



# 40K RSF AT 1501 BROADWAY

UNPARALLELED TIMES SQUARE VIEWS

ENTIRE  
**3rd**  
FLOOR

UP TO  
**40K**

DIRECT  
ACCESS FROM  
LOBBY

# FLOOR PLAN Entire 3rd Floor | 40,912 RSF

1501 BROADWAY

- Ability to create building within a building opportunity, with private entrance off of sky lobby
- Full & Partial Floor Opportunity (33,000-40,000 RSF)
- Unparalleled Views of Times Square
- Direct Double Door Access off Sky Lobby
- Potential Branding Opportunity
- Brand new giant windows
- Sweeping views and light
- Upgraded common corridors and restrooms

## BUILDING FEATURES

- The NEW 1501 Broadway
- Brand new lobby – relocated from Broadway to 43rd Street
- Featuring MKDA designed progressive PREBUILTS & TURNKEY suites
- Facial recognition and automatic temperature check at turnstiles
- Robust enhanced cleaning for health and safety
- New escalator leading to elevator landing and new elevators
- New windows throughout the building
- Macchiato Espresso and Wine Bar and Lounge (Tenant-only amenity)
- Brooklyn Deli, now Open!

### 3RD FLOOR FULL FLOOR | 40,912 RSF

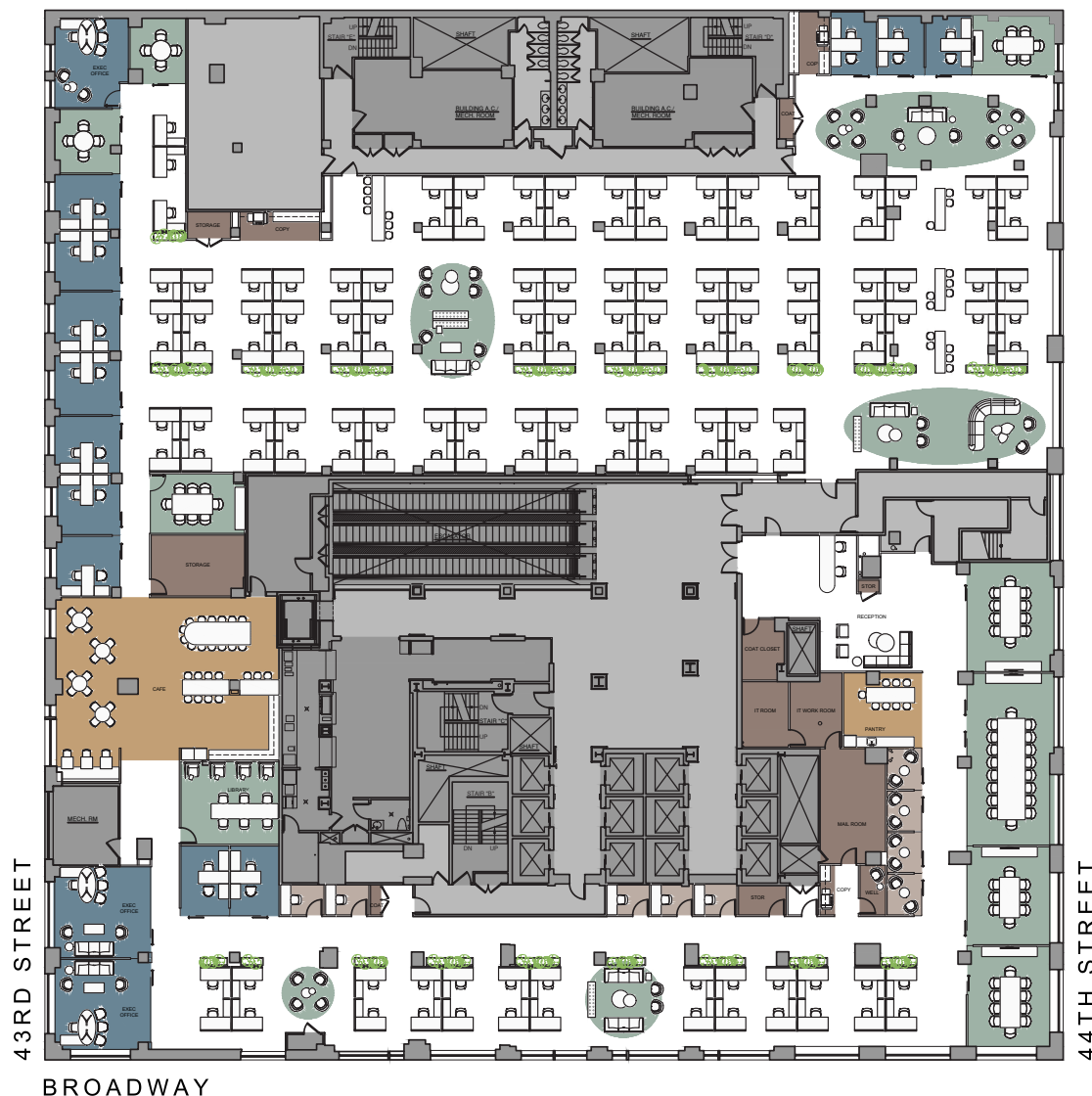
WORKSPACE	SEATS
EXECUTIVE OFFICE	3
PRIVATE OFFICE	12
WORKSTATION (6'X6')	132
RECEPTION	1
TOTAL HEADCOUNT	148

#### COLLABORATIVE SPACE

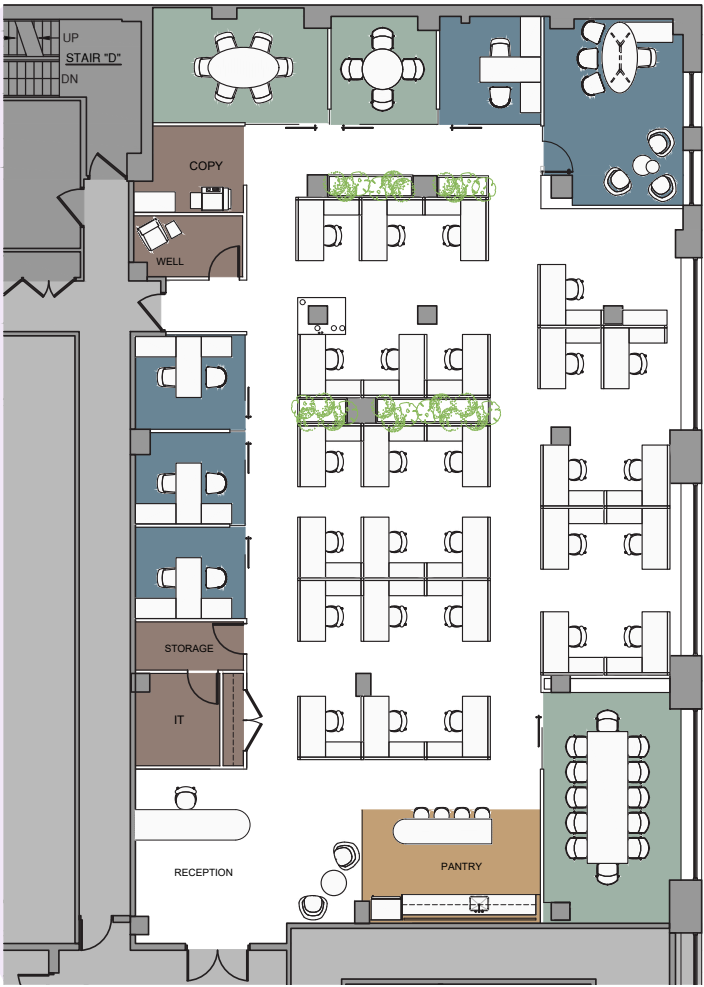
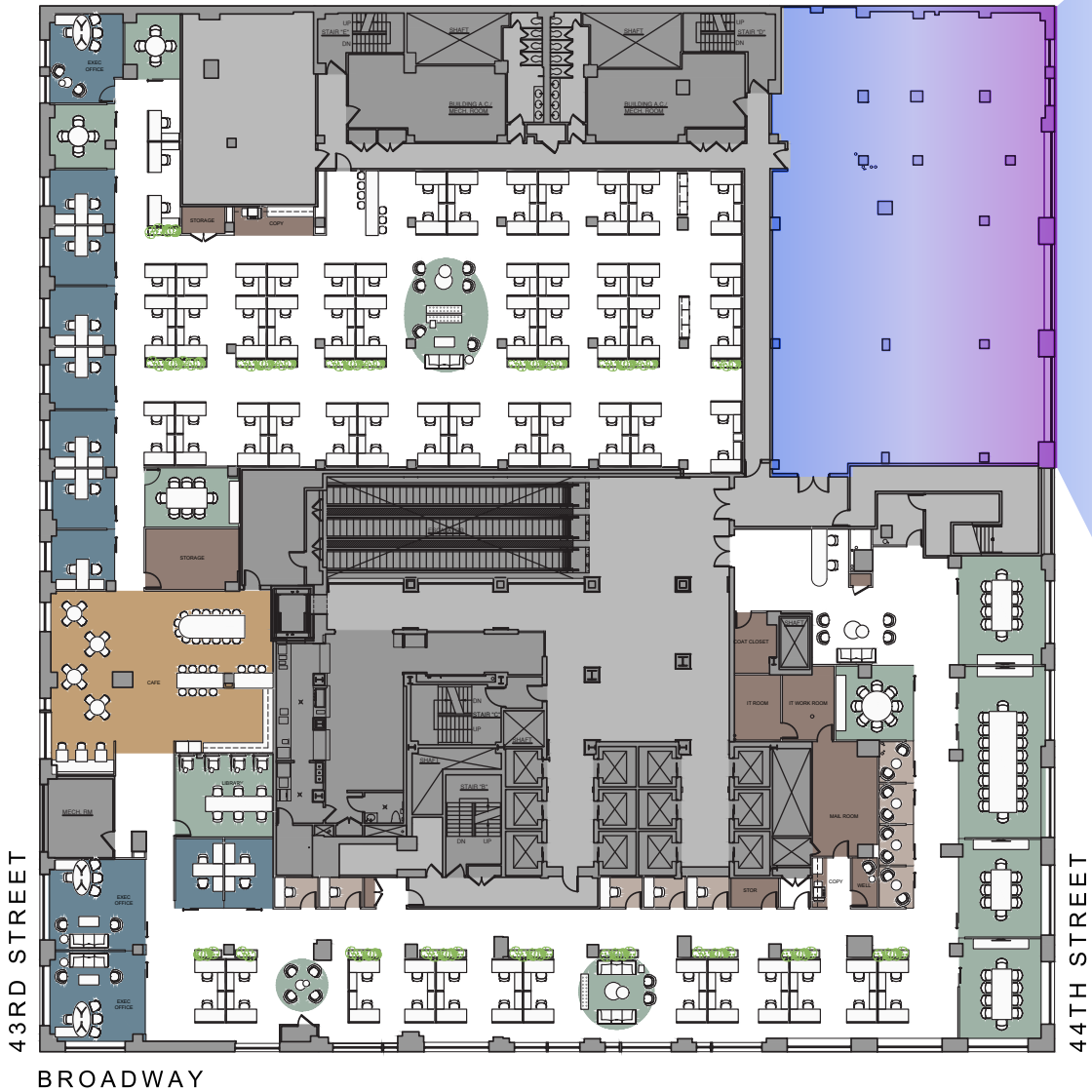
CONFERENCE ROOM	6
MEETING ROOM	2
OPEN LOUNGE	5
LIBRARY	1

#### SUPPORT

CAFE	1
PANTRY	1
PHONE ROOM	9
COAT CLOSET	3
COPY AREA	3
STORAGE ROOM	4
IT ROOM	1
IT WORK ROOM	1
WELLNESS ROOM	1
MAIL ROOM	1

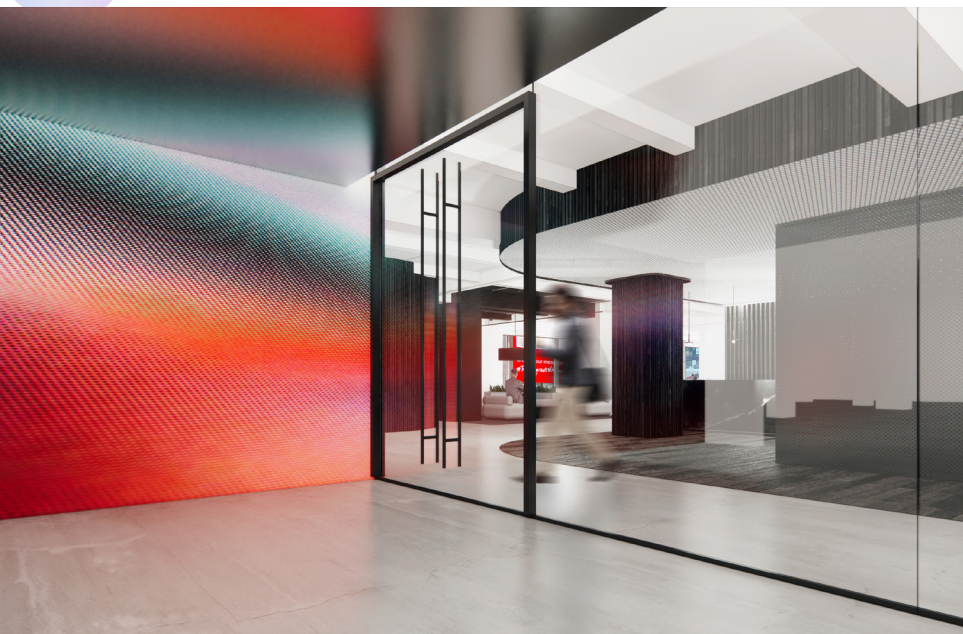


Tenant A | **33,492 RSF**



Tenant B | **7,420 RSF**













COFFEE BAR



Exterior

1501 BROADWAY





1501  
BROADWAY

ATMOSPHERE

USA **BROOKLYN DELICATESSEN** HOT PASTRAMI  
& CORNED BEEF

