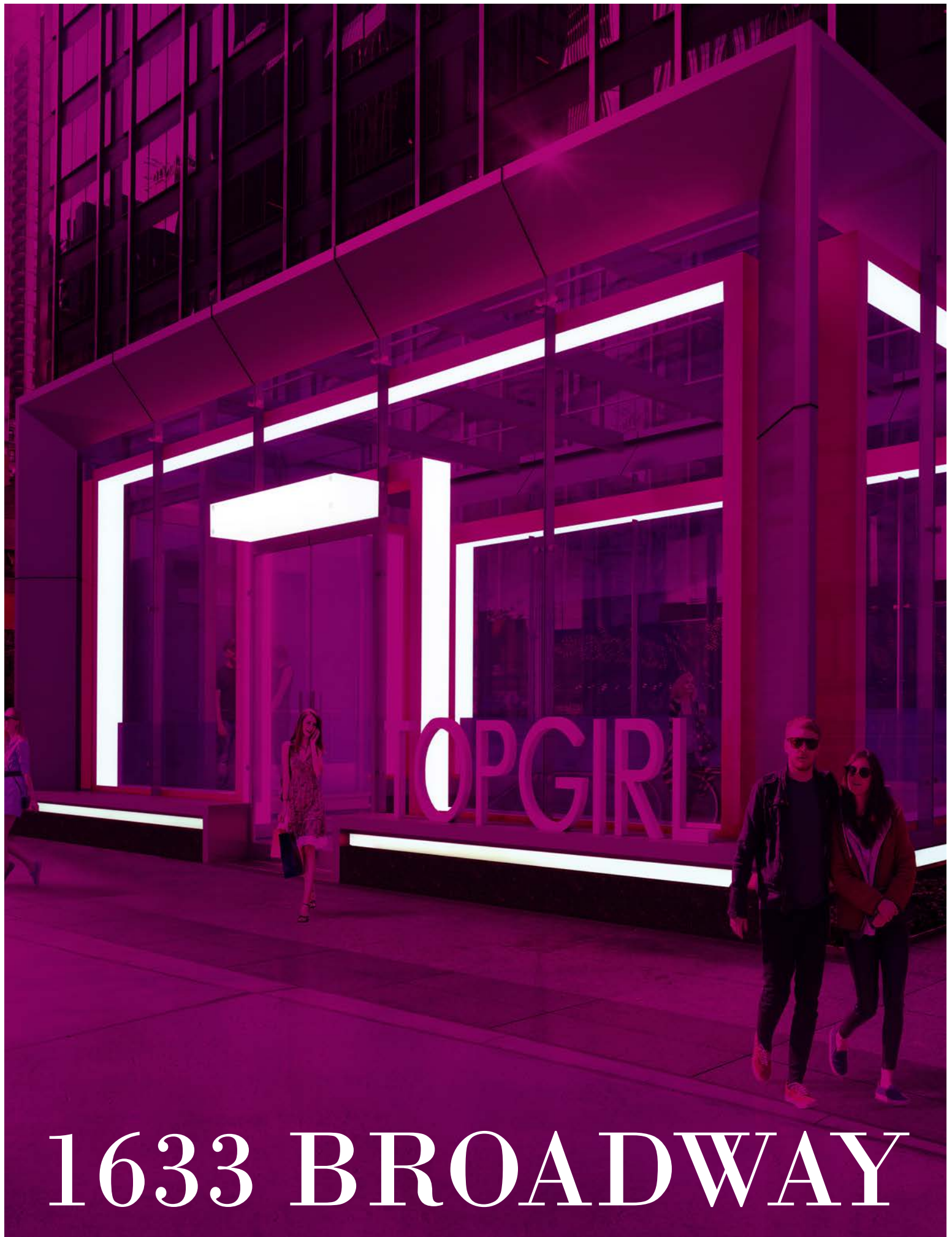




1633 BROADWAY

SPACE DESCRIPTION



LOCATION

BROADWAY, BETWEEN WEST 50TH & WEST 51ST STREETS

SIZE

CUBE: 913 SF | PLAZA: 25,458 SF | LOWER LEVEL I: 22,071 SF | LOWER LEVEL II: 13,665 SF

FRONTAGE

CUBE/BROADWAY: 40’ | PLAZA: 50’

CEILING HEIGHTS

GLASS ENTRY CUBE: 16’ | PLAZA LEVEL: 14’ | LOWER LEVEL I: 14’ | LOWER LEVEL II: 14’

POSSESSION

IMMEDIATE

- SITUATED AT THE BASE OF PARAMOUNT PLAZA, A 2.6 MILLION SF CLASS A OFFICE TOWER
 - LOCATED AT THE CONVERGENCE OF MIDTOWN WEST, HELL’S KITCHEN, TIMES SQUARE AND COLUMBUS CIRCLE
- DEDICATED LOADING AND FREIGHT WITH CURB CUT ON 50TH STREET
 - FULLY VENTED VIA SEVENTH STORY SETBACK
 - LOGICAL DIVISIONS CONSIDERED

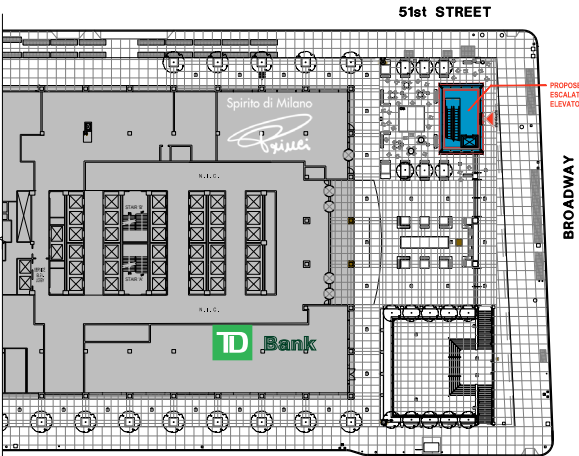
NEIGHBORING TENANTS

- EQUINOX
 - PRINCI
 - TD BANK
 - THE PALM
 - JUNIOR’S RESTAURANT
 - DEL FRISCO’S
 - LE BERNARDIN
- ESTIATORIO MILOS
 - LA ESQUINA
 - IPPUDO
 - JOE AND THE JUICE
 - BIBBLE AND SIP
 - DIG INN
 - SUNGLASS HUT
- HAVIANAS
 - E.L.F. COSMETICS
 - T-MOBILE
 - GERSHWIN THEATRE
 - WINTER GARDEN THEATRE
 - AMBASSADOR THEATRE
 - CAROLINE’S COMEDY CLUB

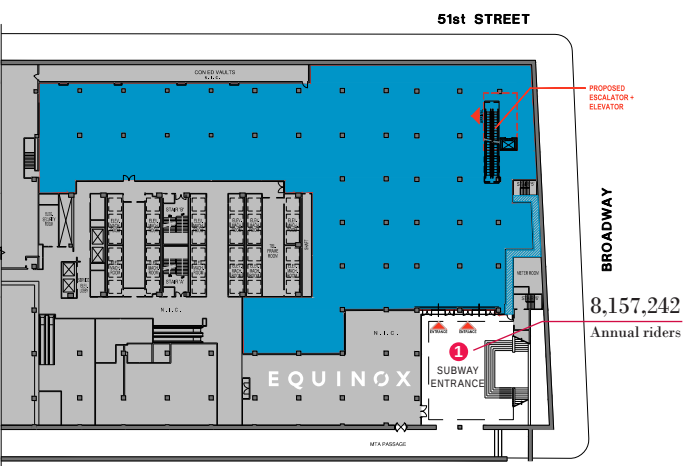
FLOOR PLANS



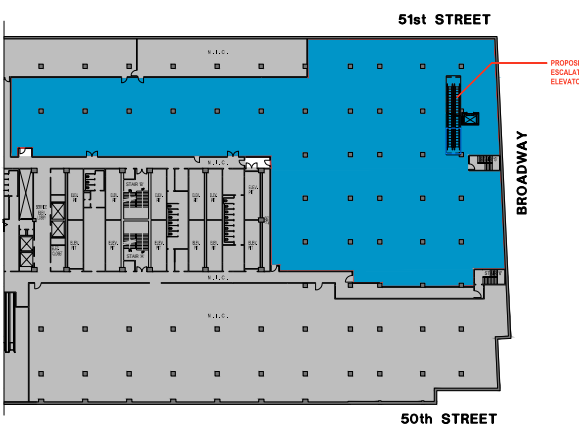
CUBE: 913 SF



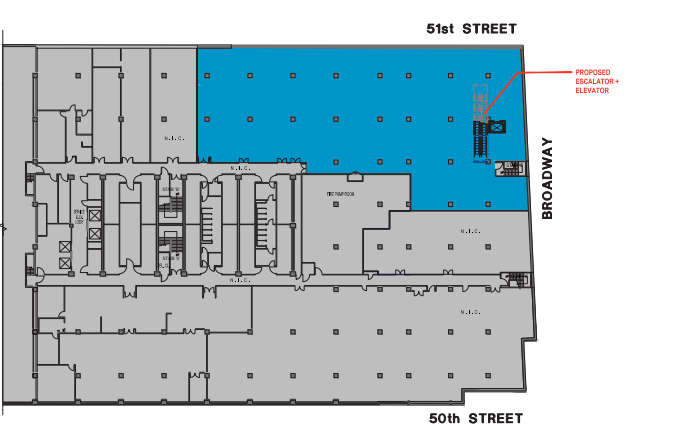
PLAZA LEVEL: 25,458 SF



LOWER LEVEL I: 22,071 SF



LOWER LEVEL II (STORAGE): 13,665 SF



PROXIMITY TO...

TIMES
SQUARE

3
MINUTES

THEATER DISTRICT
HELL'S KITCHEN

2
MINUTES

COLUMBUS
CIRCLE

10
MINUTES

ROCKEFELLER
CENTER

5
MINUTES

NORDSTROM
FLAGSHIP

8
MINUTES

CENTRAL
PARK

12
MINUTES

AREA DEMOGRAPHICS



SUBWAY
30M
COMMUTERS/YR
I B C D E N Q R

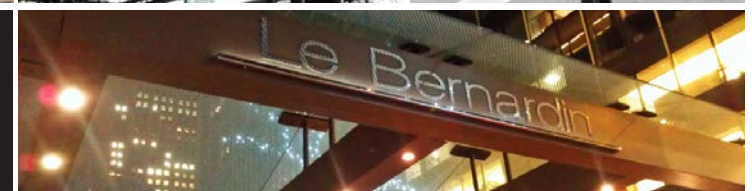
AREA
OFFICE
TENANTS

YAHOO | MORGAN STANLEY | SHOWTIME | CBS
SNAPCHAT | WARNER MUSIC | BARCLAYS
HEARST | BLEACHER REPORT | GENSLER
COMCAST/NBC UNIVERSAL | VICTORIA'S SECRET
TPG | CRAVATH, SWAINE & MOORE



45,723

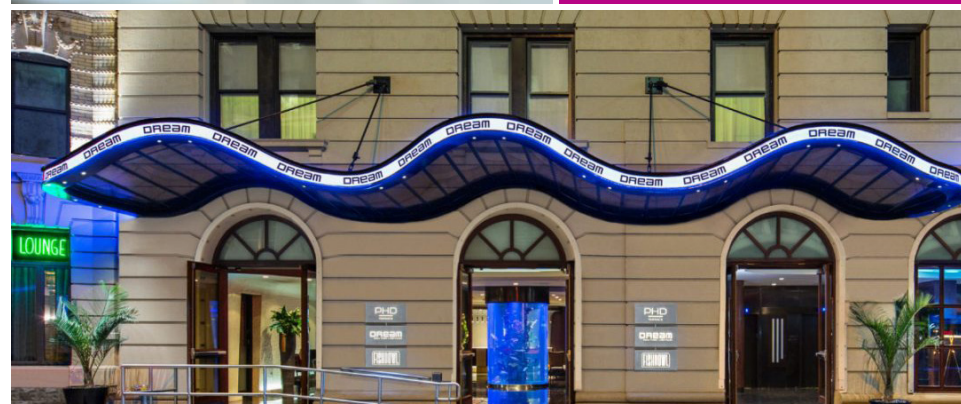
AREA
RESIDENTS



8,500

HOTEL KEYS IN THE
SURROUNDING NEIGHBORHOOD

104K+
AREA EMPLOYEES



PROPOSED DIVISION 1

TENANT A:

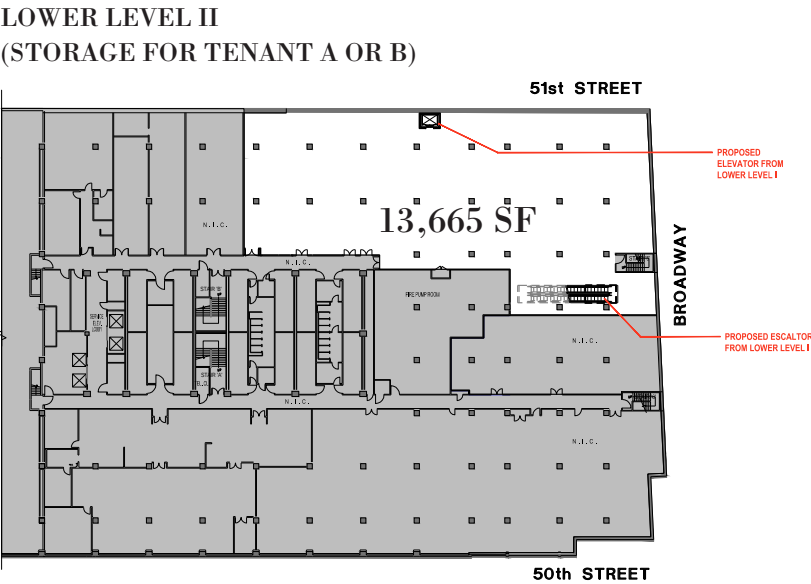
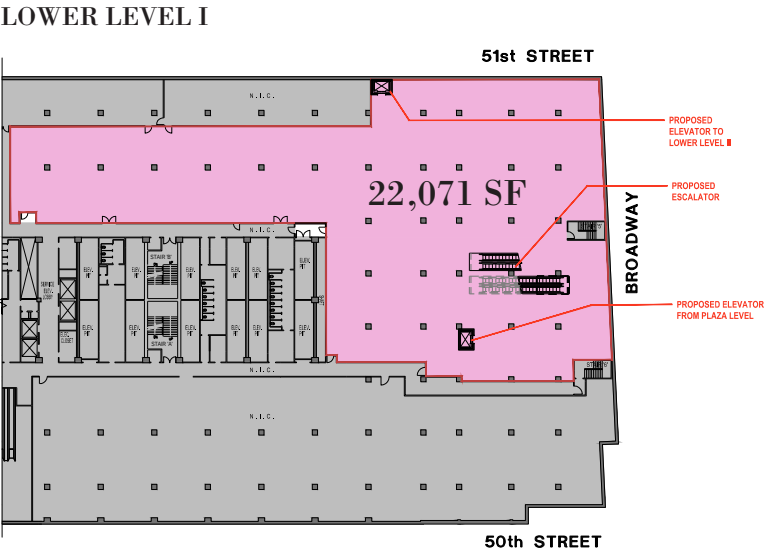
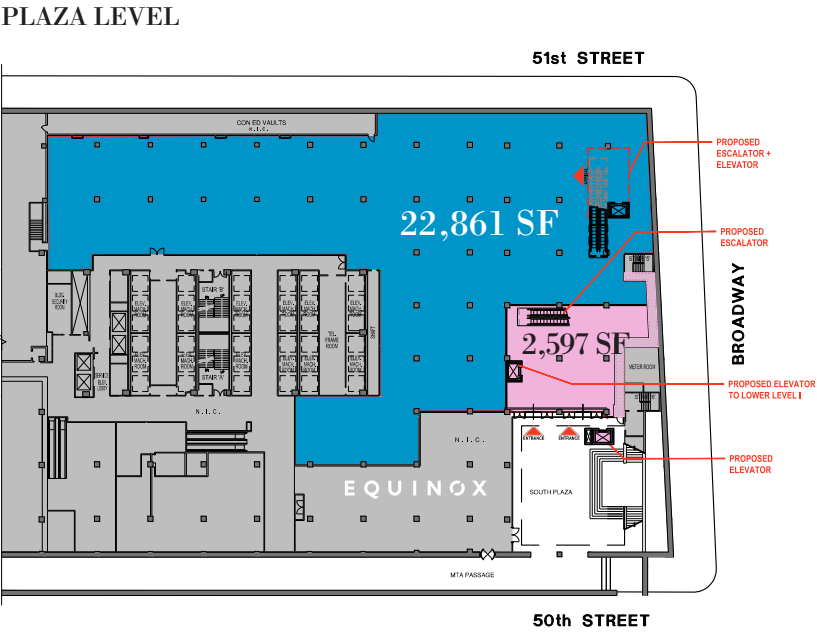
Size:
Cube: 913 sf
Plaza: 22,861 sf

Comments:
Entrance via Cube
on Broadway

TENANT B:

Size:
Plaza: 2,597 sf
Lower Level I: 22,071 sf

Comments:
Entrance via storefront
facing plaza, adjacent
to Equinox



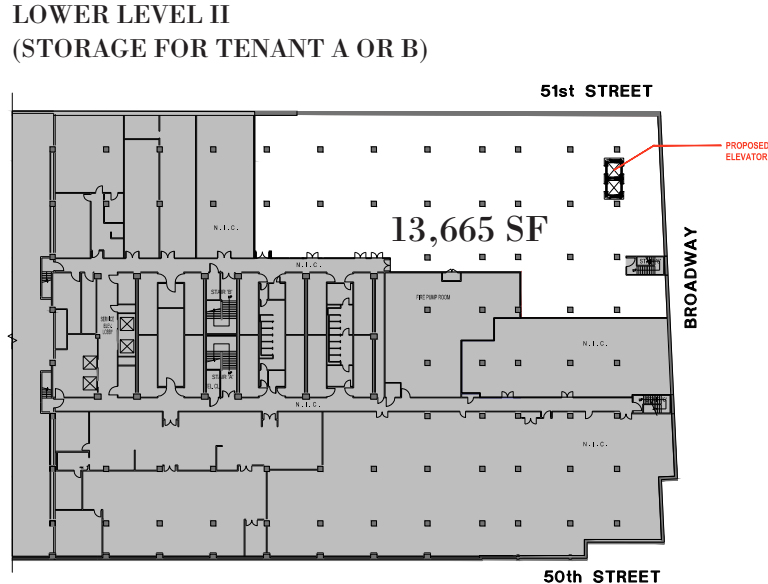
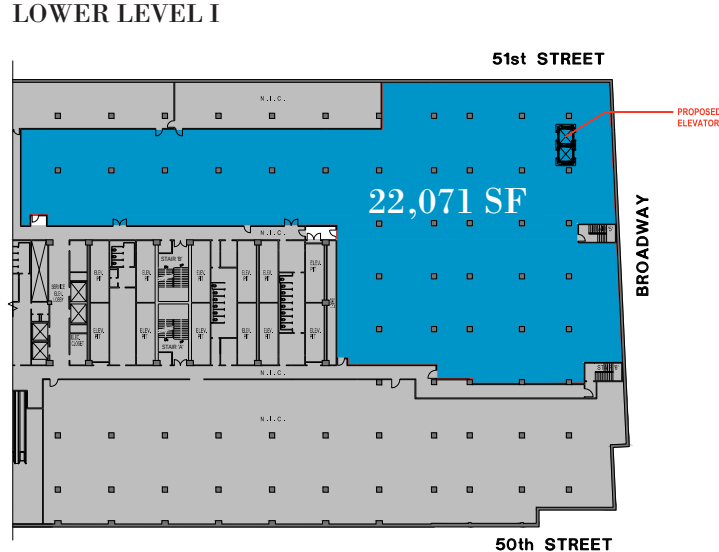
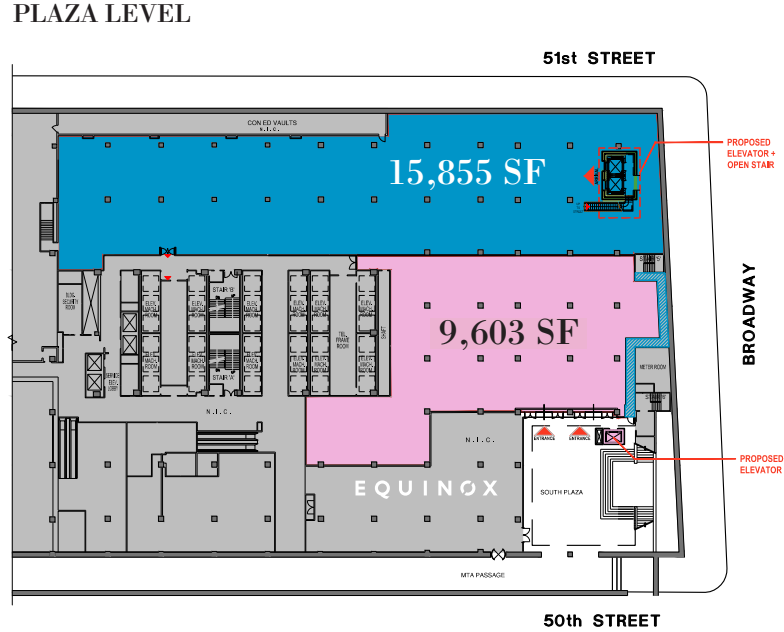
PROPOSED DIVISION 2

TENANT A:

Size:
Cube: 913 sf
Plaza: 15,855 sf
Lower Level I: 22,071 sf

TENANT B:

Size:
Plaza: 9,603 sf





**FOR FURTHER INFORMATION,
PLEASE CONTACT:**

Hilary Sievers
212.812.6449
Hilary.Sievers@am.jll.com

Amy Zhen
212.418.2651
Amy.Zhen@am.jll.com

Patrick A. Smith
212.812.5888
Patrick.A.Smith@am.jll.com

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