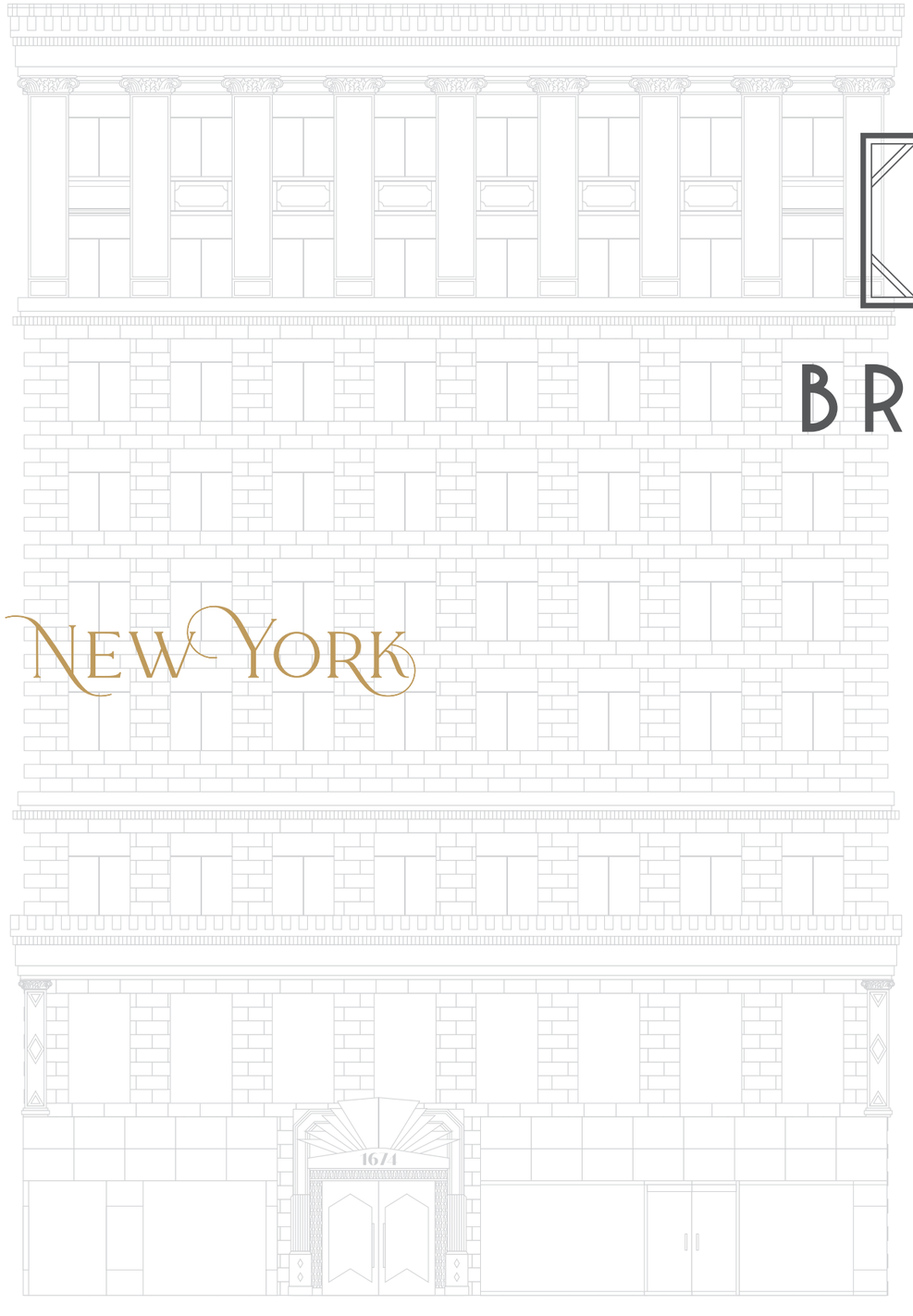
1674
BROADWAY



1674 BROADWAY

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

ICONIC 1920s NEW YORK

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.

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

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

- Diner24 on ground floor
- 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 Resturant, L'Occitane, M&M Store, Pret A Mager, and the Sheraton Hotel.

Owned & professionally managed by

EMMES®

REMASTERED & GLAMOROUS GOLD
LOBBY TO START YOUR WORKDAY

MIDTOWN NEW YORK

1674 BROADWAY

2 BLOCKS TO CENTRAL PARK

10 BLOCKS TO PORT AUTHORITY

3 BLOCKS TO TIMES SQUARE

TURNSTYLE UNDERGROUND MARKET
T.J. MAXX
SOPHIE'S CUBAN
BREAD & HONEY
GUANTANAMERA
THE BREAD FACTORY
THE VITAMIN SHOPPE
HALE AND HEARTY
BARCELONA BAR
WESTERLY LIQUOR
WESTERLY NATURAL MARKET
CHIPOLTLE
STAPLES
BAR CULACCINO
IVY
JOE G
PATSY
JAZZ ON COLUMBUS CIRCLE
YAKITORI TOTTO
CHAI THAI
SPYSCAPE
THE MODERNE HOTEL
JOE & THE JUICE
PRET A MANGER
5 Av/59 St
NATIONAL DEPARTMENT
BROOKLYN DINER USA
OAK & STEEL FINE WINES AND SPIRITS
PARK HYATT NEW YORK
SALIBURY HOTEL
REDEYE GRILL
CARNEGIE HALL
THE RUSSIAN TEA ROOM
ANGELO'S COAL OVEN
STARBUCKS
MANHATTAN CLUB
PARK CENTRAL HOTEL
WESTHOUSE HOTEL
MORTON WILLIAMS SUPERMARKETS
LE MÉRIDIEN
CAFE METRO
STARBUCKS
DREAM MIDTOWN
SOUVLAKI GR
TOPAZ NOODLE BAR
THE QUIN
PARK CAFE
DUANE READE
WELLINGTON HOTEL
PARKER NEW YORK
E 7 Street
PREMIER DELI
BROADWAY BICYCLE
BETWEEN THE BREAD
CHOPT
ZIBETTO ESPRESSO BAR
FLOWERS OF THE WORLD
NEW YORK CITY CENTER
FACES AND NAMES
MYZEL CHOCOLATES
ESTIATORO MILOS
CHIPOLTLE
MAISON KAYSER
MAZE BY GORDON RAMSEY
PAZZA NOTTE
SABON
BLACK TAP
MAKI MAKI SUSHI
ASTRO RESTAURANT
QUALITY BISTRO
BLUE BOTTLE CAFE
COPPER JOHNS
FAMOUS ORIGINAL RAY'S PIZZA
LILI'S BAKE SHOP
DUNKIN'
SHAKE SHACK
HELLO DELI
ED SULLIVAN THEATER
BROADWAY THEATER
GRISTEDES
DA TOMMASO RISTORANTE
CASCADE
PICK A BAGEL
HIDE-CHAN RAMEN
DUANE READE
KABAOKE DUTE 53
REAL KUNG FU
STARBUCKS
THE UPS STORE
COSMIC DINER
RUSSIAN VODKA ROOM
CHA PA'S
T-MOBILE
CHEF PRO
HAMPTON INN
RUSSIAN SAMOVAR
DIG
CHIPOLTLE
NEIL SIMON THEATER
VICTOR'S CAFE
DOLLY VARDEN
DUNKIN
MCGEE'S
APPLEJACK DINER
HILTON GARDEN INN
RESIDENCE INN
STUDIO 54
CRUNCH FITNESS
THE THREE MONKEYS
AMERITANIA
7 Avenue Station
DINER EN BROADWAY
ROSIE O'GRADY'S
SUPERNOVA
POKE BOWL
FAMOUS AMADEUS
SHON 45 WINE & SPIRITS
SOHO PARK
TOLOACHE
SAAR INDIAN
DUANE READE
GALLAGHER'S STEAK HOUSE
AZALEA
I LOVE NY
CIRCLE IN THE SQUARE
PRINCI
THE MANHATTAN
CAPEZIO
WINTER GARDEN THEATER
CHICKEN OVER RICE
BOUCHERIE
FEDEX OFFICE
SHERATON
THE HILTON CLUB
NEW YORK HILTON MIDTOWN
REAL HALAL GUYS
PRET A MANGER
ROBERTA'S
URBAN SPACE
CAFE 53
BLUEMERCURY
OCEAN PRIME
LE BERNARDIN
THE MICHELANGELO
JOHN'S CAFE
MASTRO'S STEAK HOUSE
RUTH'S CHRIS STEAK HOUSE
CHOPT
TGI FRIDAYS
BOBBY VAN'S
LITTLE BEET
THE CAPITAL GRILL
TED'S MONTANA GRILL
CHARLES TYRWHITT
SUPER RUNNER SHOP
TUK TUK BOY
5 Avenue-53 St Station
50 St
RITE AID
THE BLUE DOG
STARBUCKS
PRET A MANGER
STARBUCKS
THE FOOD EMPORIUM
NATSUMI
REAL KUNG FU
TIMES SQUARE DINER
Z GRILL
SOMBRERO
BRAZIL GRILL
LATITUDE BAR & GRILL
DUANE READE
LILLIE'S
CITIZEN M HOTEL
50 Street Station
FRIEDMAN'S KITCHEN & BAR
DUANE READE
APPLEBEE'S GRILL & BAR
HILTON GARDEN INN
EUGENE O'NEILL THEATER
AMBASSADOR THEATER
DA MARINO
CROWN PLAZA TIMES SQUARE
MAJESTIC DELICATESSEN
MARTINIQUE JEWELERS
WIRELESS ONE
49 St
FAMOUS ORIGINAL RAY'S
THE GALLIVANT
BROADWAY 49
LONGACRE THEATER
KRISPY KREME
SAMUEL J. FRIEDMAN THEATER
BARRYMORE THEATER
ANGELINA BAKERY
TONIC TIMES SQUARE
OCEANA
STARBUCKS RESERVE
MIA'S BROOKLYN BAKERY
PASTA LOVERS
DEL FRISCO'S
CHASE BANK
OLIVE GARDEN
DUNKIN'
ZIBETTO ESPRESSO BAR
ADEL'S FAMOUS HALAL FOOD
LOL TIMES SQUARE COMEDY CLUB
CORT THEATER
NEW YORL SPORTS CLUBS
M&M'S WORLD
HONG KONG STATION
47-50 Sts-Rockefeller Ctr
ROCKEFELLER CENTER
FEDEX OFFICE

NEIGHBORING RETAILERS

1674 BROADWAY

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

ARO RESIDENTIAL TOWER
COSMIC DINER
BROADWAY THEATER
760,000 SF OFFICE BUILDING
CHASE
700,000 SF OFFICE TOWER
CASCADE
PREMIER DELI CAFÉ
GIFT SHOP
FAMOUS RAY'S
Times Square Café
SHON 45 WINE & SPIRIT
THE MANHATTAN AT TIMES SQUARE HOTEL
50 Street Station
49 St
47-50 Sts-Rockefeller Ctr
5 Av/59 St
57 Street
5 Avenue-53 St Station
2 BLOCKS TO CENTRAL PARK
3 BLOCKS TO TIMES SQUARE

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

FOR MORE INFORMATION, CONTACT THE EXCLUSIVE OFFICE LEASING AGENTS:

Owned & professionally managed by

EMMES®

Luke Davidoff
212.293.8919
leasing@eamc.com

1674BROADWAY.COM