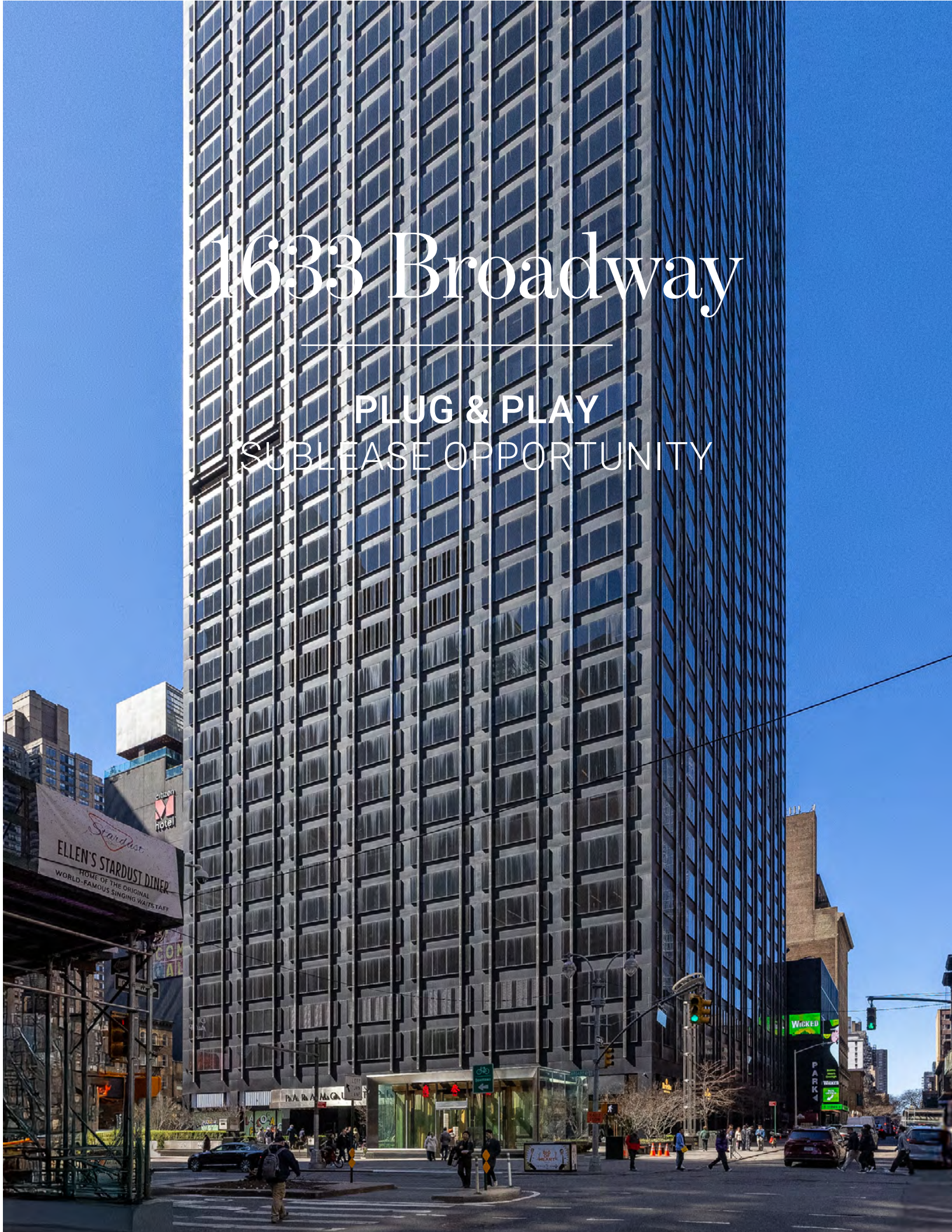


1633 Broadway

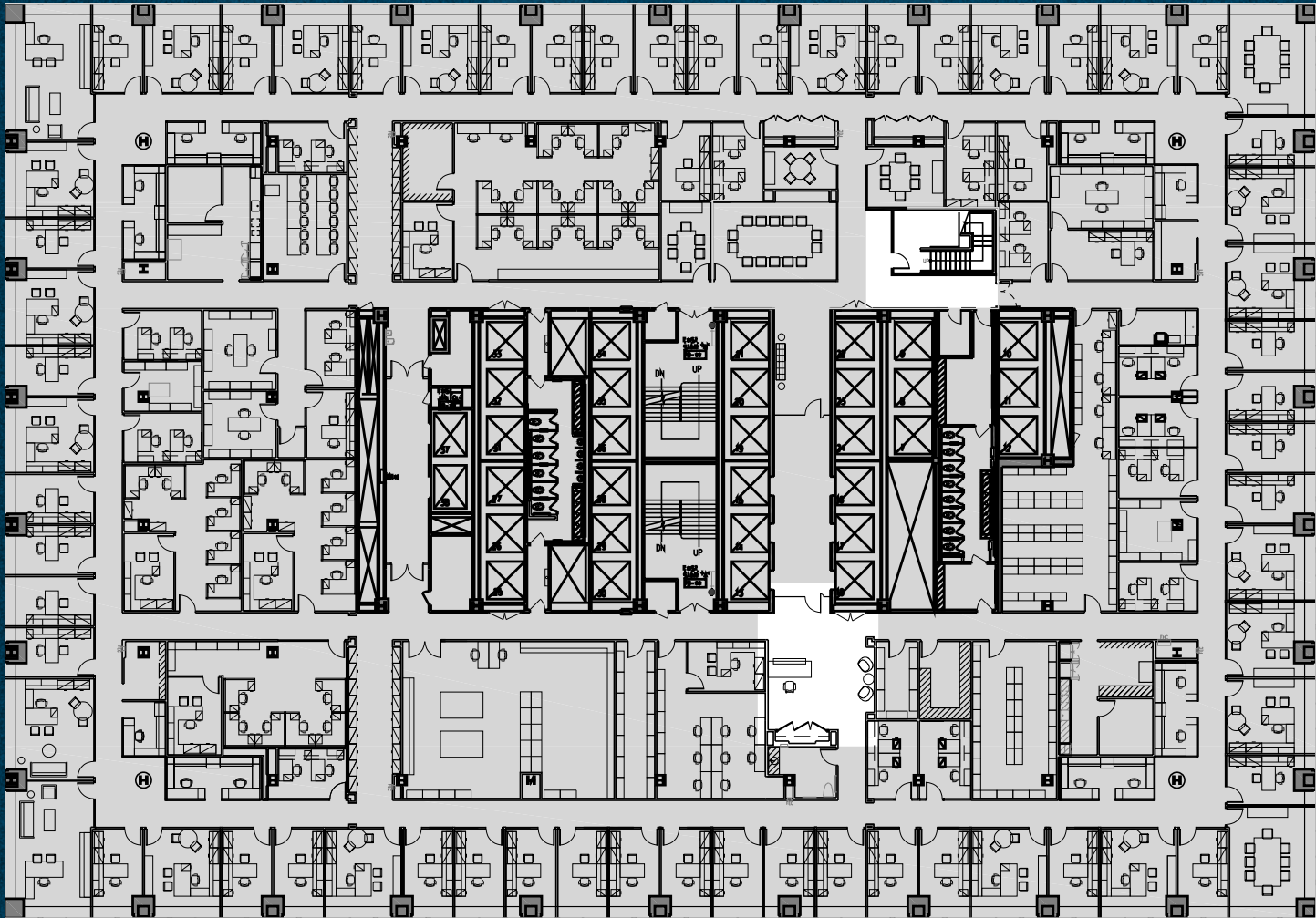
PLUG & PLAY
SUBLEASE OPPORTUNITY



Premier Sublease Opportunity

1633 Broadway

ENTIRE 19TH FLOOR - 50,891 RSF
Fully Built, Furnished & Move-In Ready



Broadway

50th Street



Space Highlights

-  High-end, built law firm installation
-  Fully furnished and thoughtfully designed
-  Office-intensive layout ideal for professional services
-  Surrounded by natural light from all four sides, offering sweeping city views

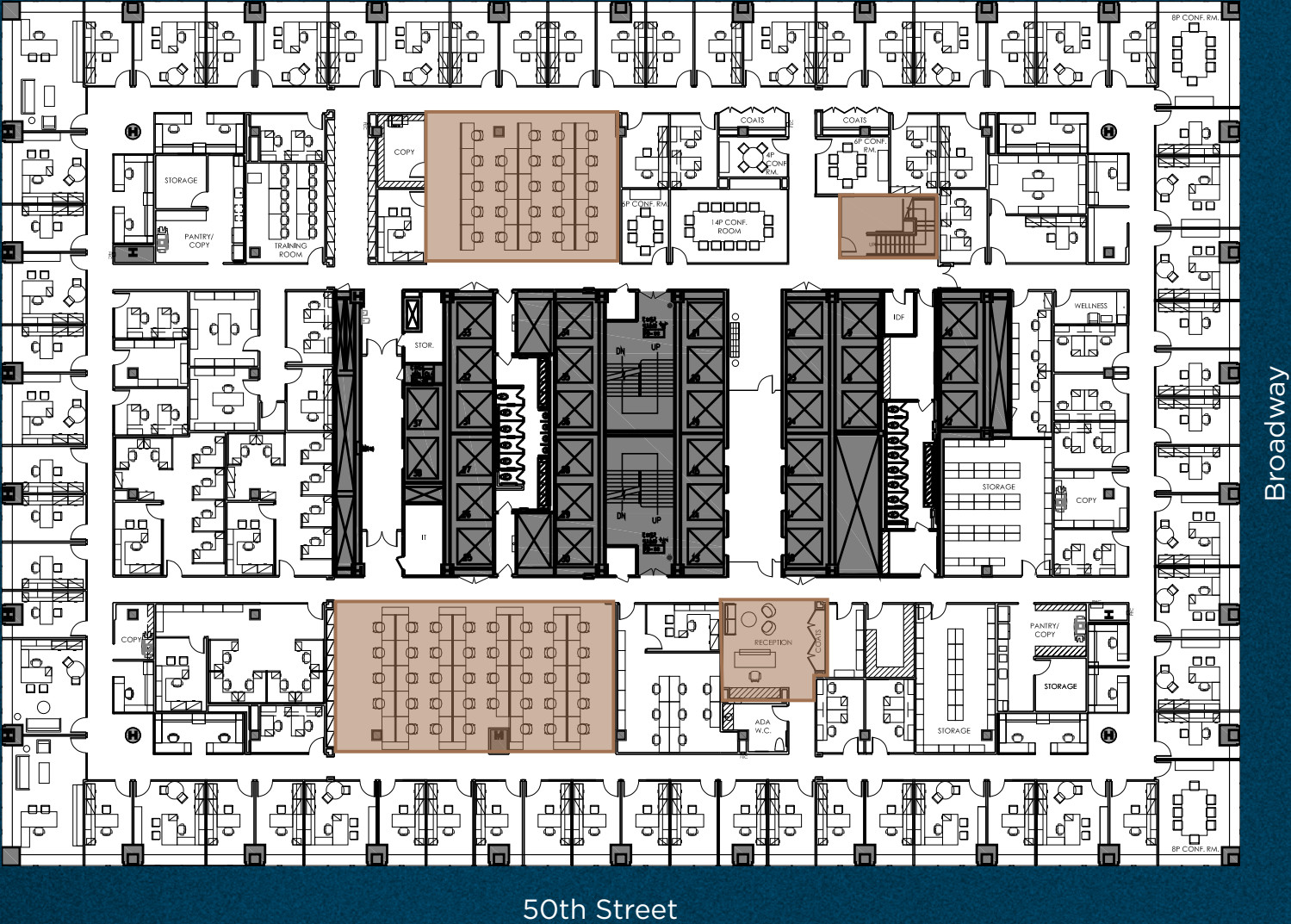
POSSESSION	TERM	ASKING RENT
Immediate	Through March 2037 <i>Shorter term considered</i>	Upon Request

Test Fits

ENTIRE 19TH FLOOR - 50,891 RSF
Law Firm Test Fit



ENTIRE 19TH FLOOR - 50,891 RSF
Financial Services Test Fit





Building Features



Premier Midtown office tower with institutional ownership



Exceptional on-site amenities, including Equinox Fitness Club, Rosetta Bakery, and the newly opened Din Tai Fung



Expansive Plaza with direct subway access, providing unparalleled connectivity

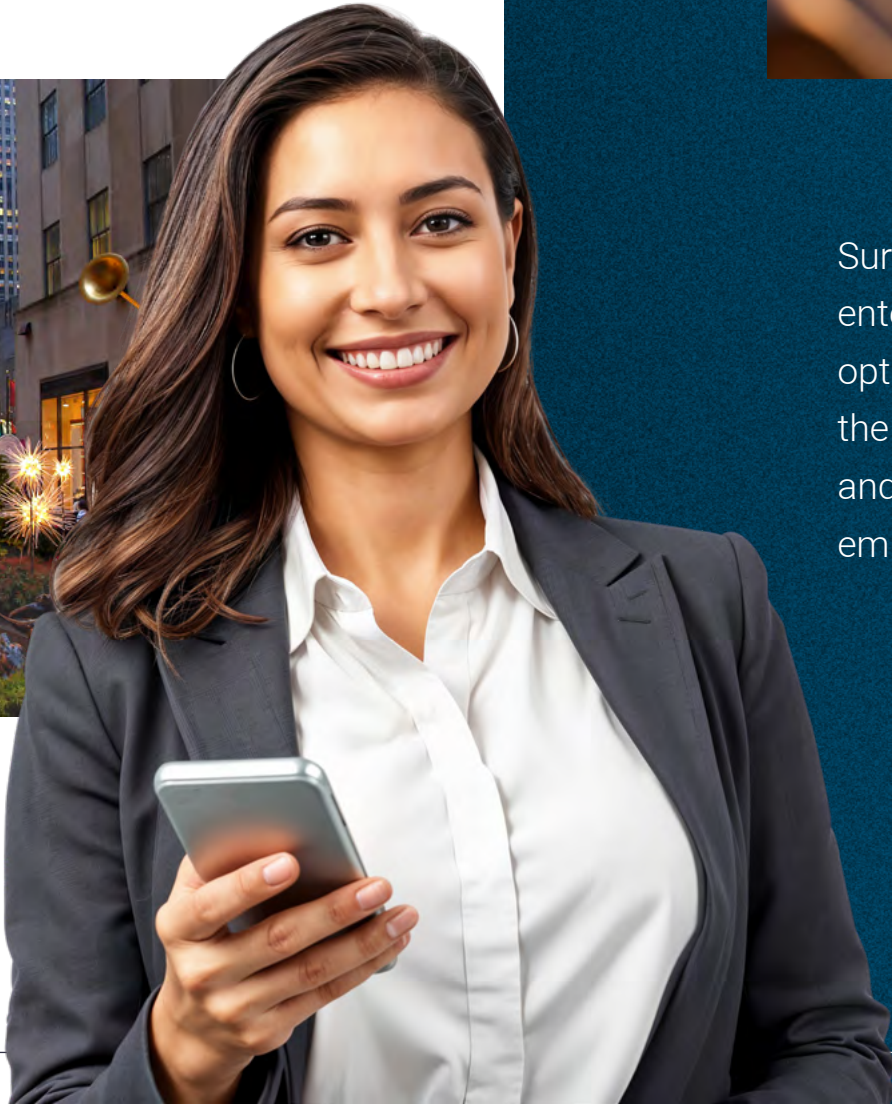


1633 Broadway

In the Heart of it All



Steps from Times Square, Bryant Park, and Rockefeller Center, 1633 Broadway places your business at the center of Manhattan’s most dynamic neighborhood.



Surrounded by top-tier dining, entertainment, and transit options, this location offers the ultimate in convenience and connectivity for your employees and clients alike.



- 64+ Restaurants
- 33+ Hotels
- 6+ Shops
- 7+ Gyms
- 2+ Entertainment