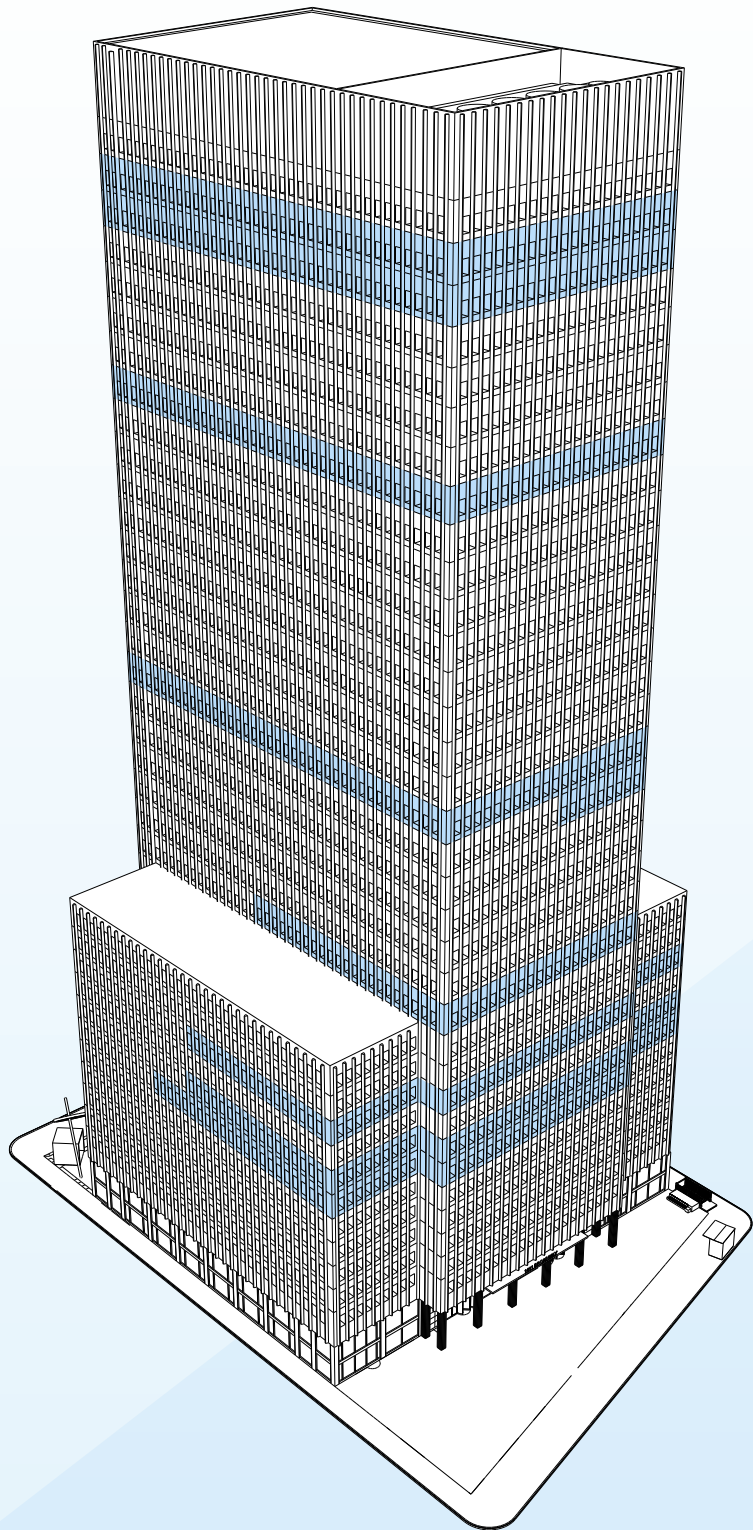


The image shows the exterior of a modern skyscraper at night. The building's facade is composed of a grid of dark, rectangular panels, with some panels being glass windows that are illuminated from within, showing interior office spaces. A central vertical band of the facade is highlighted with a semi-transparent dark blue overlay. Overlaid on this band is the address '1411 BROADWAY' in white, sans-serif font. The number '1411' is significantly larger than the word 'BROADWAY'. Below the main text, the same address is repeated in a smaller, lighter font. The bottom of the image shows the entrance area with large glass doors and a wooden-clad interior visible through the glass. People are seen walking in and out of the building, their figures slightly blurred, suggesting motion. The overall lighting is a mix of the cool blue of the exterior panels and the warm yellow of the interior lights.

1411

BROADWAY

1411 BROADWAY



AVAILABILITIES

FLR	RSF	AVAILABILITY	NOTES
E39	25,261	2/2025	Space is to be delivered in whitebox condition. 15'5" ceilings.
E38	25,261	2/2025	Space is to be delivered in whitebox condition.
E32	25,261	11/2024	Space is to be demolished.
E28	25,261	Immediate	Space is in white-box condition.
E19	24,845	Immediate	Space is in white-box condition.
P18	6,370	Immediate	Brand new Fogarty Finger Prebuilt featuring 2 conference rooms, 3 offices, 2 phone booths, pantry and open area for 28.
P12	14,611	Immediate	Prebuilt Unit Underway which will include 2 conference rooms, 2 meeting rooms, 3 offices, 3 phone rooms, pantry and open area for 80. Anticipated delivery in May 2024.
P9	25,207	Immediate	Space is in white-box condition.
P7	21,188	Immediate	Space is in white-box condition.
P6	34,361	Immediate	Space is in white-box condition.

LOBBY REFRESH

A refreshed lobby will be unveiled in May 2024 that will feature a monumental art installation, landscaping, and communal seating. Underway with an elevator modernization and cab renovation project.

Recent upgrades include storefronts and plazas by renowned architect **Dan Shannon** of **MdeAS**, and new windows throughout the building.





UPCOMING ROOFTOP AMENITY

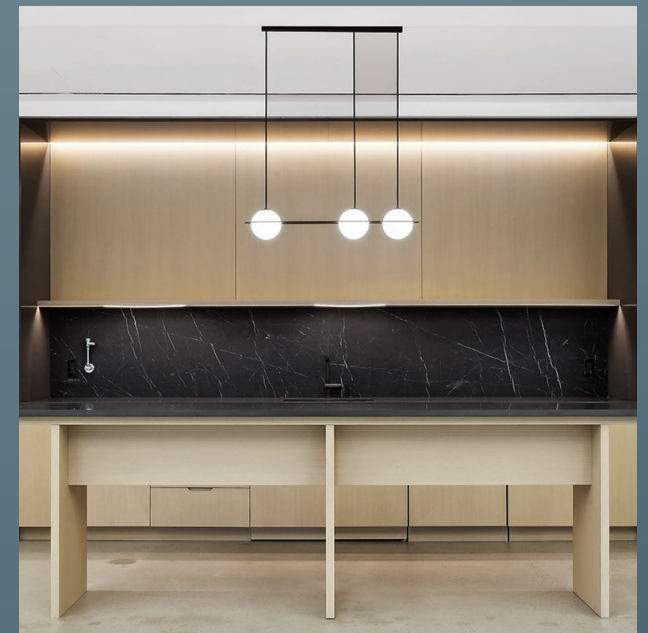
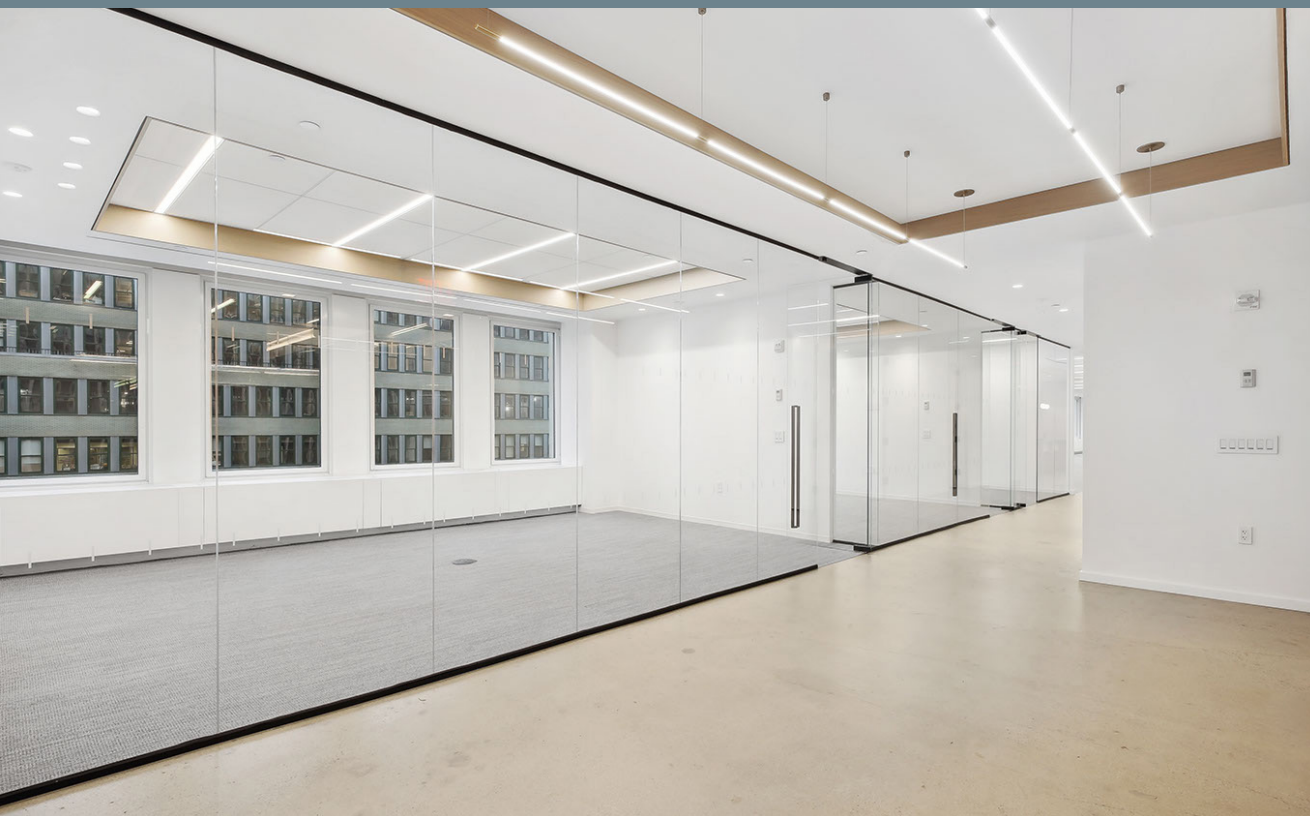
Currently underway with design of 13K SF of amenity space. The rooftop amenity will feature an 80-person **conferencing center, bar & lounge**, and extensive landscaping with programming designed to facilitate a variety of activations and private events. Project completion is anticipated Q1 2026.



SAMPLE BUILDING STANDARD FINISHES

Photos of the 18th Floor

Landlord will build to its Building
Standard, to a cap, or provide
cash allowance.



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. Aureole
9. Four points by Sheraton
10. Andaz 5th Avenue
11. Courtyard by Marriott
12. Bryant Park Hotel
13. Koi
14. The Refinery Hotel
15. The Langham
16. Al Fiori
17. Keen's Steakhouse
18. Moxy Hotel
19. Knickerbocker Hotel
20. Gabriel Kreuther
21. Arno
22. Mexicue
23. Croton Reservoir
24. The Counter
25. Tagine
26. Chase Bank/Starbucks

Located right in the heart
of Midtown, Manhattan's
most accessible location
— **1411 Broadway** is steps
from parks, trains, buses,
restaurants, and shopping.

1411
BROADWAY



