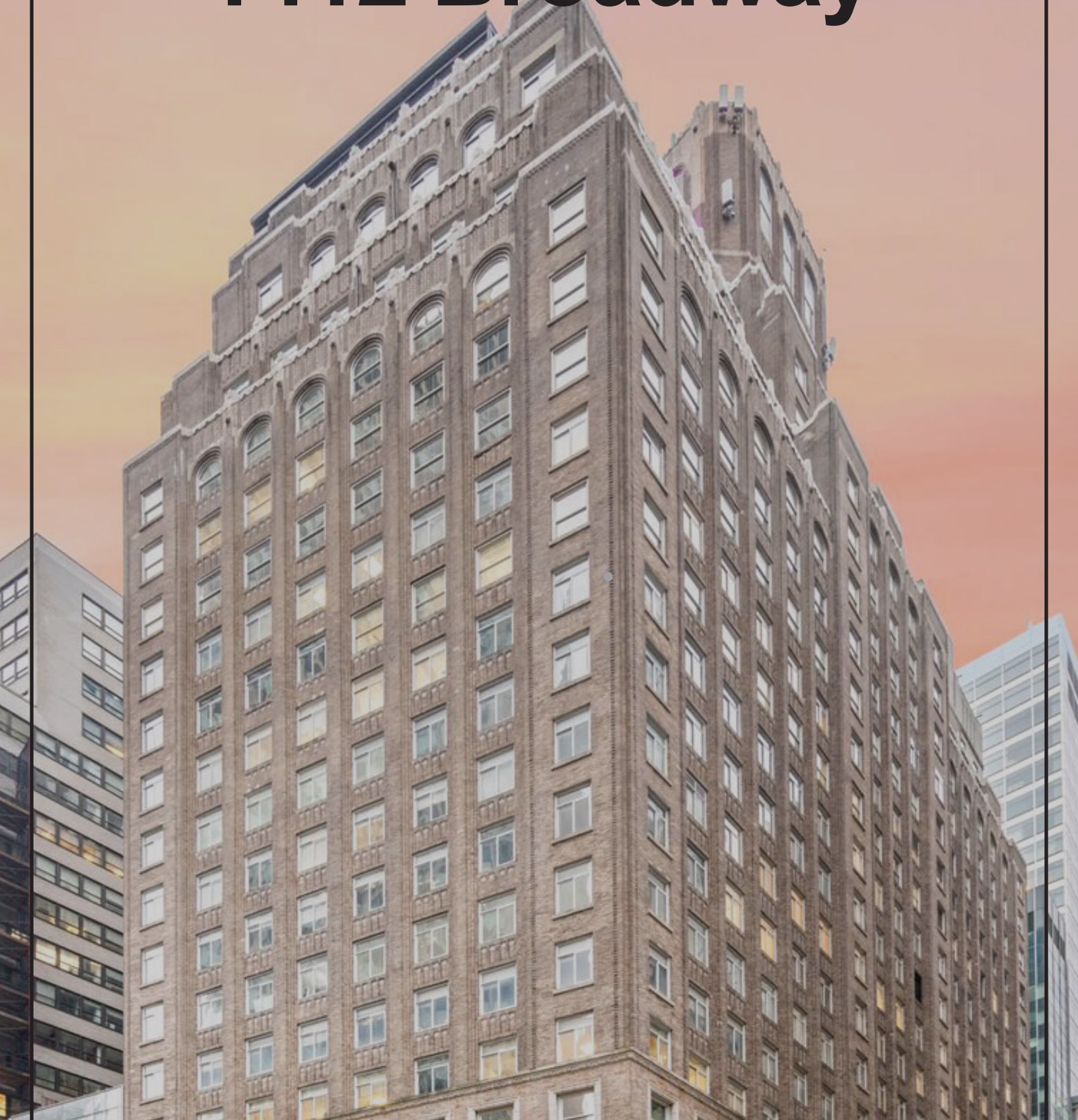


1412 Broadway



EXECUTIVESUMMARY

Located in the energetic epicenter of Midtown Manhattan, 1412 Broadway is a premier 428,626-square-foot, 24-story office and retail property that seamlessly blends functionality with sophistication. The building features on-site security, concierge services, modern elevators, an upscale on-site restaurant, and a rooftop deck offering breathtaking city views. Just steps away from iconic landmarks such as Times Square and Bryant Park, and within a short walk of major transportation hubs like Port Authority, Penn Station and Grand Central Terminal, 1412 Broadway provides unmatched accessibility and prestige for businesses seeking a prime Manhattan address.

Working in an office space at 1412 Broadway puts you alongside industry leaders from media, finance, fashion, and beyond. With prominent tenants such as Escada, RE/MAX, Securitas, Fintech Studios, Workville, and StubHub, the building is home to diverse and accomplished business communities. 1412 Broadway is where companies thrive, and networking and growth opportunities are always within reach.

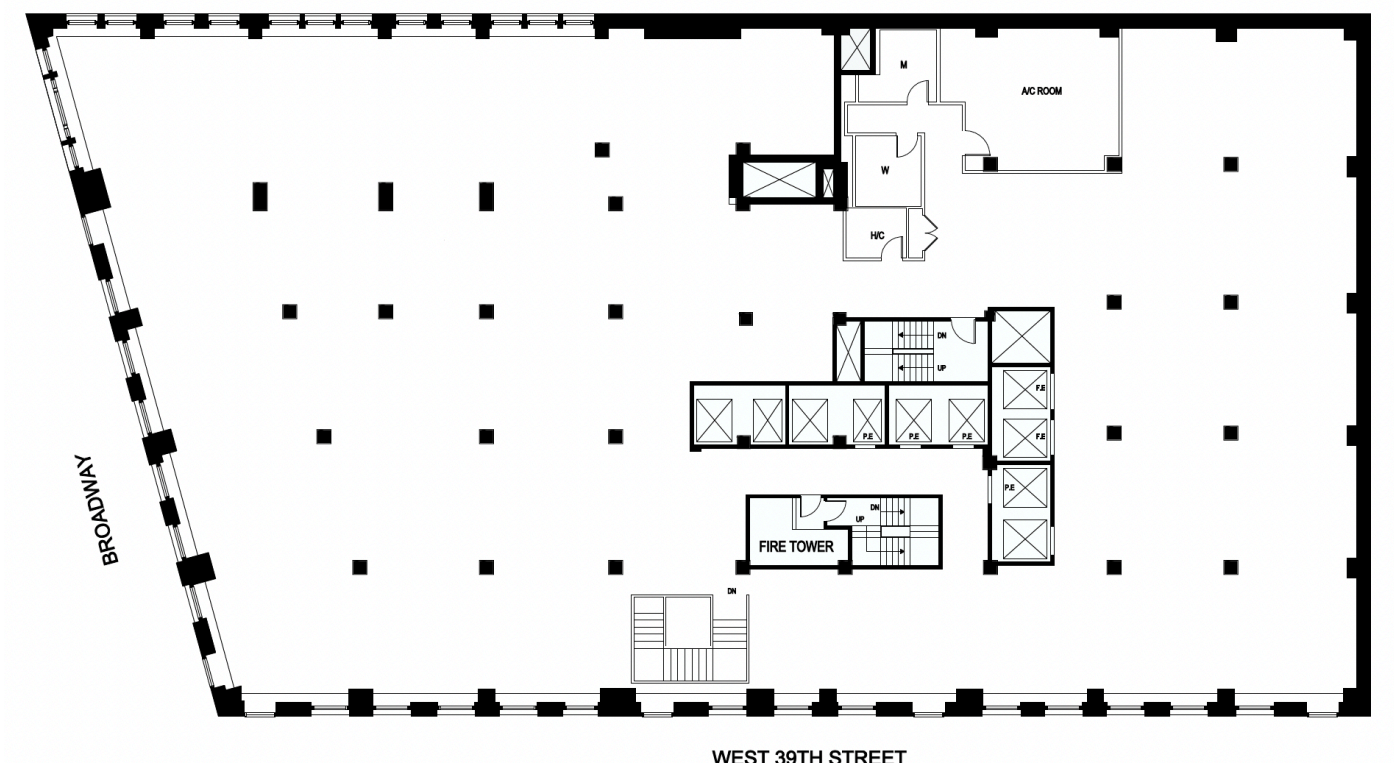
HISTORY

The 1920s in NYC was a period of significant transformation, especially in its architecture and skyline. Skyscrapers became the symbol of Manhattan's rise into global prominence, and the construction of these towering buildings was a response to Manhattan's growing population and the demand for more office space.

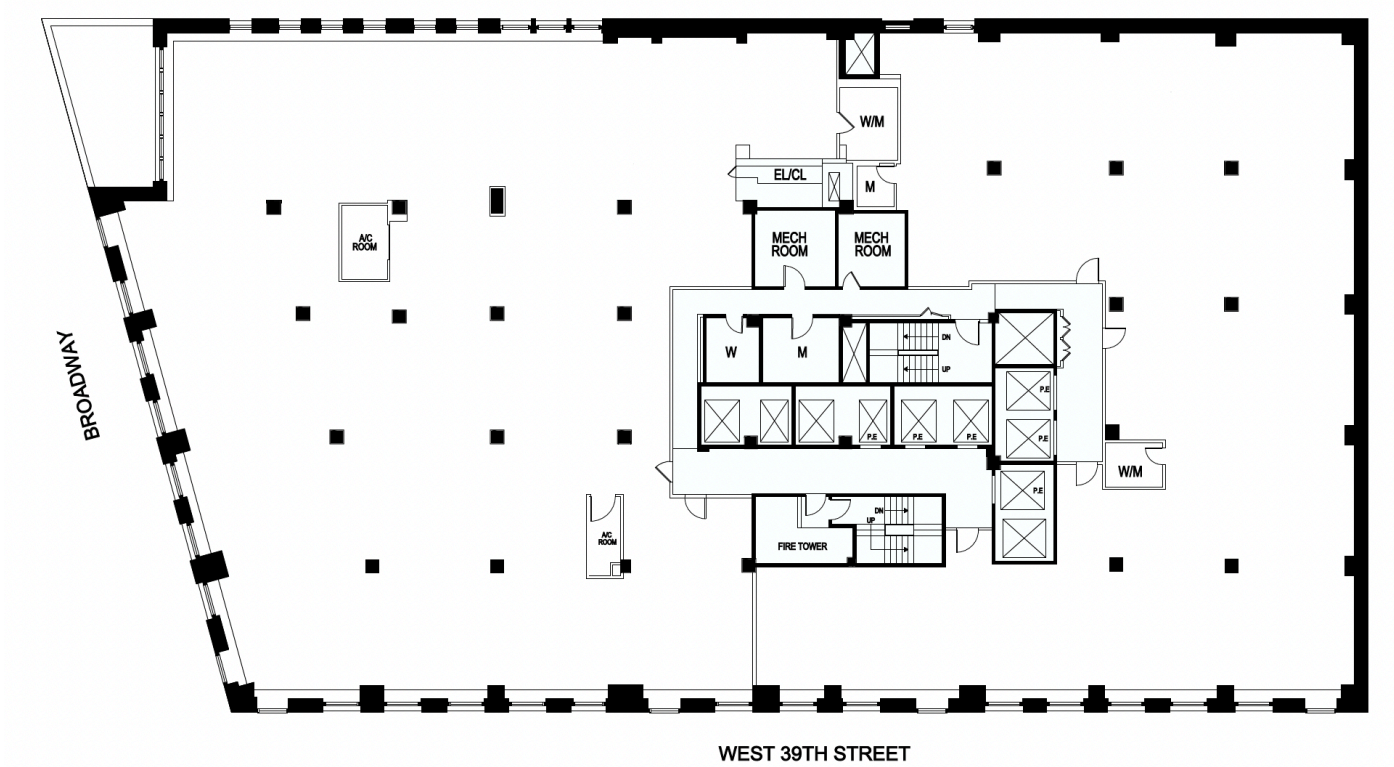
The skyscraper boom shaped Midtown Manhattan's reputation as a commercial hub for the fashion industry and a central business district. Office buildings and corporate headquarters dominated the skyline, and it was then that Midtown began to emerge as the heart of commercial activity. At the center of it all, renowned Parisian architects George and Edward Blum contributed to Manhattan's golden age of skyscrapers by building 1412 Broadway in 1927. At the time, the building served highly influential fashion icons. Today, 1412 Broadway is a landmark where creative minds come together from diverse industries.



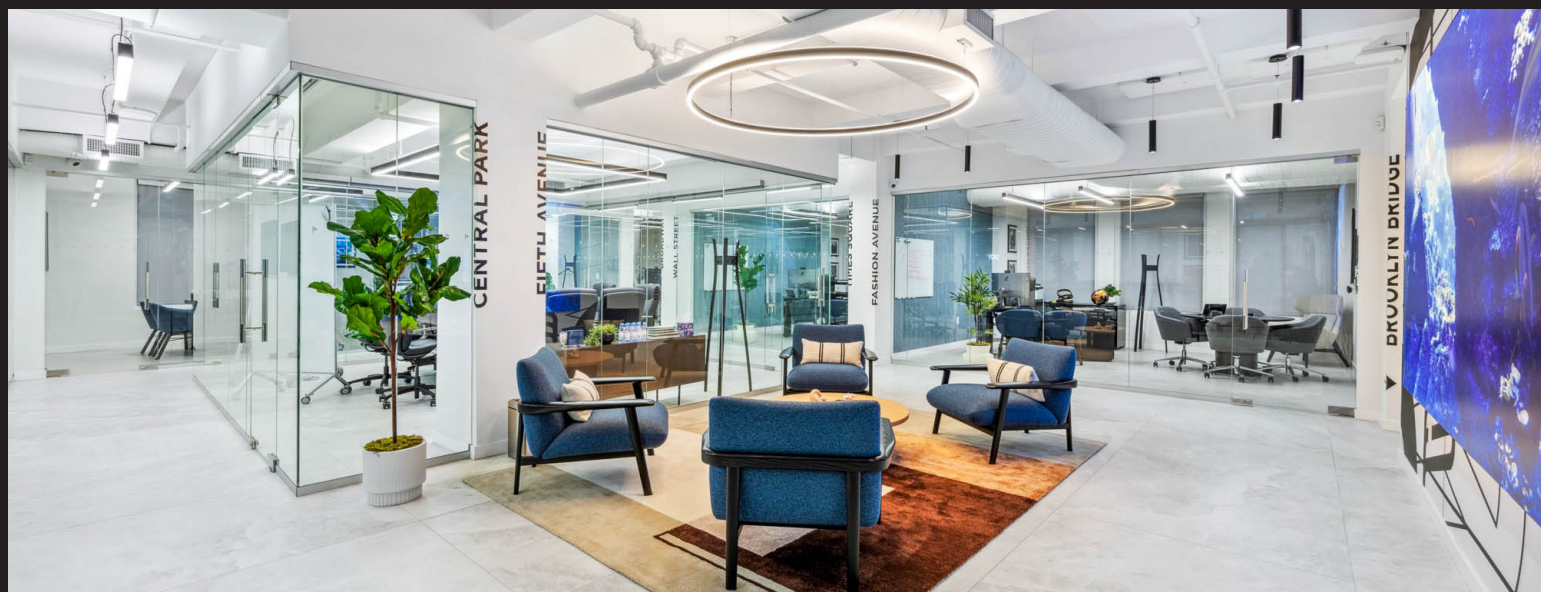
6th Floor



7th Floor









LOCATION

Midtown has been the cornerstone of Manhattan's growth and global influence for over a century. Once dominated by the grand estates of the Gilded Age, the neighborhood transformed in the early 20th century with the rise of iconic skyscrapers like the Empire State Building, Rockefeller Center, and the Chrysler Building. These landmarks established Midtown as Manhattan's commercial and cultural heartbeat, a role it continues to play today.

Accessibility and convenience define Midtown. With a wealth of nearby amenities, from luxury shopping on Fifth Avenue to tranquil green spaces like Bryant Park, the neighborhood offers an exceptional work-life balance. Its status as a transit hub, with connections to Times Square-42nd Street Station, Penn Station, Grand Central Terminal, and the Port Authority, ensures seamless connectivity for businesses and commuters alike.

For tenants, Midtown represents the pinnacle of prestige and opportunity. The neighborhood's rich history, vibrant atmosphere, and unparalleled infrastructure continue to make it one of the most desirable locations in the world. From high-profile corporations to boutique retailers and creative industries, Midtown offers an unmatched setting for success.

