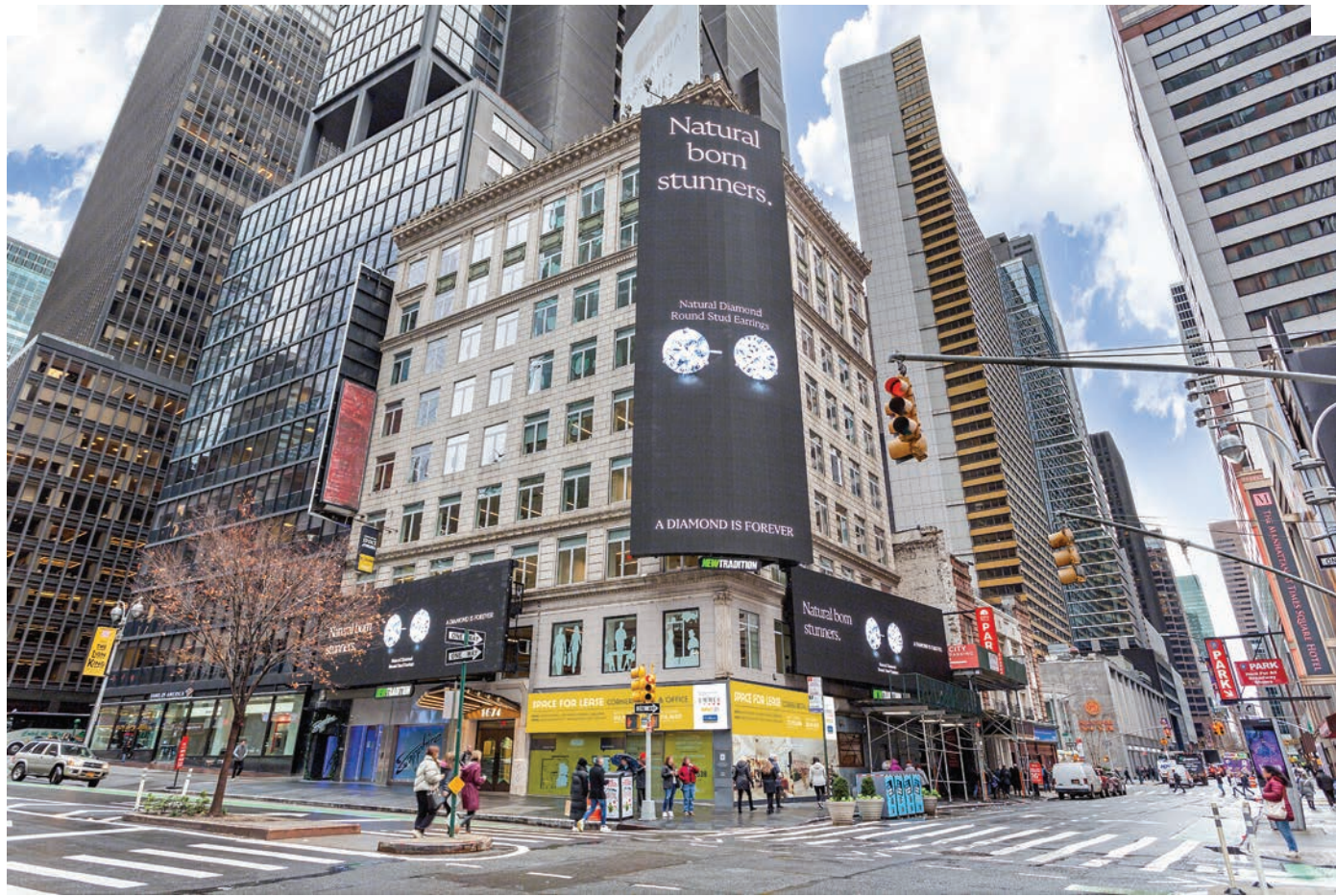


IN THE HEART OF
LIVELY MIDTOWN,
EXPERIENCE THE BEAUTY
OF A BYGONE ERA
IN AN

ICONIC 1920'S NEW YORK CITY CORNER ADDRESS

DISCOVER THE BEAUTY OF THE
JAZZ AGE, TOTALLY REIMAGINED
FOR TODAY'S AGE, WHERE
OPPORTUNITY AND ENDLESS
POSSIBILITIES DEBUT FOR THE
FIRST TIME IN 30 YEARS.



OFFICE SPACE

- 5,700 RSF full floors available
- Pre-built Installations with new restrooms
- Dedicated HVAC units and modernized elevators

ASKING RENT

Upon Request

NEIGHBORHOOD

- Main thoroughfare between Times Square, Columbus Circle and Central Park
- Steps from subways **1 2 A C E N Q R W**
- Close proximity to the Sullivan Theatre, Duane Reade, Starbucks, Marriott Hotel, Serafina, Junior's Restaurant, L'Occitane, M&M Store, Pret A Mager, and the Sheraton Hotel.

AN ABUNDANCE OF CITY LIFE IS RIGHT OUTSIDE WHERE CONVENIENT SUBWAY STATIONS AND ICONIC NEW YORK DESTINATIONS ARE STEPS IN EVERY DIRECTION.



REMASTERED & GLAMOROUS GOLD
LOBBY TO START YOUR WORKDAY

MIDTOWN NEW YORK CITY

1674 BROADWAY

10 BLOCKS TO PORT AUTHORITY

3 BLOCKS TO TIMES SQUARE

2 BLOCKS TO CENTRAL PARK



NEIGHBORING RETAILERS

50,000,000 people visit Times Square every year

25% of all NYC hotels are in Times Square

50% of all Times Square visitors are NYC locals



1674 BROADWAY

3 BLOCKS TO TIMES SQUARE

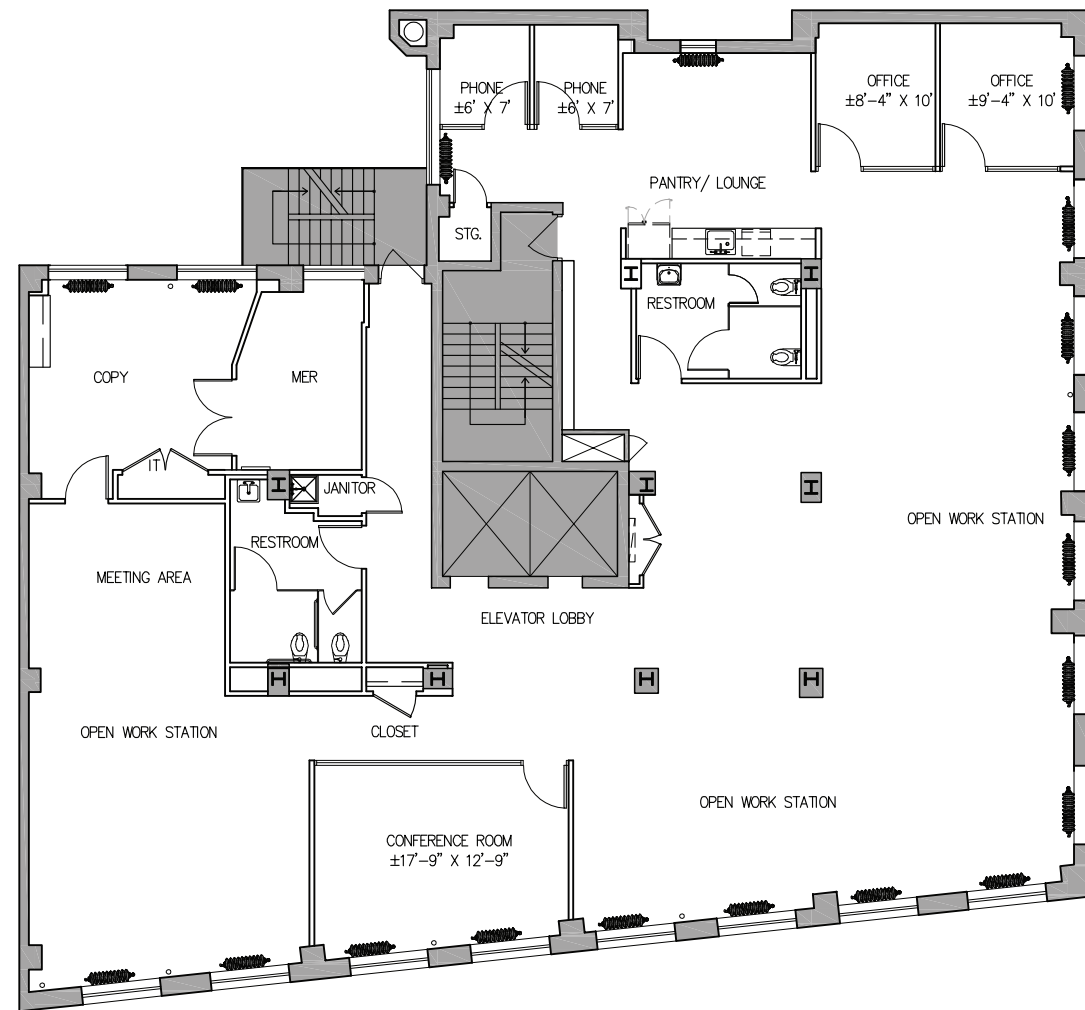
2 BLOCKS TO CENTRAL PARK

47-50 Sts-Rockefeller Ctr

3RD FLOOR

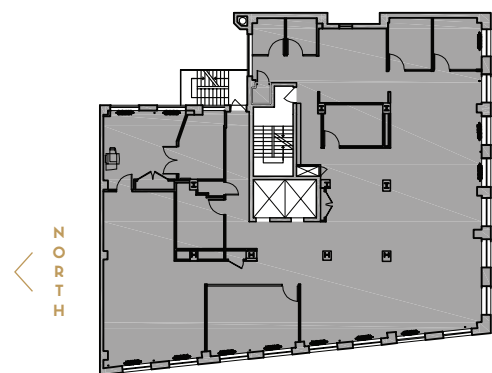
1674

BROADWAY



Electrical	240v
Telecom	Verizon
HVAC	12 ton
Ceiling Heights	10.5 ft
Lobby	Attended 24/7
Access	Provided via key fob scan at front door and elevator

SUITE	300
RSF	5,750
STATUS	VACANT
DESCRIPTION	OFFICES, CONFERENCE ROOM, OPEN AREA, PANTRY, LOUNGE, COPY/STORAGE & I.T.



Owned & professionally managed by

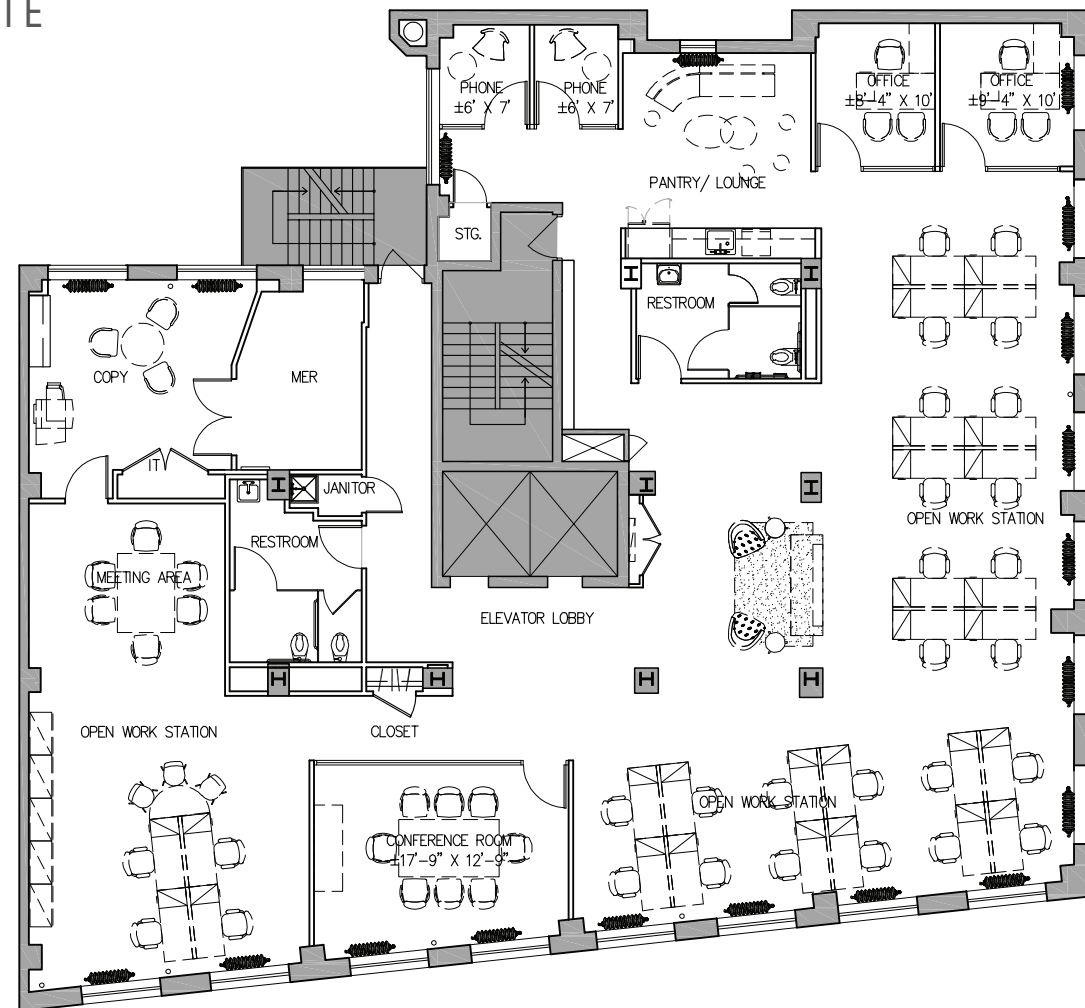


3RD FLOOR

SPEC SUITE

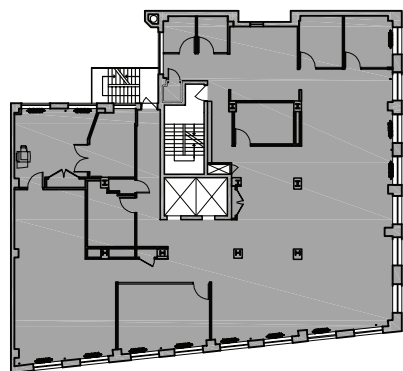
1674

BROADWAY



Electrical	240v
Telecom	Verizon
HVAC	12 ton
Ceiling Heights	10.5 ft
Lobby	Attended 24/7
Access	Provided via key fob scan at front door and elevator

SUITE	300
RSF	5,750
STATUS	VACANT
DESCRIPTION	OFFICES, CONFERENCE ROOM, OPEN AREA, PANTRY, LOUNGE, COPY/STORAGE & I.T.



Owned & professionally managed by

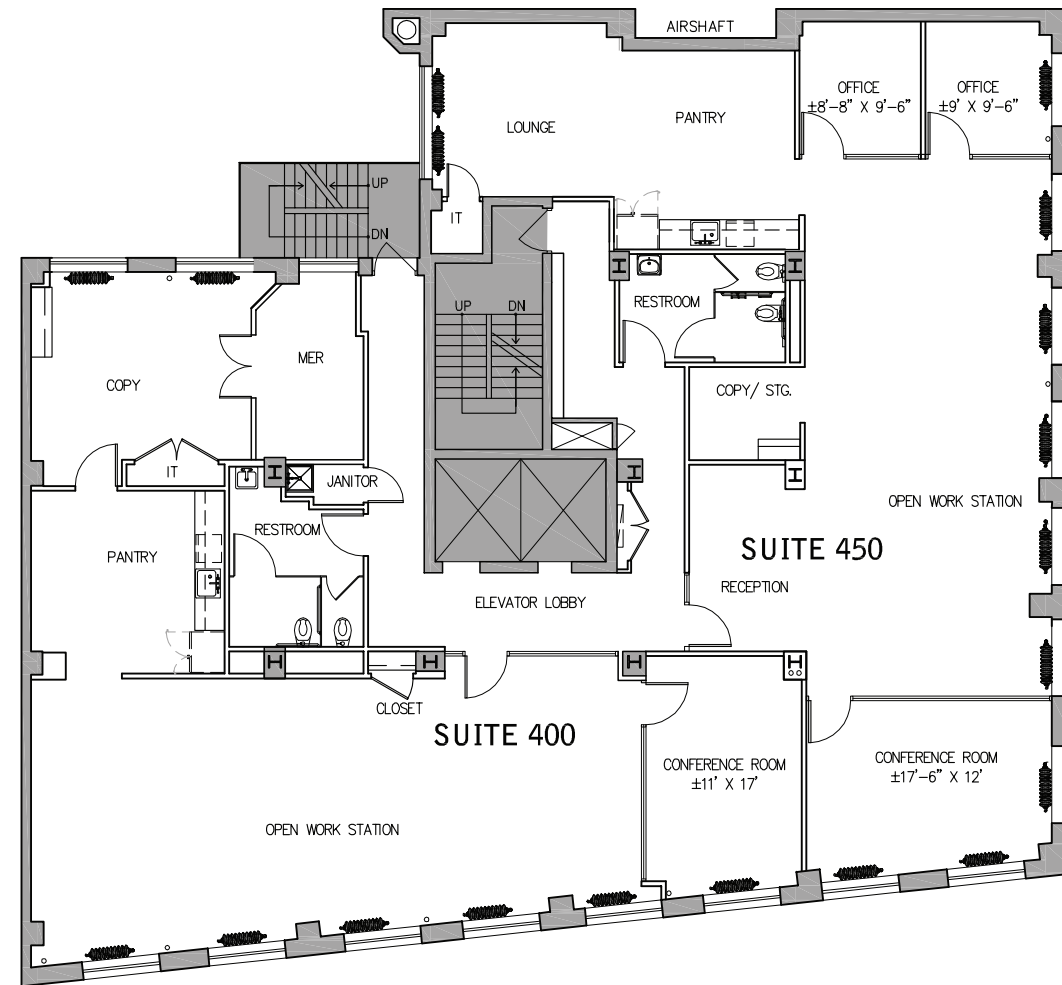


← H-100 Z

4TH FLOOR

1674

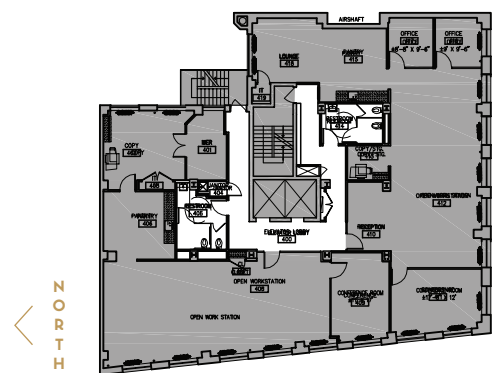
BROADWAY



Electrical	240v
Telecom	Verizon
HVAC	12 ton
Ceiling Heights	10.5 ft
Lobby	Attended 24/7
Access	Provided via key fob scan at front door and elevator

SUITE	400	450
RSF	2,662	3,047
STATUS	VACANT	VACANT
DESCRIPTION	CONFERENCE ROOM, OPEN AREA, PANTRY, COPY/STORAGE & I.T.	OFFICE, CONFERENCE ROOM, OPEN AREA, PANTRY, LOUNGE, COPY/STORAGE & I.T.

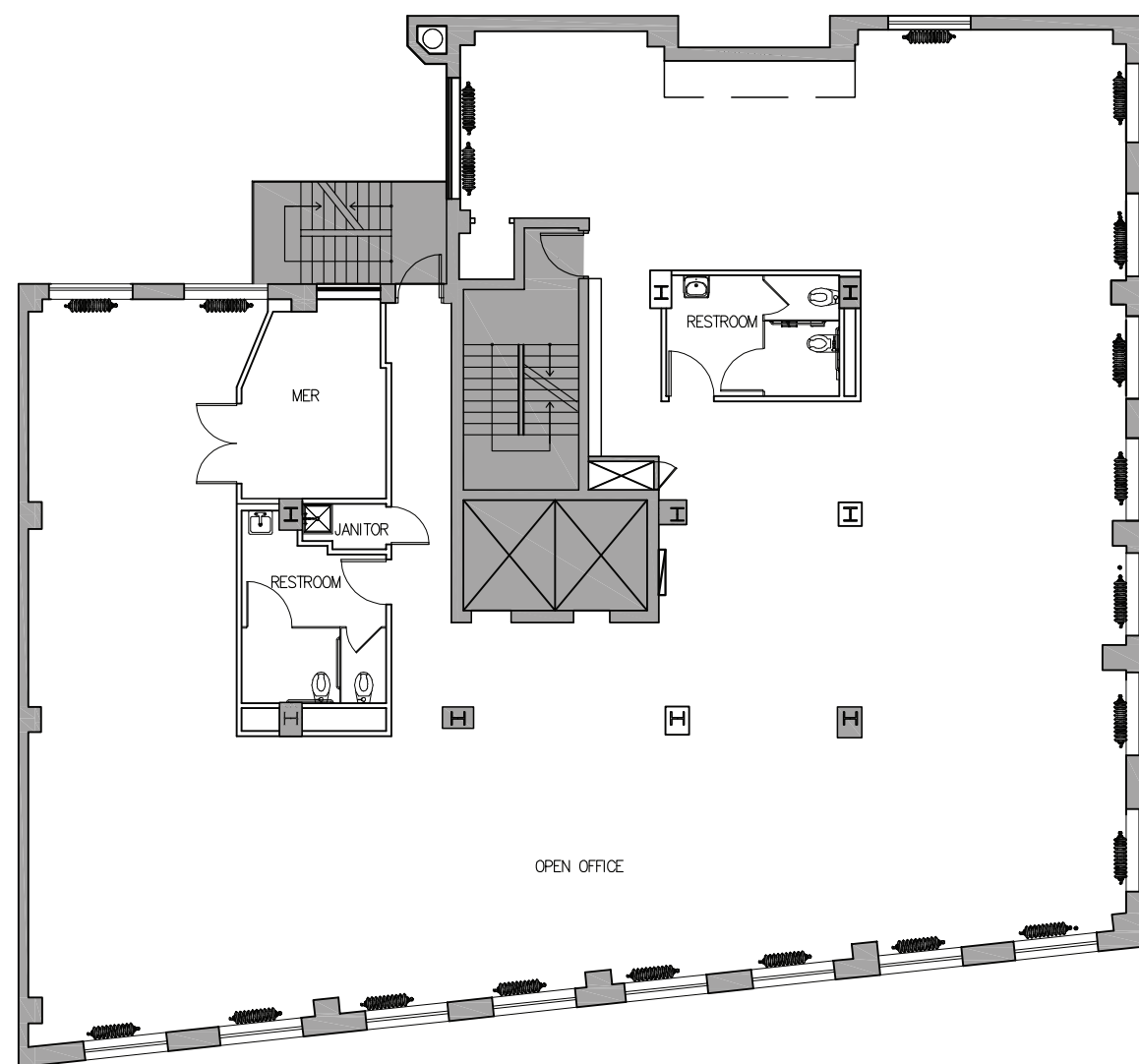
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6TH-9TH FLOOR

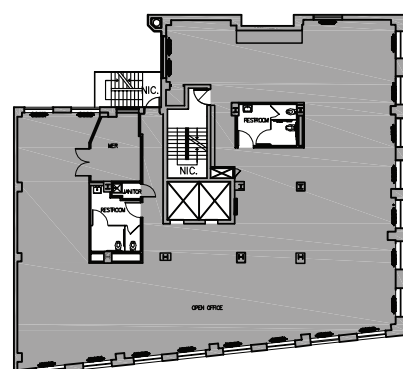
1674

BROADWAY



Electrical	240v
Telecom	Verizon
HVAC	12 ton
Ceiling Heights	10.5 ft
Lobby	Attended 24/7
Access	Provided via key fob scan at front door and elevator

SUITE	600	700	800	900
RSF	5,719	5,703	5,703	5,351
STATUS	VACANT			
DESCRIPTION	OPEN OFFICE			



Owned & professionally managed by



IRON



THE BOUTIQUE FULL FLOOR OFFICE ENVIRONMENT WILL REFLECT AUTHENTIC CHARM AND CHARACTER FOR BUSINESS

Electrical	240v
Telecom	Verizon
HVAC	12 ton
Building Size	9 floors
Floor Plates	~5,700 SF
Elevators	2
Windows	Entire West and South side of the building, 5ft tall
Ceiling Heights	10.5 ft
Lobby	Attended 24/7
Access	Provided via key fob scan at front door and elevator

BUILT IN THE 1920'S, RE-BUILT IN THE 2020'S

- Totally reimagined and restored building with upgrades topping \$10 million investment
- Universal overhaul to upgrade behind the scenes operations (elevator banks, HVAC, electrical, energy efficient/sound barrier windows, fire alarm & sprinklers)

SUBSTANCE & STYLE

- Multi-million dollar renovation and restoration that maintains authentic character
- Totally new from the inside, refreshed on the outside
- Boutique environment that feels sophisticated and artistic, with roots in Art Deco style
- Ideally suited for business headquarters with opportunity for amenity focused retailers and service – business on ground floor
- Full floor opportunities mean privacy and private corridors and restrooms for your company

A NEW ERA OF OPPORTUNITIES

- Ideally located in heart of Midtown with iconic neighborhoods and destinations just blocks away in every direction
- On the market for the first time in the past 30 years
- Something newly imagined for industries and companies to make a hub/destination
- “Billboard” opportunities (via Outfront Media) mean incredible awareness opportunities for your company/brand