

314,686 RSF AVAILABLE FOR SUBLEASE

1745 Broadway



AVAILABILITIES

| | |
|-------------------------|-------------|
| 2 nd Floor: | 35,138 RSF |
| 3 rd Floor: | 37,301 RSF |
| 6 th Floor: | 29,301 RSF |
| 7 th Floor: | 26,366 RSF |
| 8 th Floor: | 26,366 RSF |
| 9 th Floor: | 26,366 RSF |
| 10 th Floor: | 26,366 RSF |
| 11 th Floor: | 26,366 RSF |
| 12 th Floor: | 26,366 RSF |
| 21 st Floor: | 27,375 RSF |
| 22 nd Floor: | 27,375 RSF |
| TOTAL: | 314,686 RSF |



ASKING RENT

Upon Request



POSSESSION

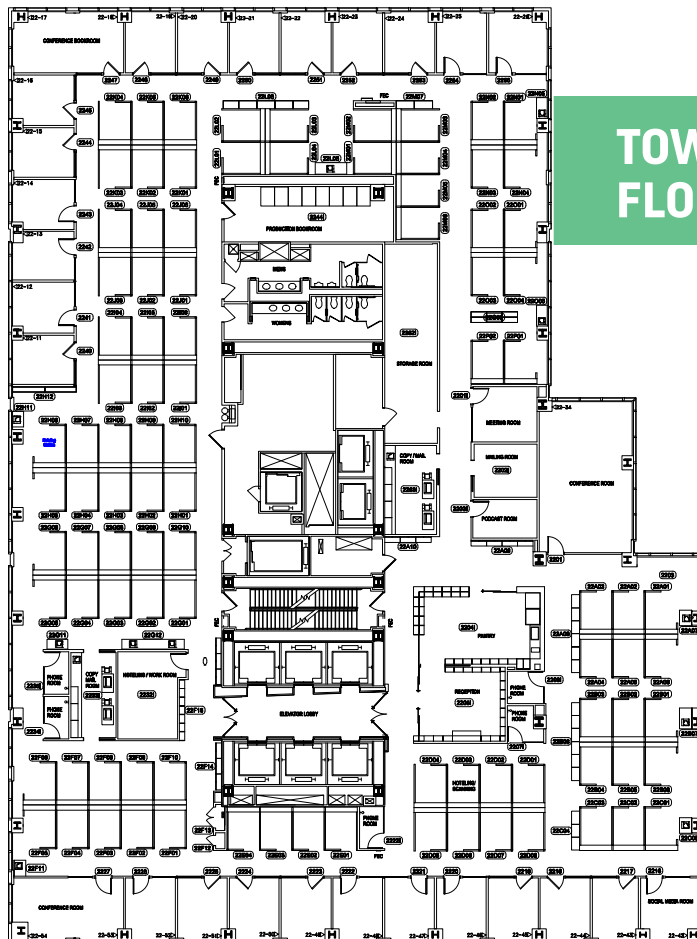
Available January 1, 2024



TERM

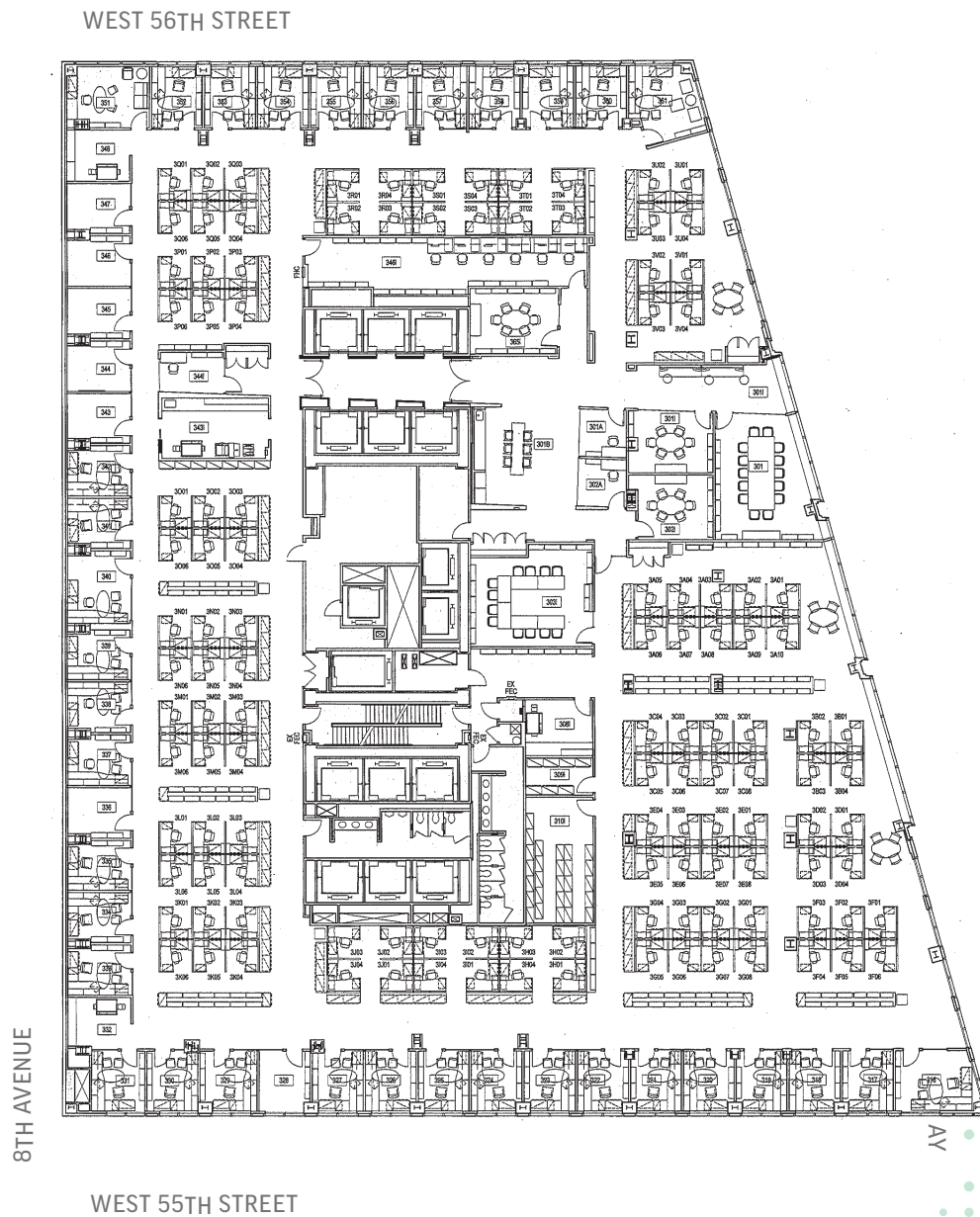
Through June 30, 2033

REPRESENTATIVE BASE FLOORPLAN



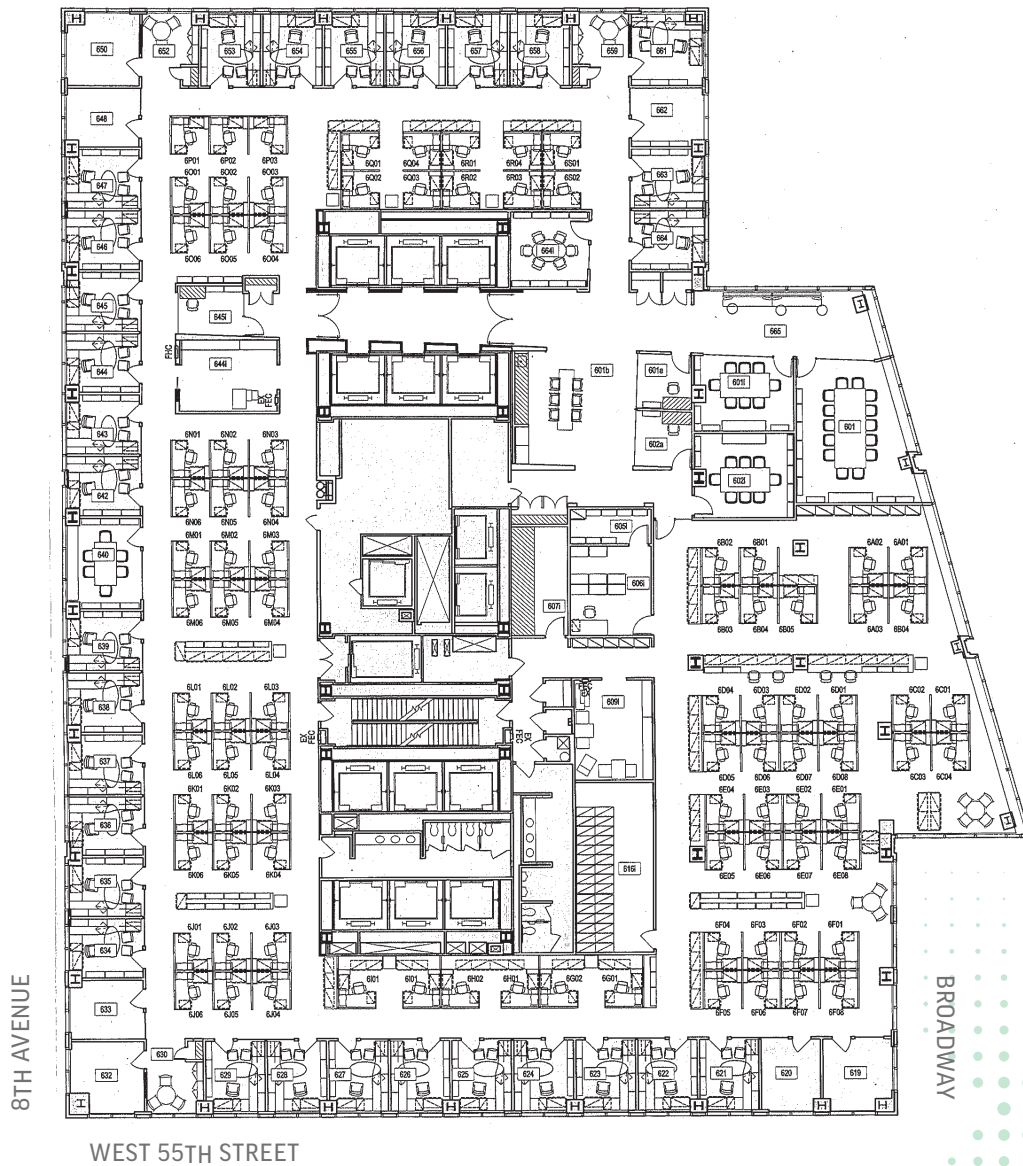
1745 Broadway

3rd Floor: 37,301 RSF



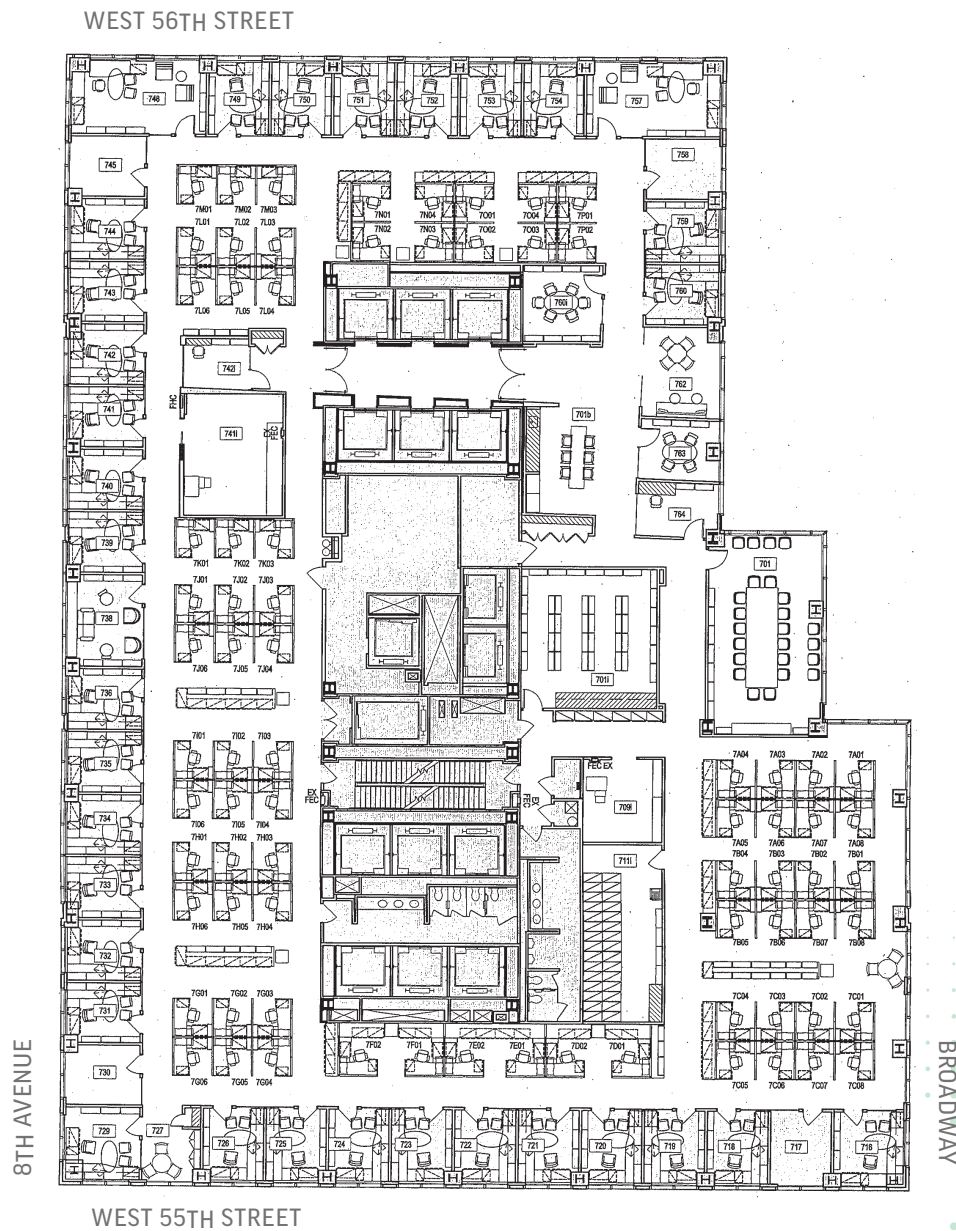
6th Floor: 29,301 RSF

WEST 56TH STREET



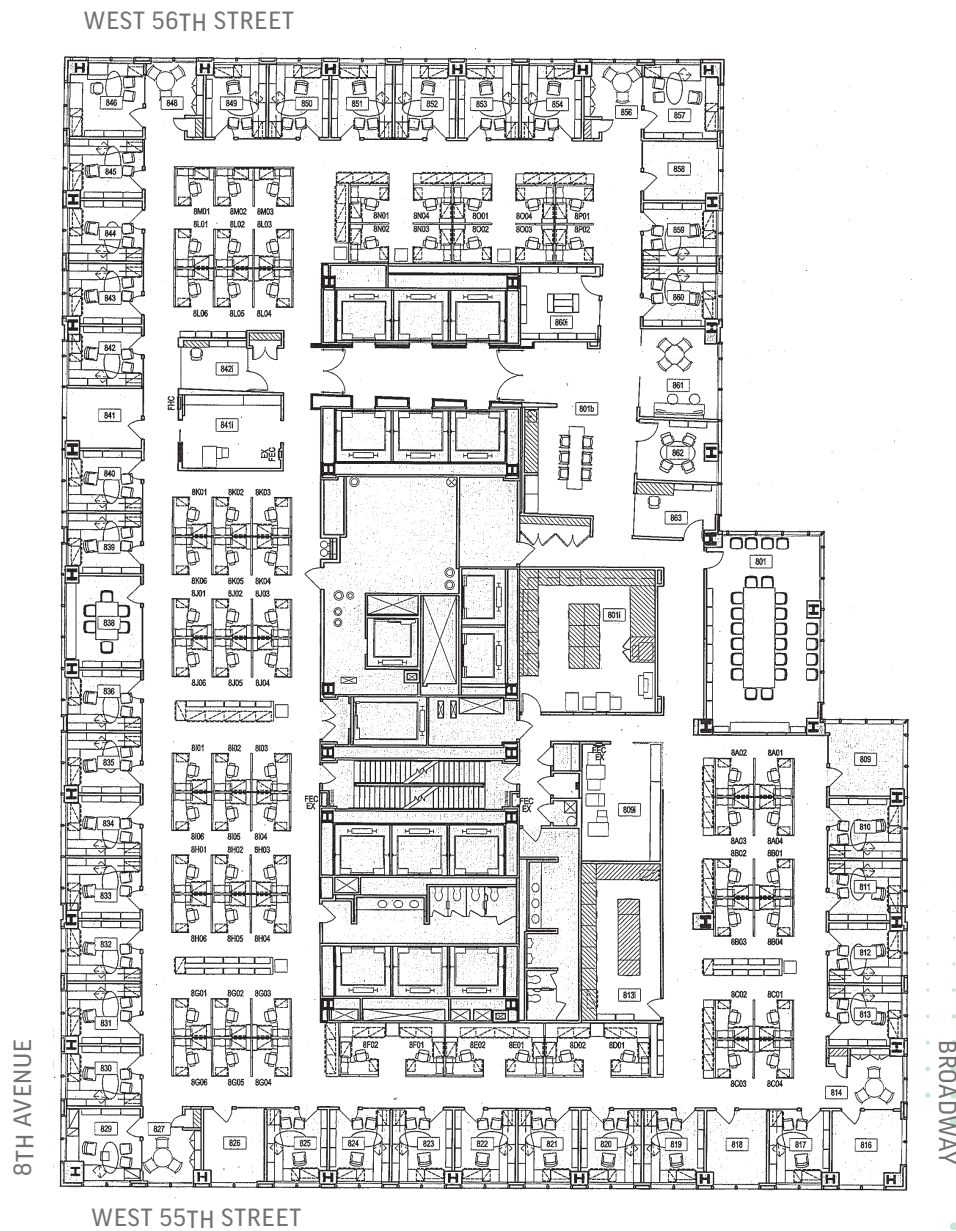
1745 Broadway

7th Floor: 26,366 RSF

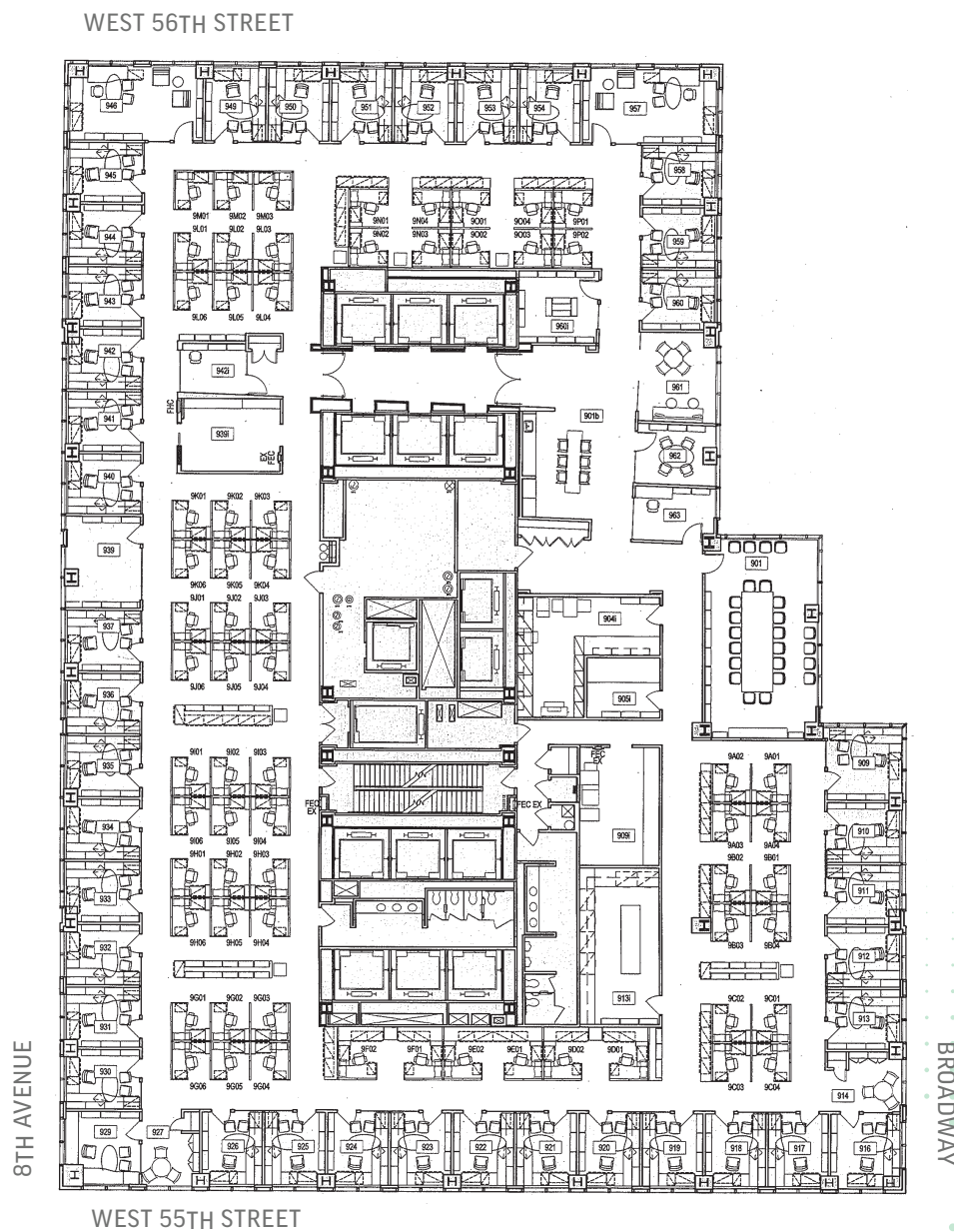


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8th Floor: 26,366 RSF

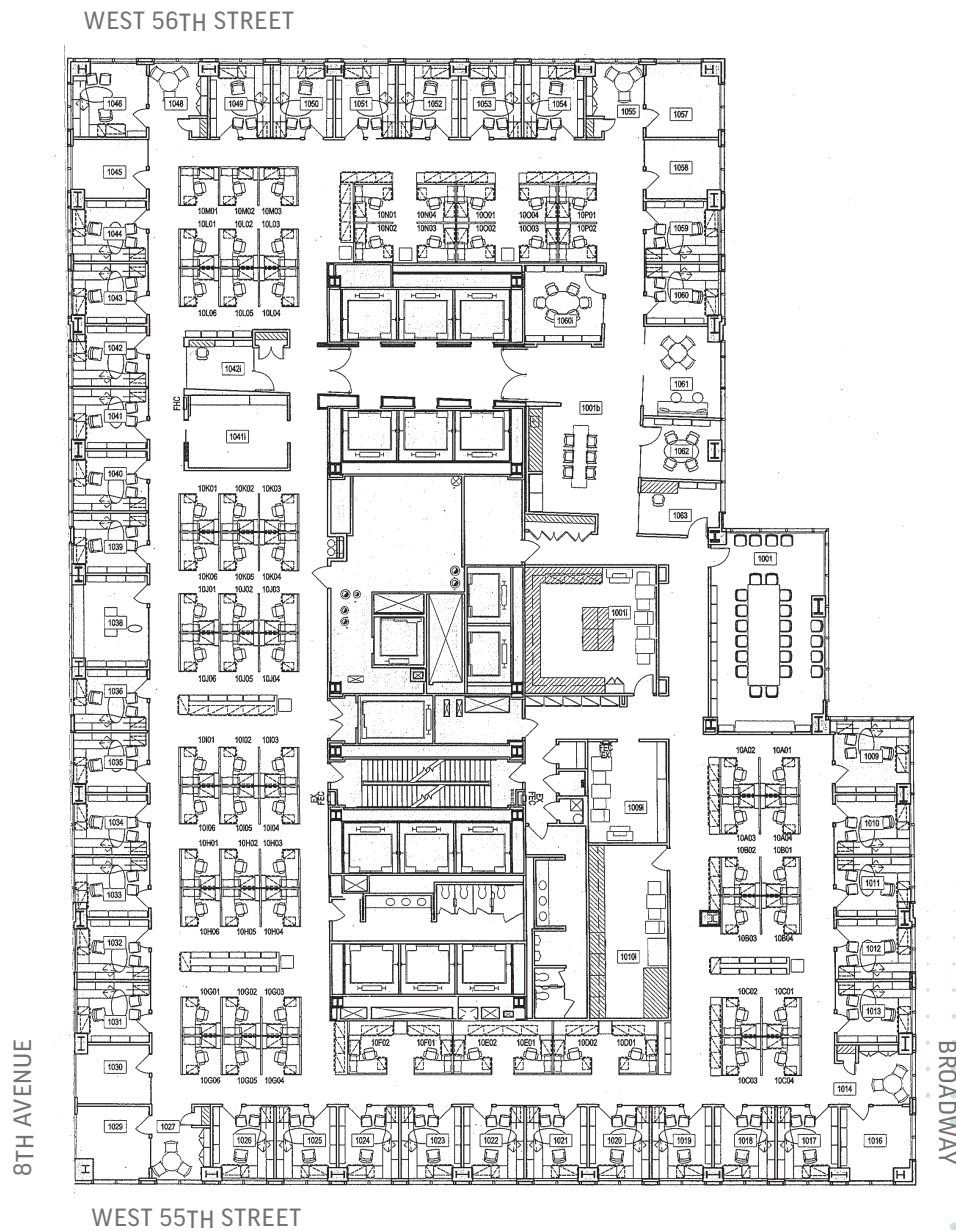


9th Floor: 26,366 RSF



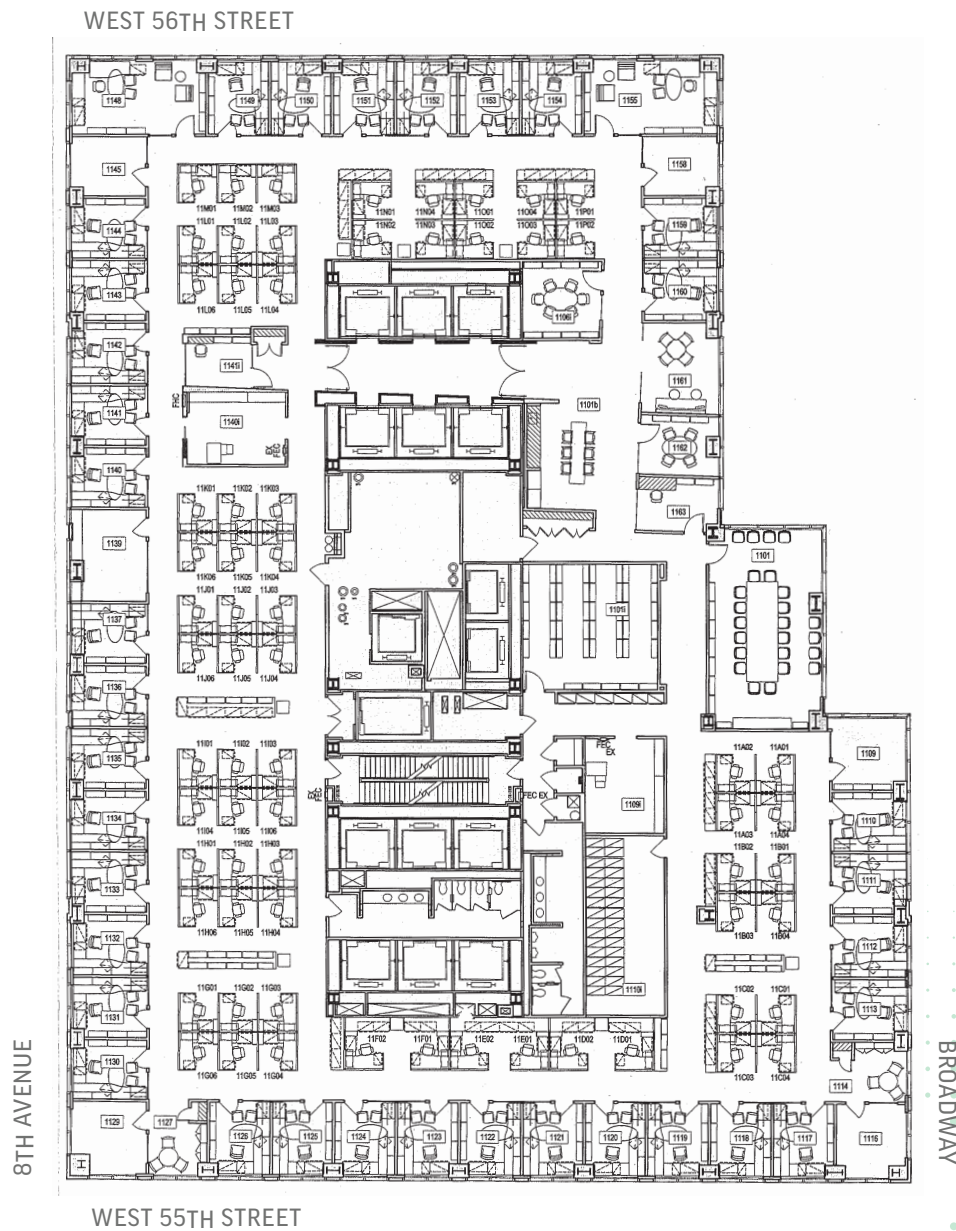
1745 Broadway

10th Floor: 26,366 RSF



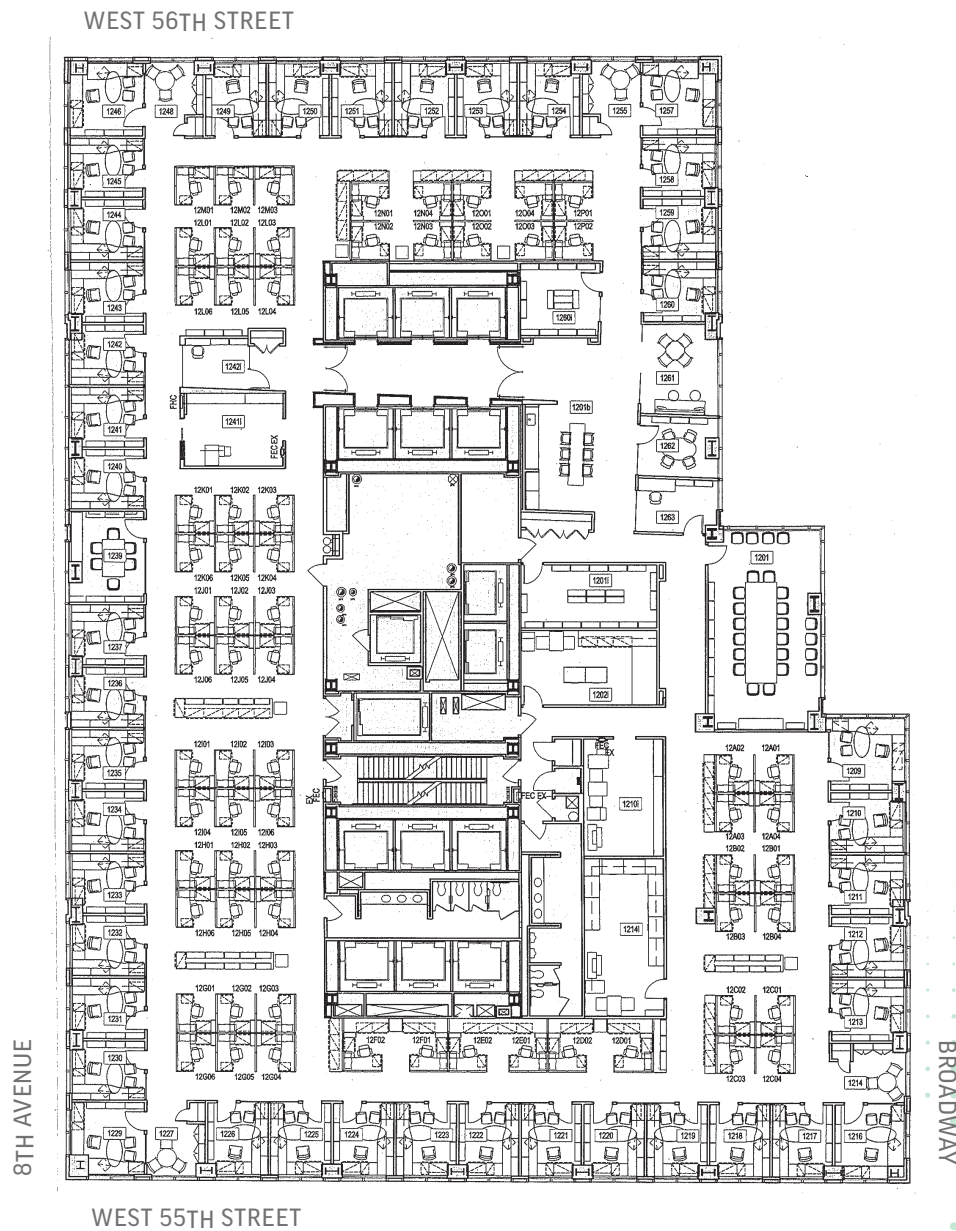
1745 Broadway

11th Floor: 26,366 RSF



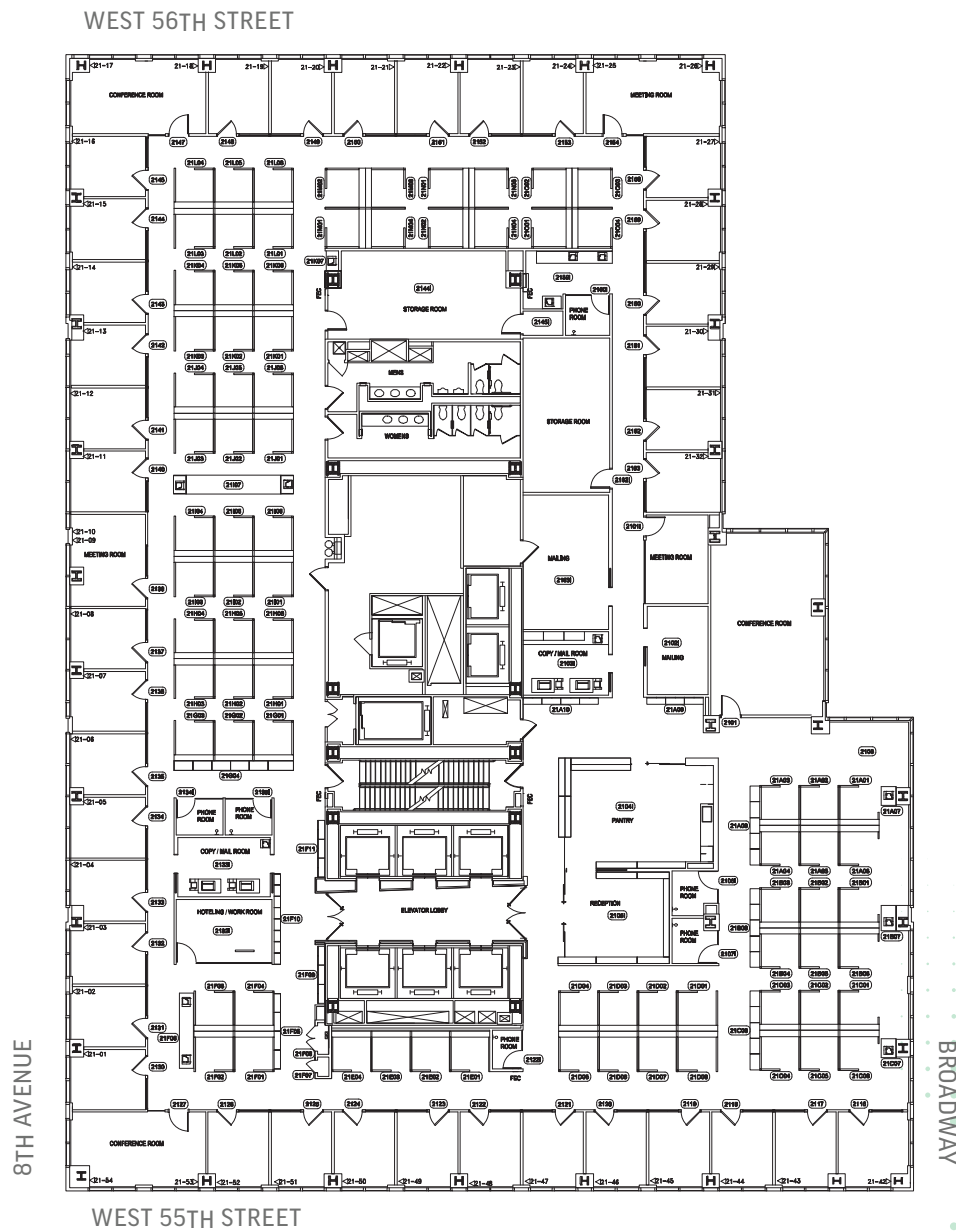
1745 Broadway

12th Floor: 26,366 RSF



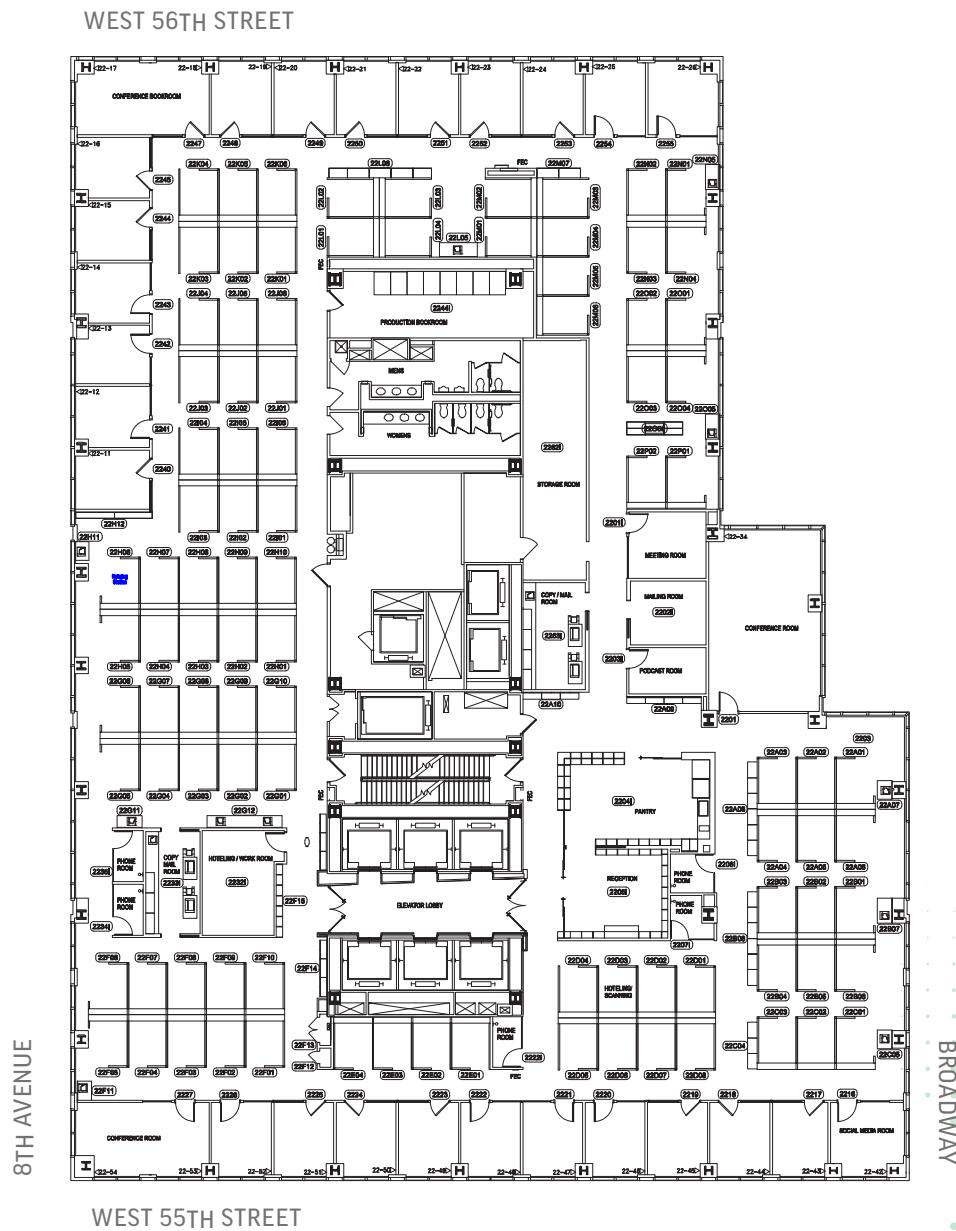
1745 Broadway

21st Floor: 27,375 RSF



1745 Broadway

22nd Floor: 27,375 RSF





SPACE FEATURES



Each floor is newly built with a mix of offices, conference rooms and open area



Furniture is available for subtenant use



Sublandlord will provide a TI allowance



2nd Floor available for sublease to a café or conference center operator



Floors can be leased separately or collectively



POPULATION:
1,172,216

MEDIAN AGE:
38.3

AVERAGE HH INCOME:
\$128,489

MEDIAN HH INCOME:
\$93,490





BUILDING FEATURES

- 1745 Broadway utilizes Switch Automation, a smart building platform, that enables a more efficient operation through real-time monitoring, resulting in a reduction in maintenance costs as systems are optimized. The early identification of repairs and system optimization also increases opportunities for utility savings. In addition to the potential savings pass-through, the system allows for tenant engagement by providing a platform that allows tenants to view their real time usage and operations.
- The building's commitment to sustainability as reflected in the LEED Silver rating and Energy Star certification contributes to a reduction in the overall carbon footprint of the tenants as well as reduced operating costs.
- Building has achieved a WiredScore GOLD certification
- Lobby recently went through a brand-new renovation
- Prime location featuring great access to transportation
- Floor-to-ceiling windows
- Efficient floors with minimal columns
- Slab heights range from 12'6" to 14'6"
- Tremendous views and abundance of natural light



LOCAL AMENITIES

RESTAURANTS

1. Jean-Georges
2. Porter House Bar and Grill
3. Nougatine at Jean-Georges
4. Dizzy's Club
5. Masa
6. Bluebird London NYC
7. Masseria dei Vini
8. The Burrito Box
9. Per Se
10. Momofuku Noodle Bar
11. Blue Ribbon Sushi Bar & Grill
12. Marea
13. Robert
14. ABA Turkish Restaurant
15. Bareburger
16. Pop's Pizzas
17. Kashkaval Garden
18. Noodles
19. Bocca di Bacco
20. Wolf at Nordstrom NYC
21. Petrossian Boutique & Cafe
22. El Centro
23. Guantanamera
24. Deep Indian Kitchen
25. Brooklyn Diner
26. Patsy's Italian Restaurant
27. Trattoria Dell'Arte
28. Chai Thai Kitchen
29. Mughlai Indian Cuisine
30. Loi Estiatorio
31. Yakitori Totto
32. The Original Soupman
33. Donburiya
34. Soba Noodle Azuma
35. SUGARFISH
36. The Russian Tea Room
37. Vida Verde
38. Angelo's Coal Oven Pizzeria
39. McGee's Pub
40. Souvlaki GR
41. Pick A Bagel
42. Tanner Smiths
43. Indian Accent
44. Burger Joint
45. Danji
46. Estiatorio Milos
47. Black Tap
48. Pazza Notte
49. Ippudo Westside
50. Haswell Green's
51. Victor's Cafe
52. PizzArte
53. Callaghers Steakhouse
54. Don Antonio
55. Saar Indian Bistro
56. La Grande Boucherie
57. The Blue Dog Cookhouse & Bar
58. Toloache 50
59. The Halal Guys
60. Ellen's Stardust Diner
61. Ocean Prime



PARKING GARAGES

HOTELS

1. Mandarin Oriental - New York
2. Six Columbus - Central Park
3. JW Marriott Essex House
4. Essex House Residences
5. Da Vinci Hotel
6. Park Hyatt New York
7. The Moderne Hotel
8. The Manhattan Club
9. Park Central Hotel New York
10. WestHouse Hotel New York
11. Le Maridien New York
12. The Carnegie Hotel
13. Dream Midtown
14. Hilton Garden Inn
15. Wellington Hotel
16. Hilton Club West
17. Courtyard by Marriott
18. Residence Inn by Marriott
19. Thompson Central Park
20. Ameritania Time Square
21. Americana Hotel
22. Conrad New York Midtown
23. Hampton Inn Manhattan
24. Washington Jefferson Hotel
25. M Social Hotel
26. Sheraton Times Square Hotel
27. Sheraton
28. Sheraton Hotel & Towers
29. Warwick New York
30. Hilton Club The Residences
31. The Hilton Club
32. New York Hilton Midtown
33. Hub Hotel Time Square
34. The Manhattan at Times Square
35. The Amsterdam Court Hotel

FITNESS

1. Equinox Columbus Circle
2. Bootcamp Republic
3. Hearst Tower The Club
4. Essential Fitness NYC
5. Crunch Fitness - 54th Street
6. Beshar Fitness
7. Equinox West 50th Street
8. Athletic & Swim Club

ENTERTAINMENT

1. Jazz at Lincoln Center
2. Museum of Arts and Design
3. Alvin Ailey American Dance Theater
4. SPYSCAPE
5. Weill Recital Hall
6. Carnegie Hall
7. American Theatre of Actors
8. Zankel Hall
9. Studio 54 Theatre
10. Broadway Comedy Club
11. Ed Sullivan Theater
12. New York City Center
13. The Late Show with Stephen Colbert
14. August Wilson Theatre
15. Neil Simon Theatre
16. Gershwin Theatre
17. Circle in the Square Theatre
18. The Iridium
19. Winter Garden Theatre