



1674

BROADWAY

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

ICONIC 1920s NEW YORK



BROADWAY

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 **12ACENQRW**
- 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.

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managed by

**EMMES**<sup>®</sup>

The exclusive office  
leasing agents

**OKADA&CO.**





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

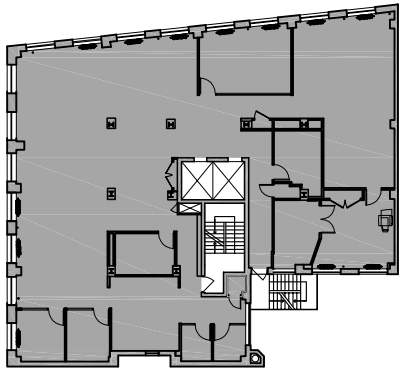
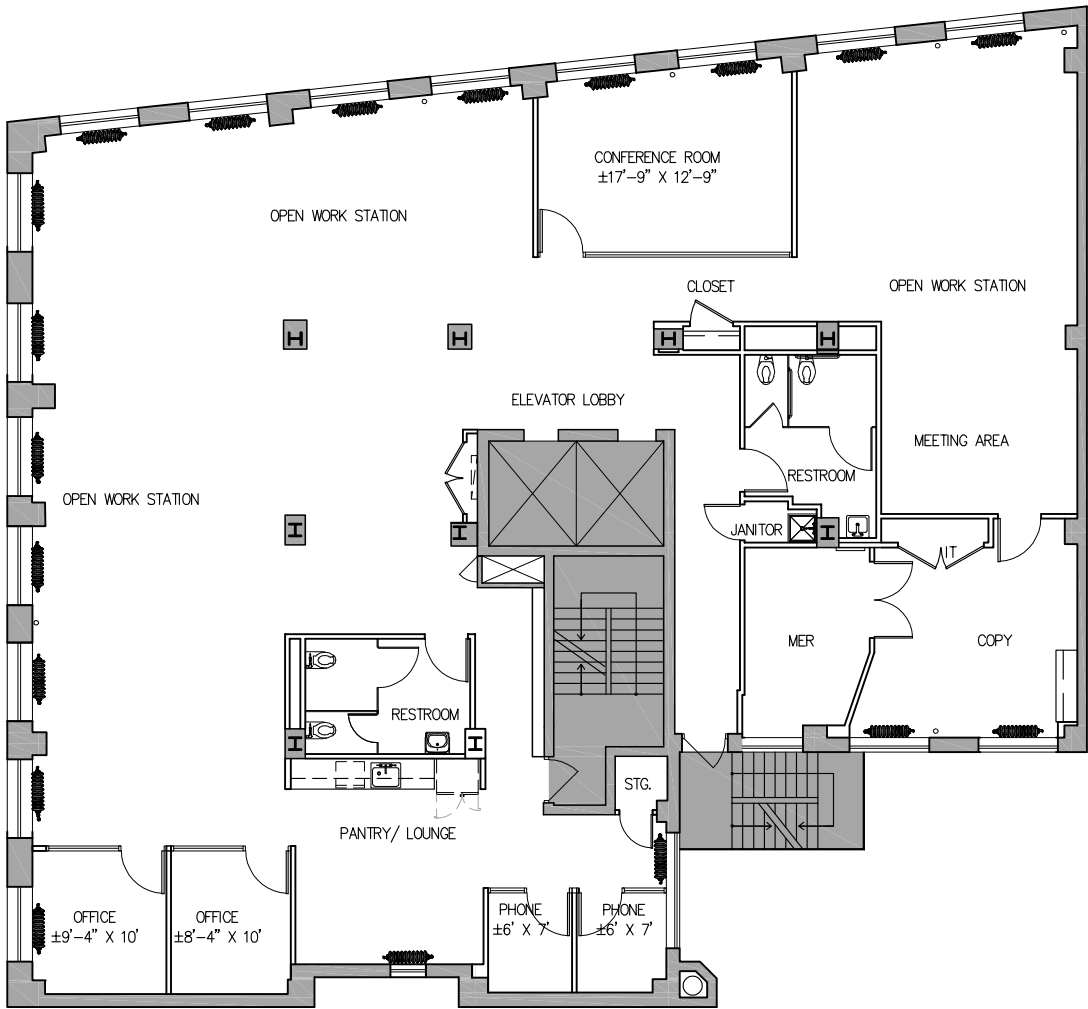
1674 BROADWAY

2 BLOCKS TO CENTRAL PARK

3 BLOCKS TO TIMES SQUARE



# 3<sup>RD</sup> FLOOR



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.

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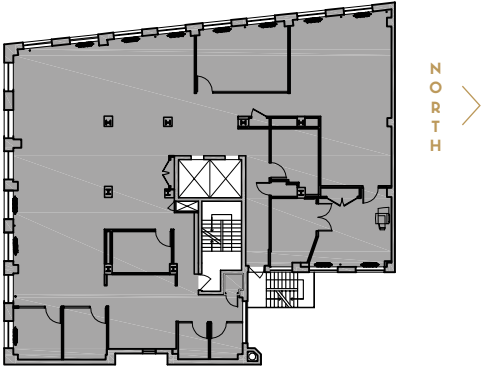
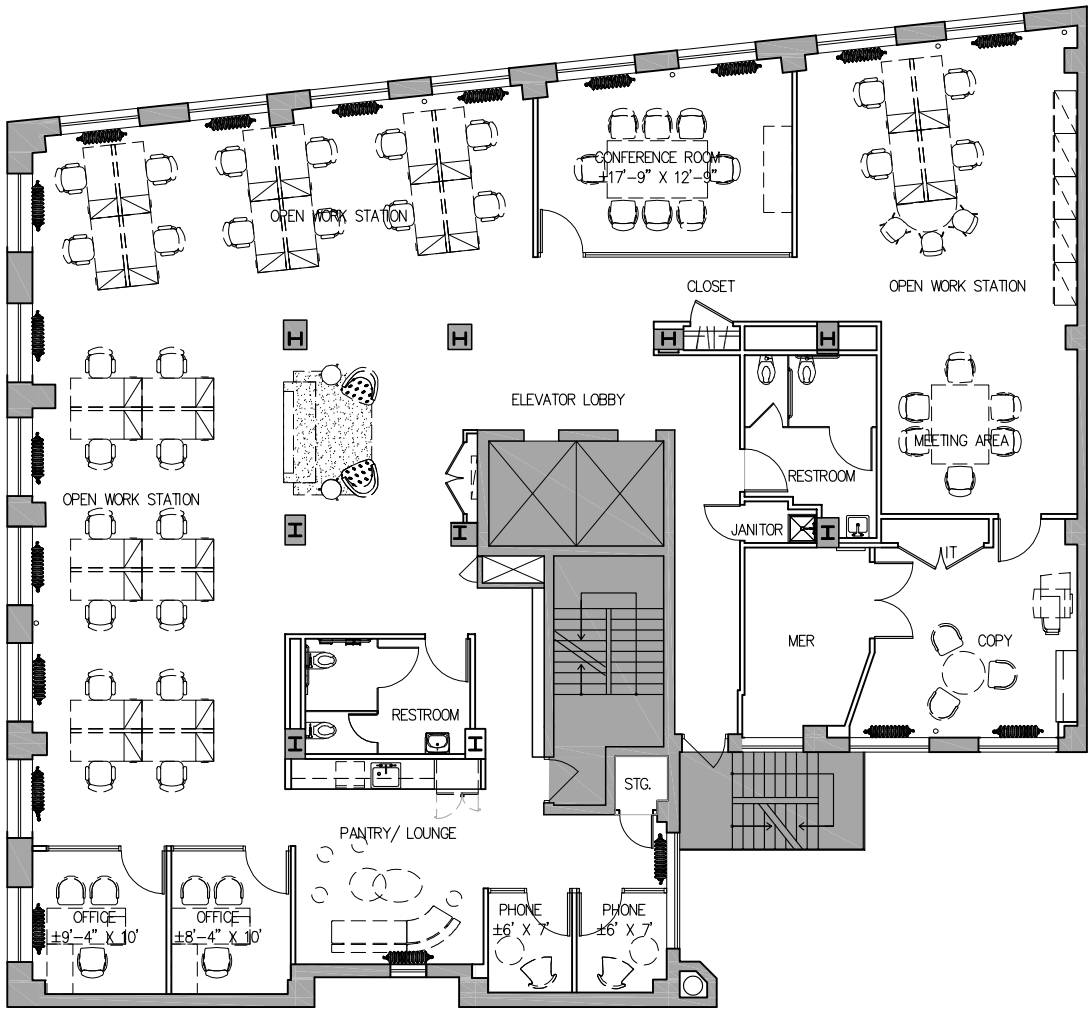
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3<sup>RD</sup> FLOOR  
SPEC SUITE



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

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# 6<sup>TH</sup> FLOOR



BROADWAY



**Suite A** 3,317 RSF  
Suite A-2 1,889 RSF  
Suite A-1 1,428 RSF

**Suite B** 2,402 RSF  
Suite B-1 1,117 RSF  
Suite B-2 1,285 RSF

----- CAN BE DEMISED



ENTRANCE

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
RSF	VARIES 1,117-3,317
STATUS	VACANT
DESCRIPTION	FLEXIBLE BOUTIQUE OFFICE SUITES CAN BE DEMISED FROM TWO TO FOUR SUITES.

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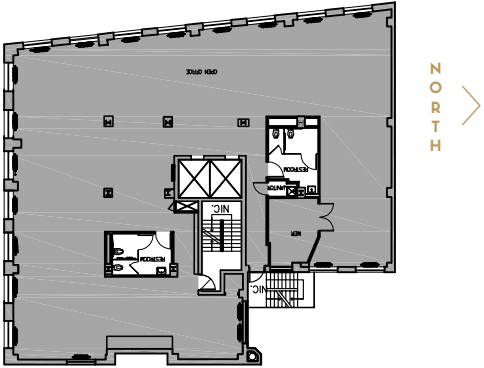
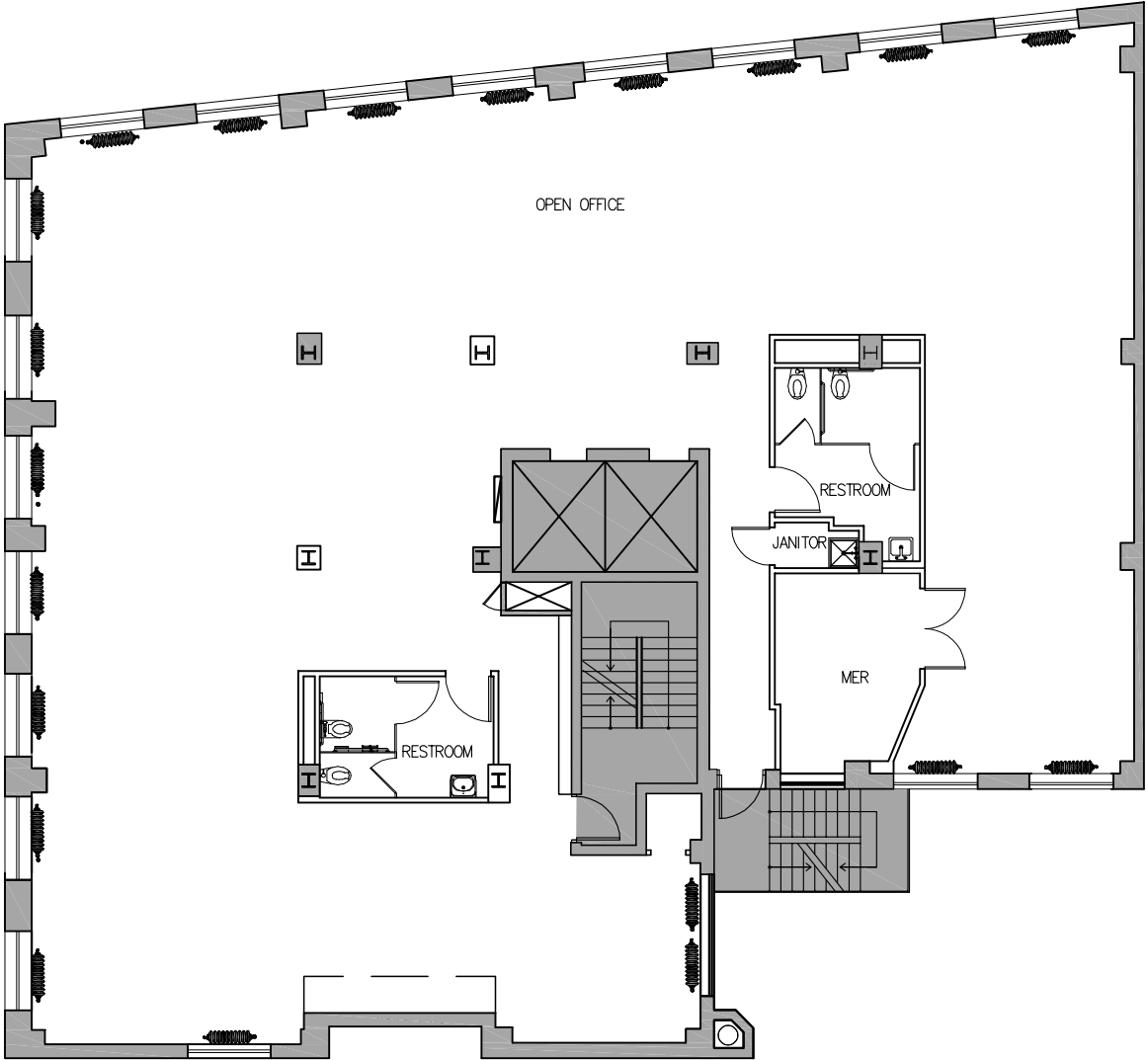
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7<sup>TH</sup>- 9<sup>TH</sup> FLOOR



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

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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 New Tradition) mean incredible awareness opportunities for your company/brand



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1674BROADWAY.COM

FOR MORE INFORMATION,  
CONTACT THE EXCLUSIVE  
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