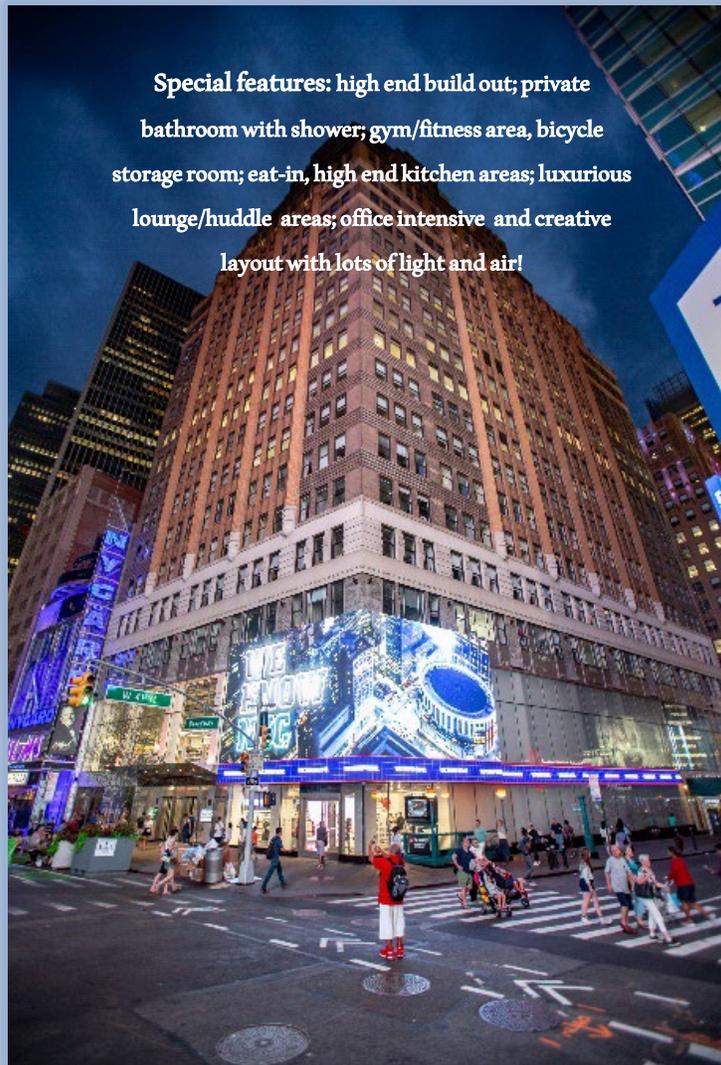


10 Times Square aka 1441 Broadway S/W/C Broadway & 41st Street



Special features: high end build out; private bathroom with shower; gym/fitness area, bicycle storage room; eat-in, high end kitchen areas; luxurious lounge/huddle areas; office intensive and creative layout with lots of light and air!

21,711 – 65,133 rsf FOR SUBLEASE

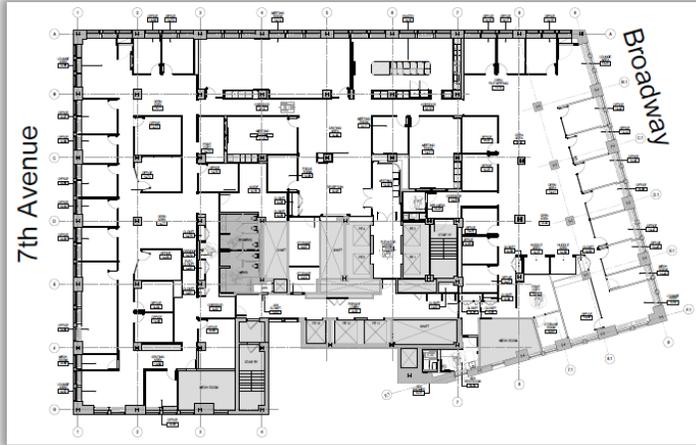
- 14th, 15th & 16th floors measuring 21,711 rsf each
- 65,133 total Rentable Square Feet Available on 3 contiguous floors
- Available for sublease as of 1/1/26 through 2/25/33
- Can lease floors individually but will not divide individual floors
- Asking rent: please call to discuss
- Alternate addresses are 575 Seventh Avenue (freight entrance) and 1441 Broadway; Main building entrance on Broadway
- Centrally located in Midtown Manhattan, 10 Times Square sits within walking distance of Bryant Park, Grand Central Terminal, Penn Station, Port Authority, and the Path Train.
- Access to the 1, 2, 3, 7, N, Q, R, W, A, C, E, and S Subway lines
- Newly built, high end, fully furnished

Space/Floor	Sq.Ft.	Comments
Entire 16 th	21,711 rsf	New, High End, Built & Fully Furnished
Entire 15 th	21,711 rsf	White Boxed w/ Refurbished Bathrooms, new HVAC & Pantry; polished concrete floors
Entire 14 th	21,711 rsf	New, High End, Built & Fully Furnished

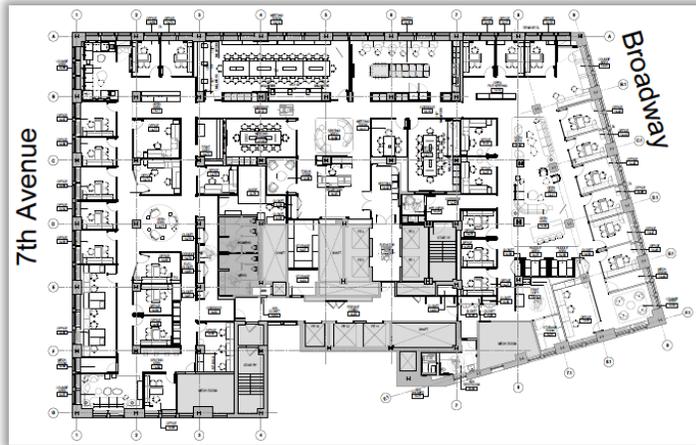


10 Times Square aka 1441 Broadway S/W/C Broadway & 41st Street

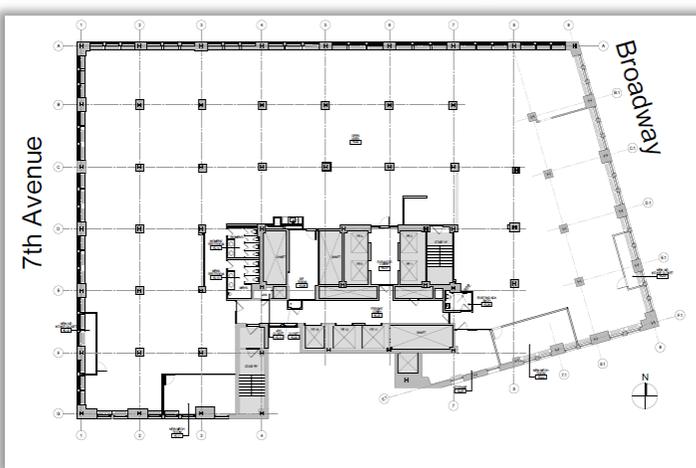
14th floor as-built plan



14th floor furniture plan



15th floor as is white box plan



14th floor:

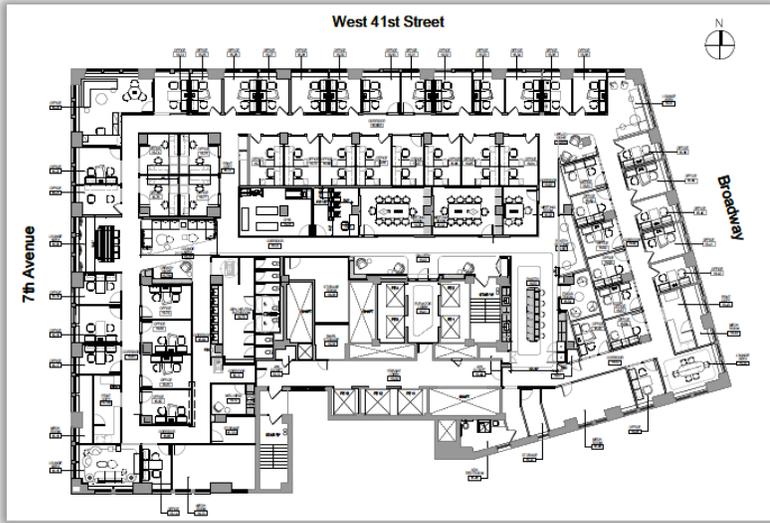
- 1 reception + waiting/lounge area
- 1 5-person conference room
- 2 12-person conference rooms
- 1 28-40 person conference room
- 4 windowed lounge areas
- 5 interior lounge areas
- 1 storage room
- 1 5-person windowed office
- 1 3-person windowed office
- 17 windowed offices
- 12 interior offices
- 1 large fully equipped eat-in pantry
- 3 print/copy rooms
- 2 huddle areas
- 1 open area for 4
- Multiple gender-neutral bathrooms
- 1 private bathroom **plus shower**

15th floor:

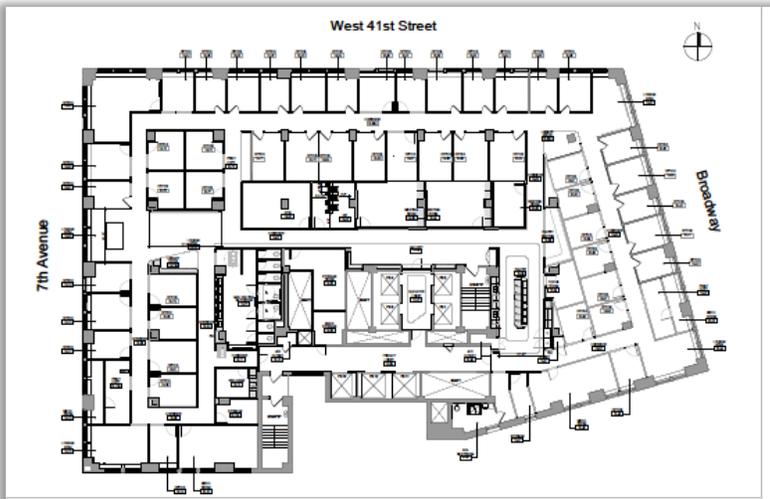
White boxed with new HVAC, refurbished bathrooms and pantry area

10 Times Square aka 1441 Broadway S/W/C Broadway & 41st Street

16th floor furniture plan



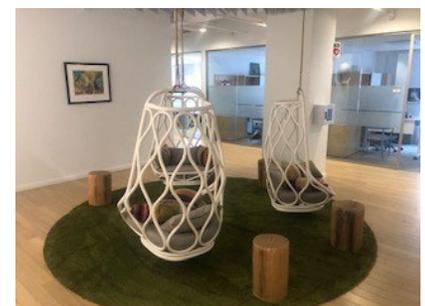
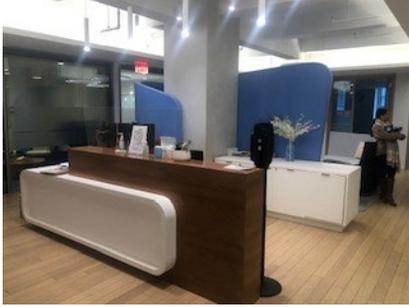
16th floor as-built plan



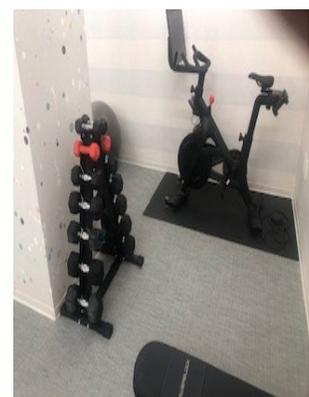
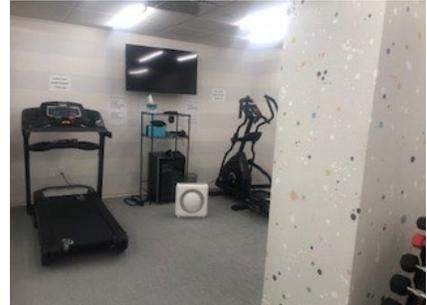
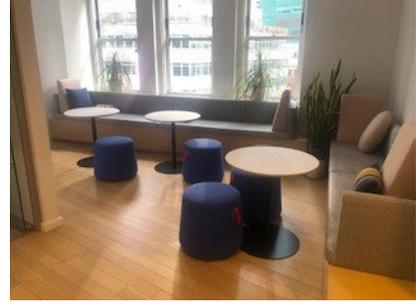
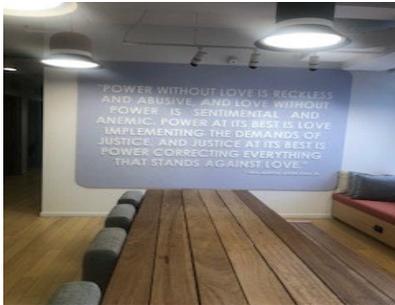
16th floor:

- Reception plus waiting area
- 1 Large eat-in and fully equipped pantry
- Multiple Gender neutral plus ADA accessible gender-neutral bathrooms
- 2 interior conference rooms seating 10
- 1 interior conference room seating 5
- 25 windowed offices
- 1 windowed executive office
- 23 interior offices
- 2 library niches
- 2 mech/copy/print rooms
- 1 wellness room with refrigerator
- **1 bike storage room**
- 3 corner /collaboration lounge areas
- 1 center windowed collaboration lounge area
- **1 gym / fitness room**
- 2 storage areas

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15th floor photos

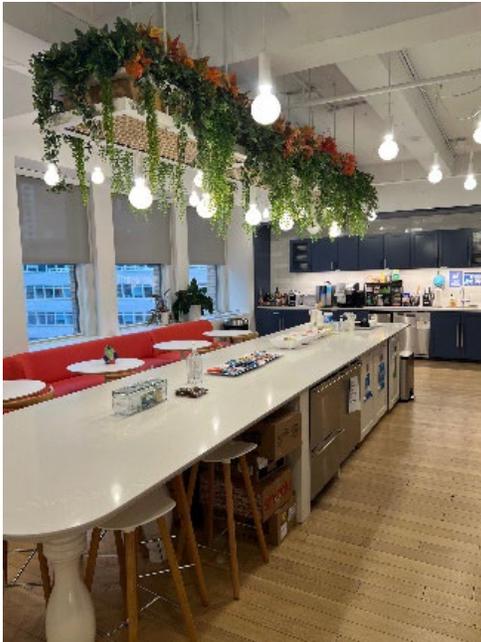


10 Times Square aka 1441 Broadway S/W/C Broadway & 41st Street

16th floor Executive Office



14th floor Pantry



16th floor Pantry



10 Times Square aka 1441 Broadway S/W/C Broadway & 41st Street

