

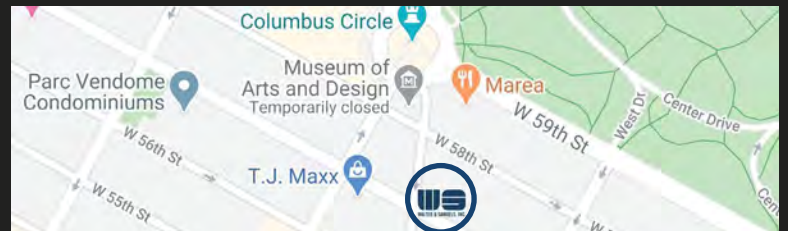
WALTER & SAMUELS

1776 BROADWAY

Partial Floor Availabilities: 400 - 2,398 RSF

Entire Floor Availabilities: 5,981 RSF

Penthouse Availability: 4,949 RSF



Address	1776 Broadway
Corner	Broadway and West 57th street
Available Space	400 - 5,981 RSF
Asking Rent	Upon receipt
Possession	Immediate
Term	3 to 7 Years

Property Highlights

- Newly Renovated Lobby
- Upgraded Common Area
- Great Natural Light & Views
- Close Proximity to Columbus Circle, Broadway, and Central Park

Transportation

D, B, A, C, N, Q, R, W, 1



Member
REBNY
REAL ESTATE BOARD OF NEW YORK

Owners & Managers

419 Park Avenue South, 15th Floor | walter-samuels.com | 212.685.6200

For More Information Contact Exclusive Agents:

TONY BUILDER
Managing Director - Leasing
212.696.7123
abuilder@walter-samuels.com

JOE FRIEDMAN
Managing Director
212.696.7139
jfriedman@walter-samuels.com

FOR LEASE

1776 BROADWAY

PENTHOUSE DUPLEX

1776 BROADWAY

CORNER OF BROADWAY AND WEST 57TH STREET

24TH FLOOR | 3,377 RSF

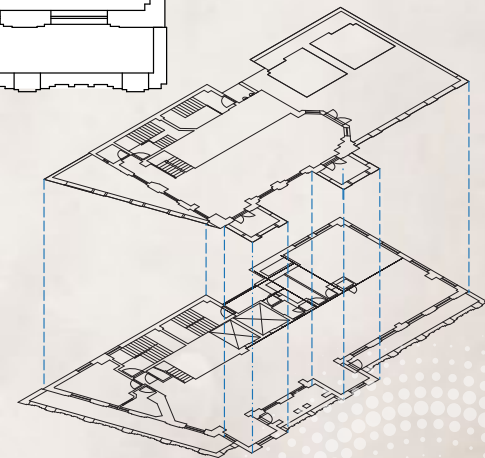
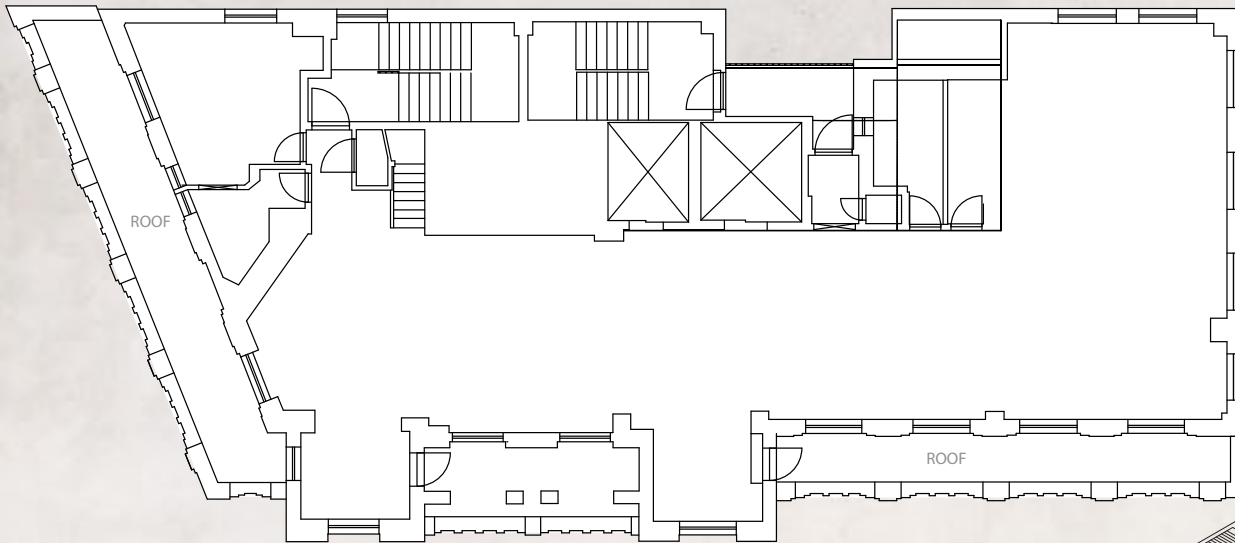
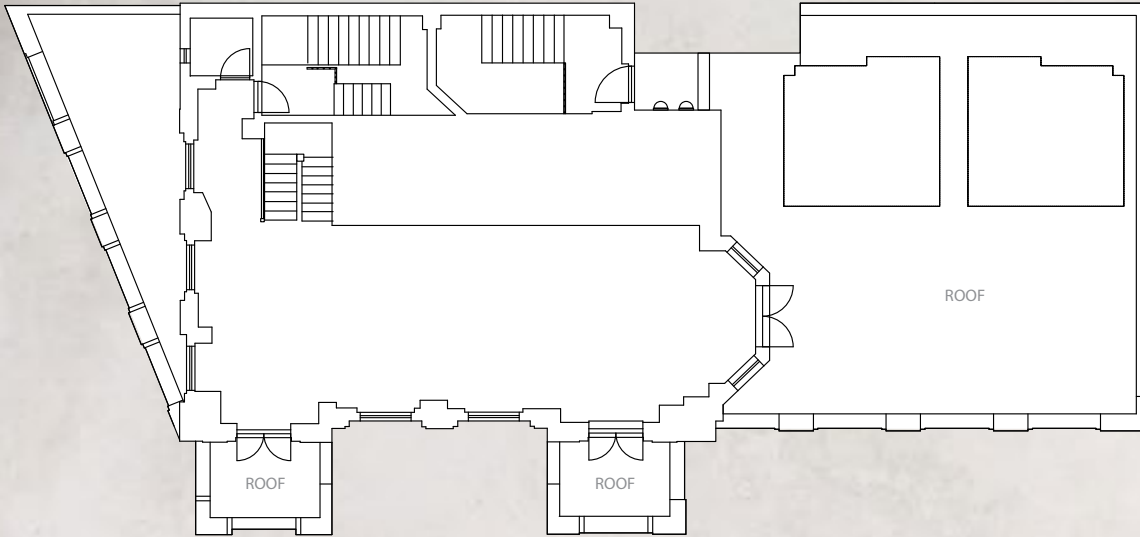
ROOF TOP | 1,572 RSF

PENTHOUSE | ENTIRE | 4,949 RSF

- Delivered white boxed
- Roof top with great 360° views
- Interconnecting staircase

SPACE NOTES

- 4 sides of windows
- Great natural light
- Views of Columbus Circle, Broadway, and Times Square



22ND FLOOR

1776 BROADWAY

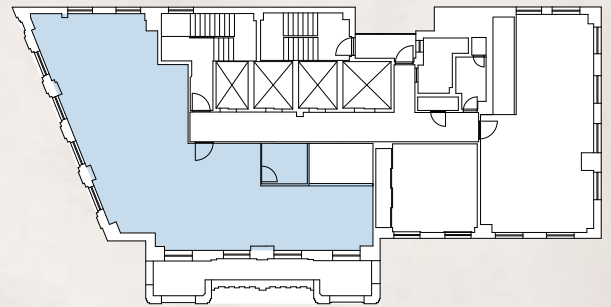
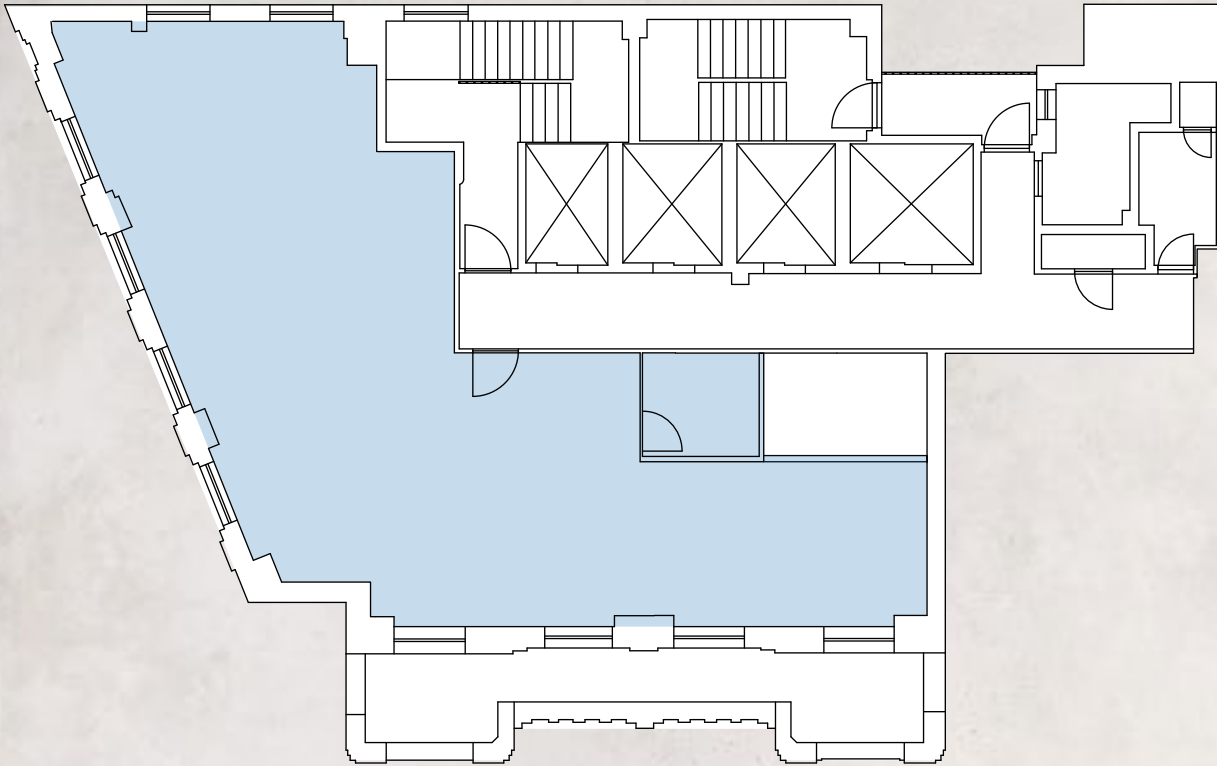
CORNER OF BROADWAY AND WEST 57TH STREET

22ND | PARTIAL | 2,398 RSF

- Delivered white boxed
- Polished concrete floors
- Exposed ceilings

SPACE NOTES

- Great natural light
- Views of Columbus Circle, Broadway, and Times Square



FOR LEASE

1776 BROADWAY

21ST FLOOR

1776 BROADWAY

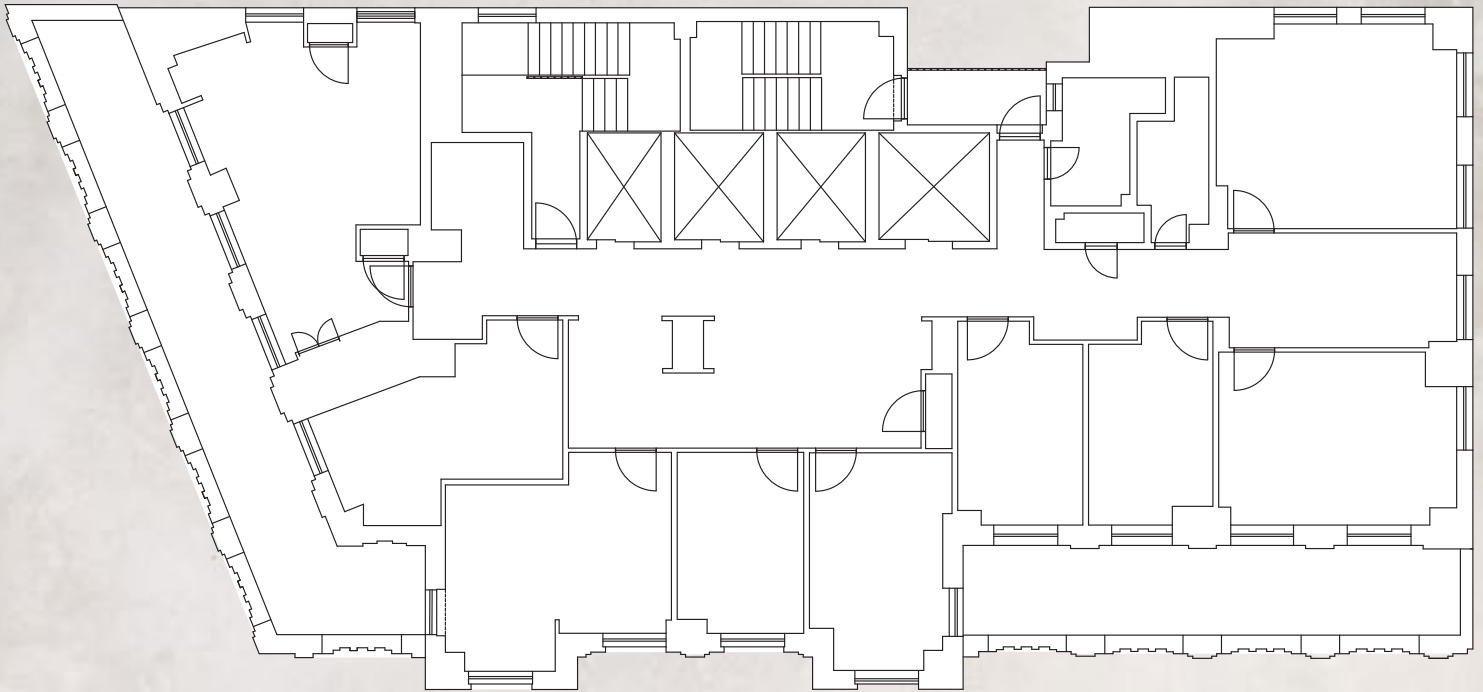
CORNER OF BROADWAY AND WEST 57TH STREET

21ST | ENTIRE | 4,511 RSF

- Space is built
- Landlord will consider modifications

SPACE NOTES

- Wet pantry
- Great natural light
- Views of Columbus Circle, Broadway, and Times Square



20TH FLOOR

1776 BROADWAY

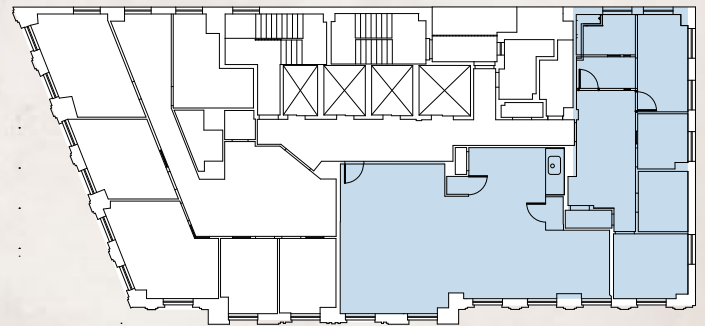
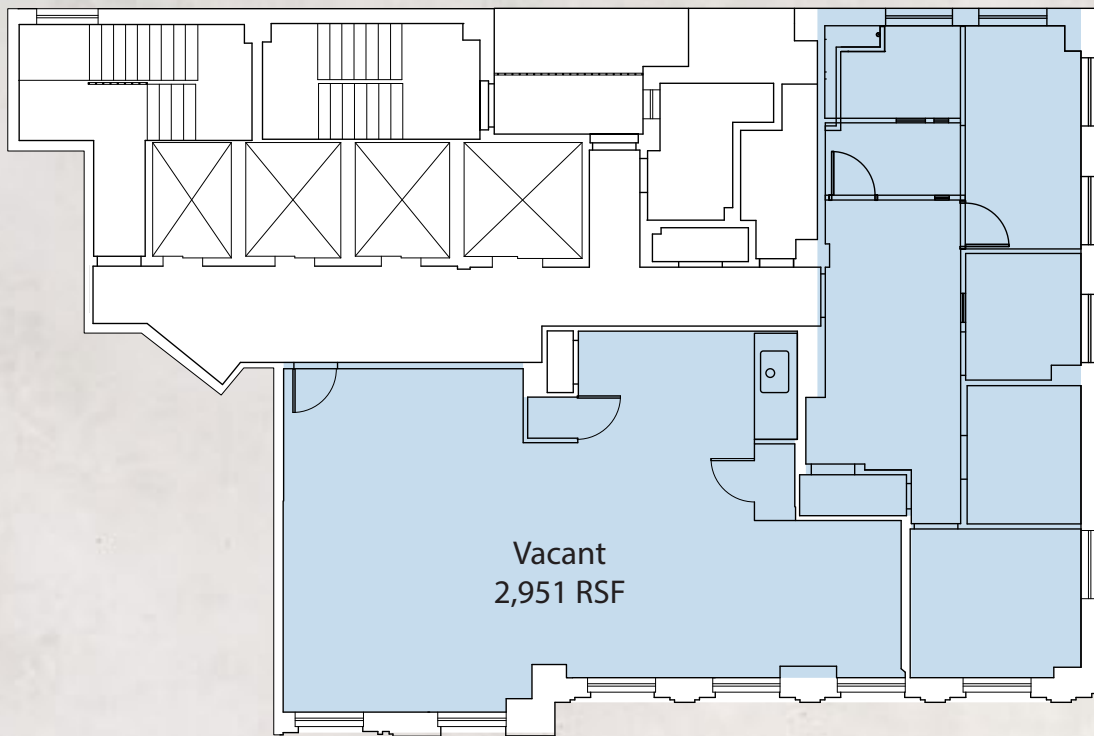
CORNER OF BROADWAY AND WEST 57TH STREET

SPACE NOTES

20TH | PARTIAL | 2,951 RSF

- Space is partially built
- Polished concrete floors
- Exposed ceilings

- New LED lights
- New wet pantry
- Concrete floors
- Views of Times Square down Broadway



19TH FLOOR

1776 BROADWAY

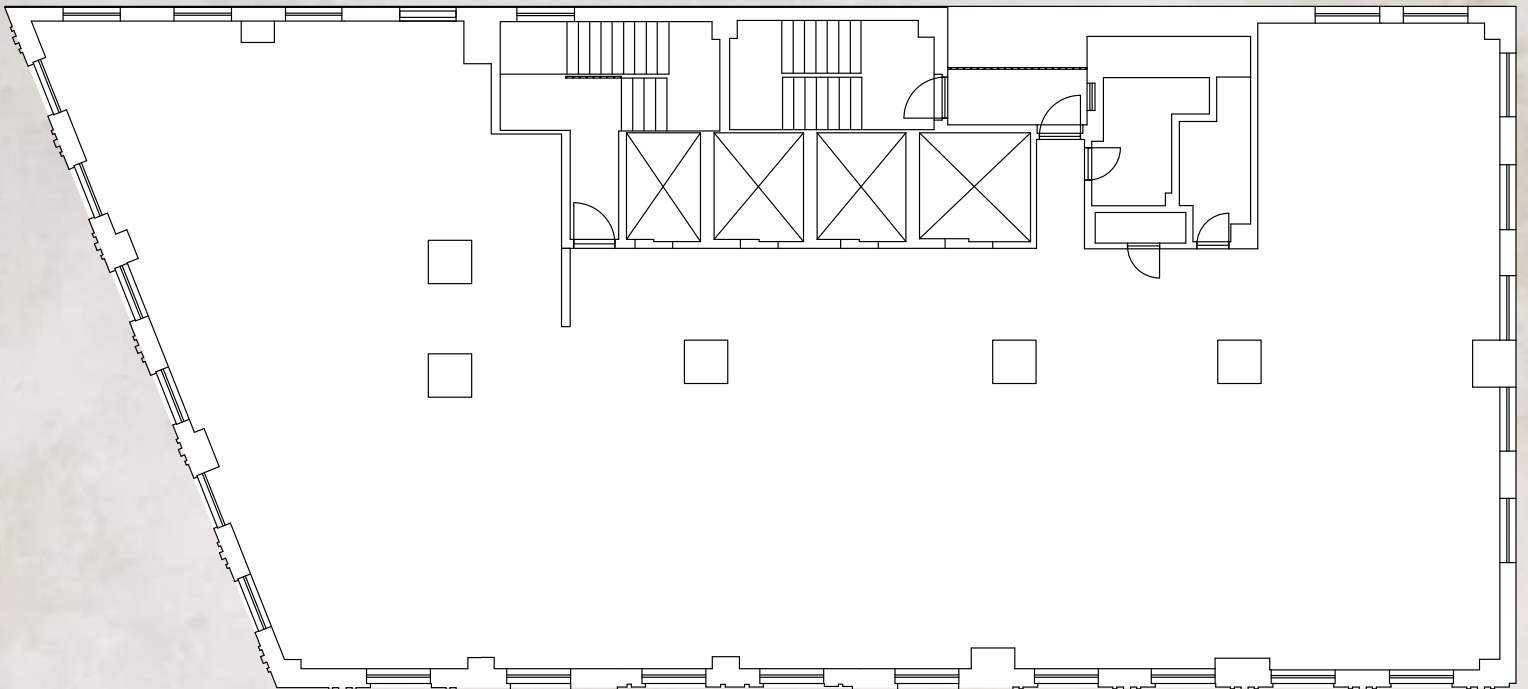
CORNER OF BROADWAY AND WEST 57TH STREET

19TH | ENTIRE | 5,981 RSF

- Delivered white boxed
- Polished concrete floors
- Exposed ceilings

SPACE NOTES

- Windows on 4 sides
- Great natural light
- Views of Columbus Circle, Broadway, and Times Square



17TH FLOOR

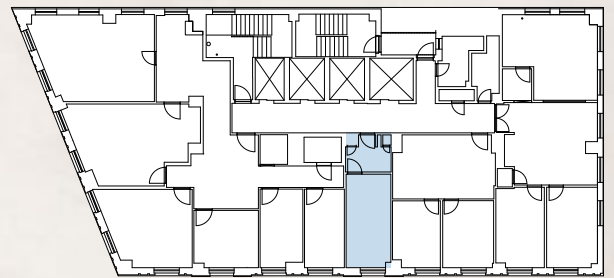
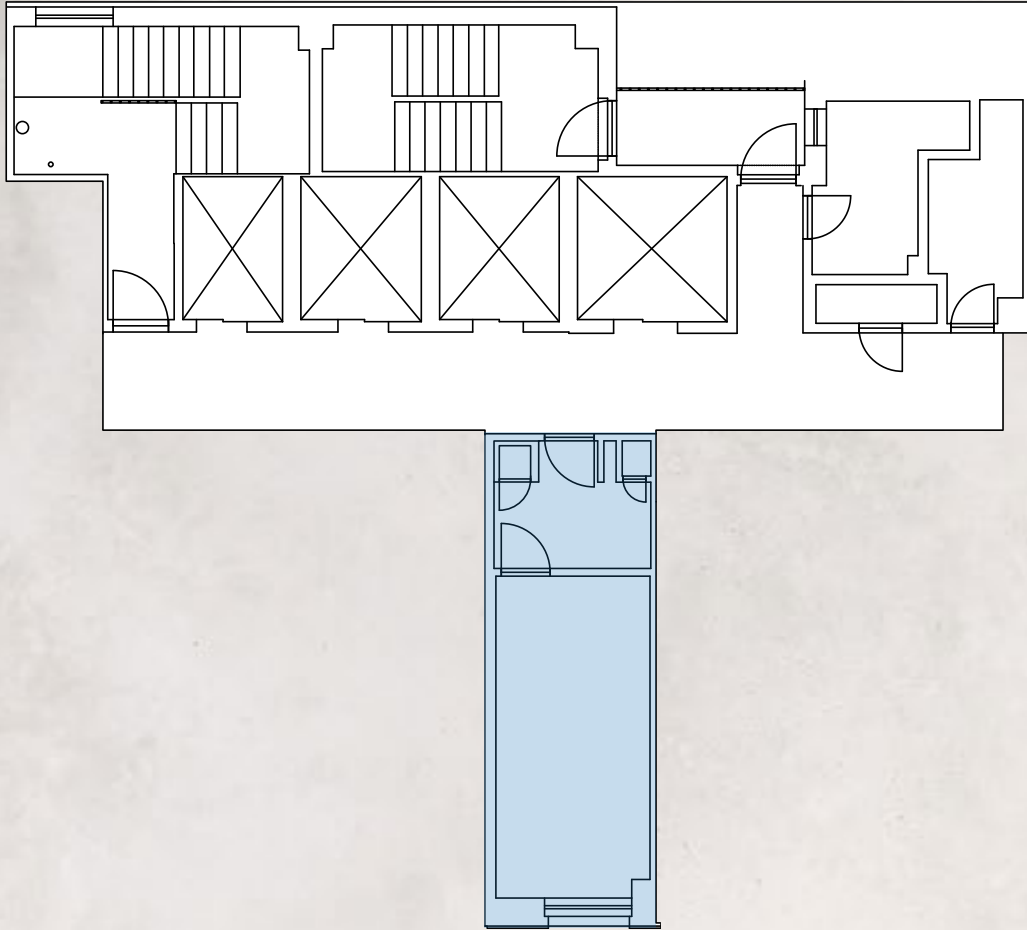
1776 BROADWAY

CORNER OF BROADWAY AND WEST 57TH STREET

17TH | PARTIAL | 400 RSF

SPACE NOTES

- Space is built
- 1 office
- Reception
- Views of Broadway and Times Square



15TH FLOOR

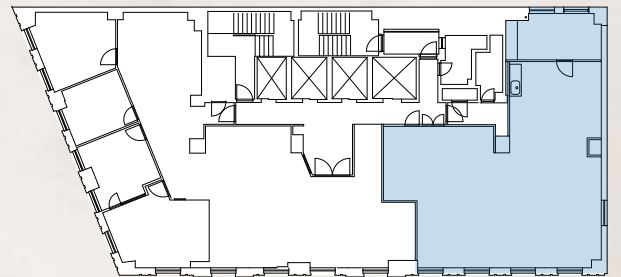
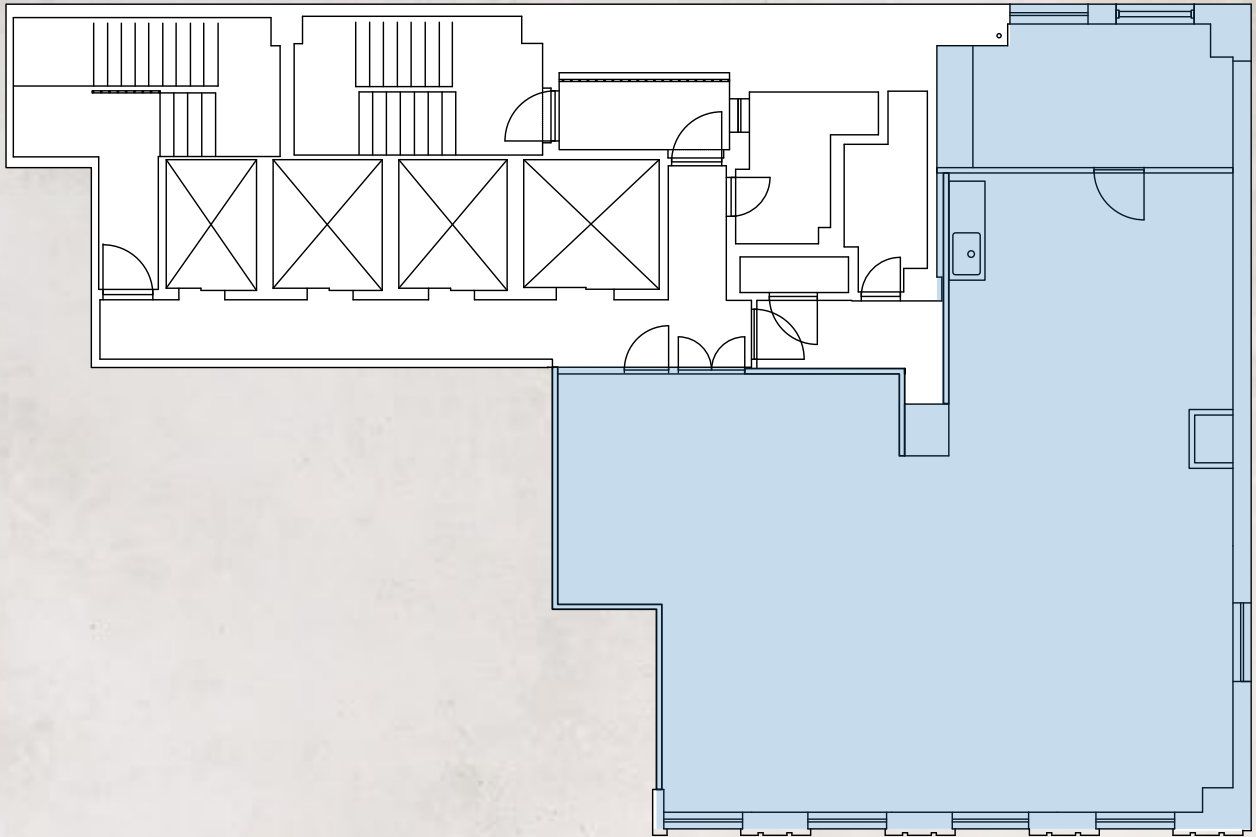
1776 BROADWAY

CORNER OF BROADWAY AND WEST 57TH STREET

15TH | PARTIAL | 2,105 RSF

SPACE NOTES

- Delivered white boxed
- Polished concrete floors
- Exposed ceilings
- Great natural light
- Views of Broadway and Times Square



14TH FLOOR

1776 BROADWAY

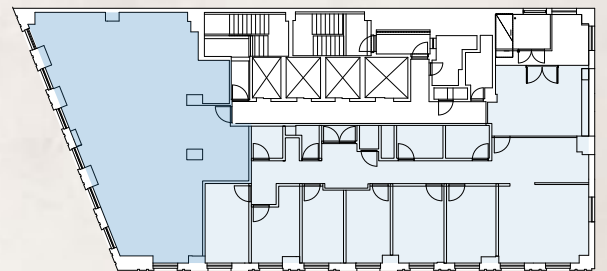
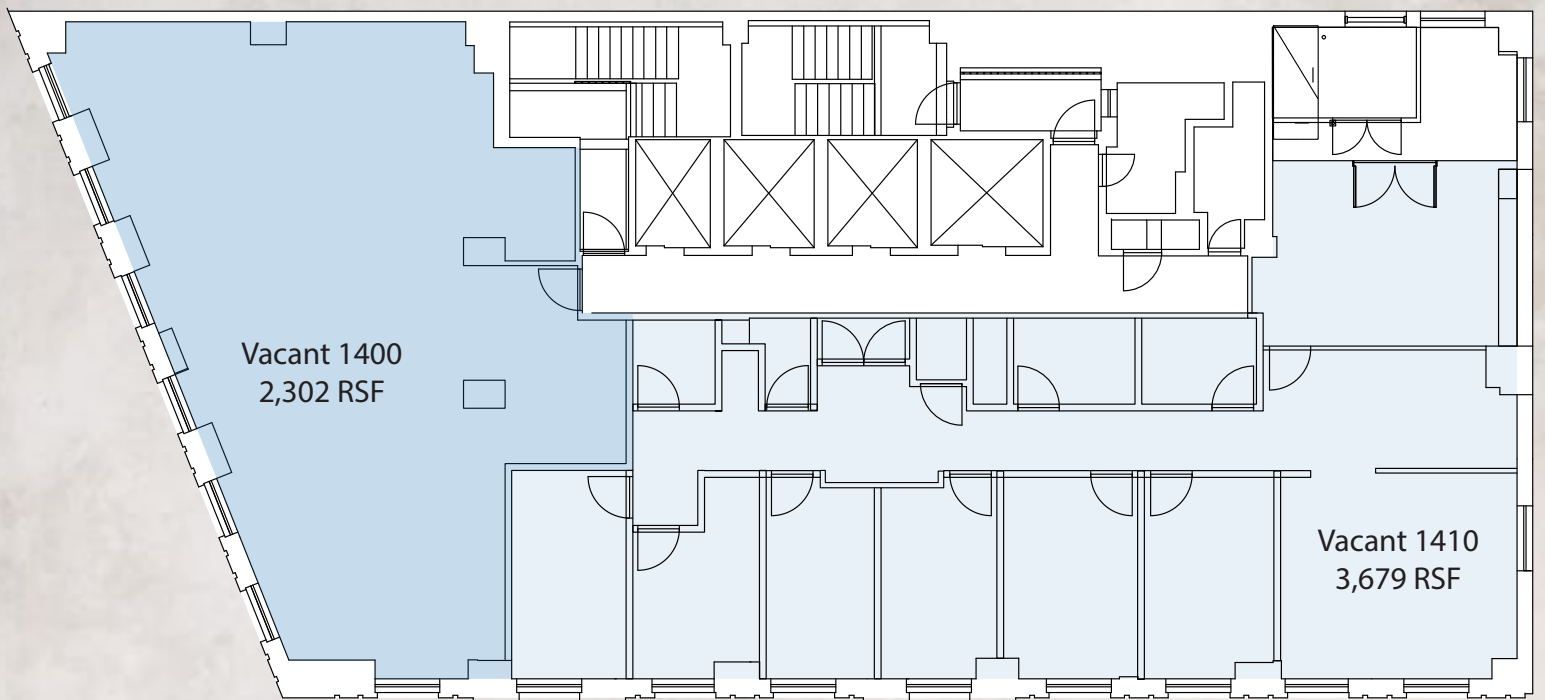
CORNER OF BROADWAY AND WEST 57TH STREET

14TH | PARTIAL | 2,302 RSF
14TH | PARTIAL | 3,679 RSF
14TH | ENTIRE | 5,981 RSF

- Entire floor available
- Partially built
- Landlord will consider modifications

SPACE NOTES

- Windows on 4 sides
- Great natural light
- Views of Columbus Circle, Broadway, and Times Square



12TH FLOOR

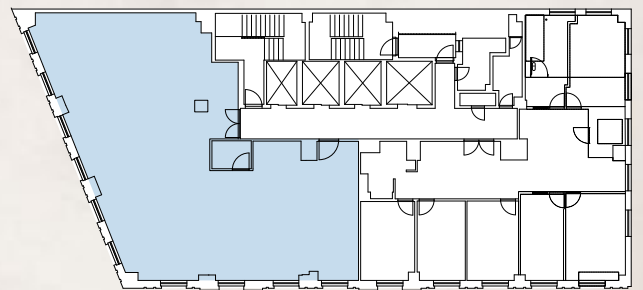
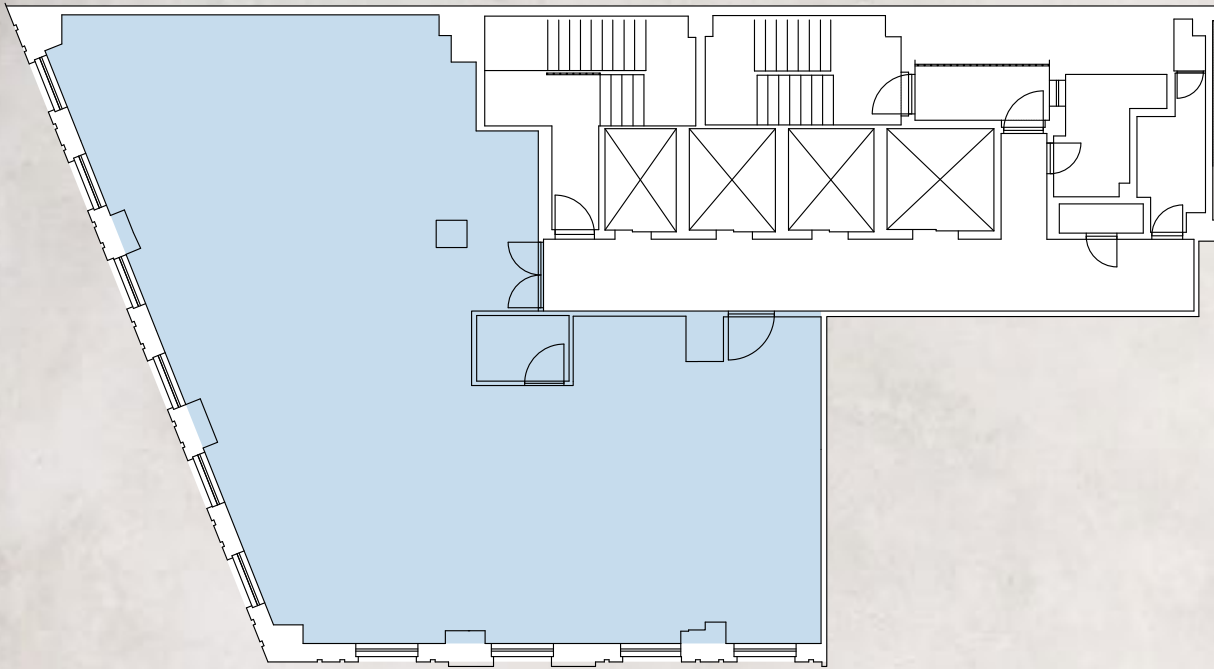
1776 BROADWAY

CORNER OF BROADWAY AND WEST 57TH STREET

12TH | PARTIAL | 3,438 RSF

SPACE NOTES

- Delivered white boxed
- Private ADA restroom
- Polished concrete floors
- Exposed ceilings
- Great natural light
- Views of Columbus Circle, Broadway, and Times Square



11TH FLOOR

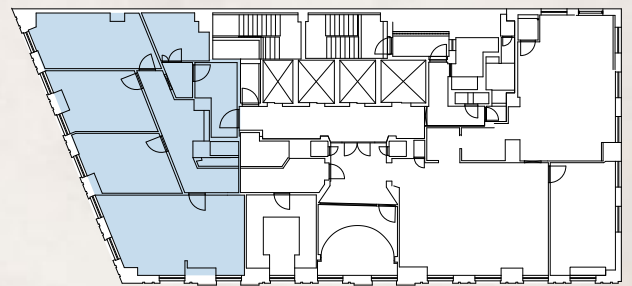
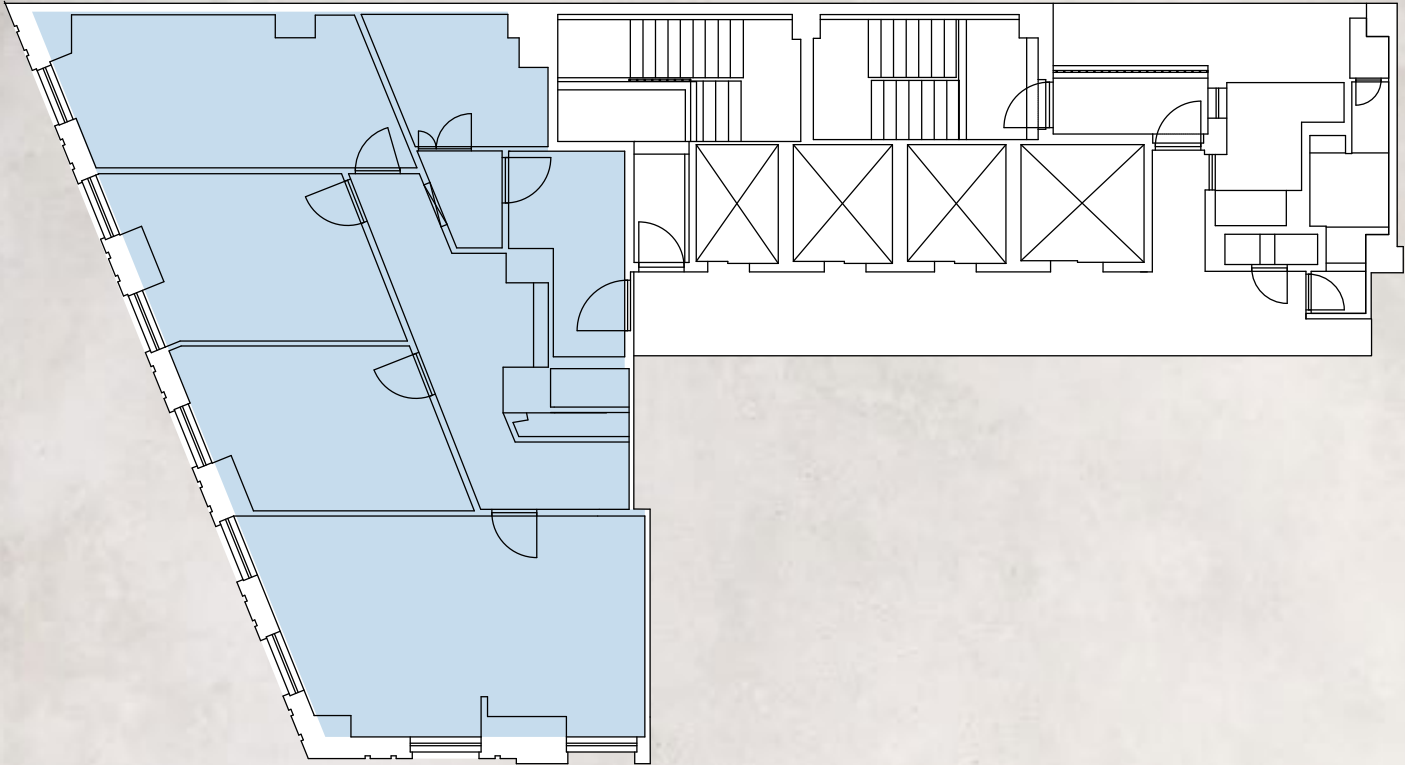
1776 BROADWAY

CORNER OF BROADWAY AND WEST 57TH STREET

11TH | PARTIAL | 2,521 RSF

- Furniture can be made available
- 1 Conference room
- 3 offices
- Executive office with views of Hudson River
- Wet pantry
- Reception area
- Views of Times Square down Broadway

SPACE NOTES



FOR LEASE

1776 BROADWAY

10TH FLOOR

1776 BROADWAY

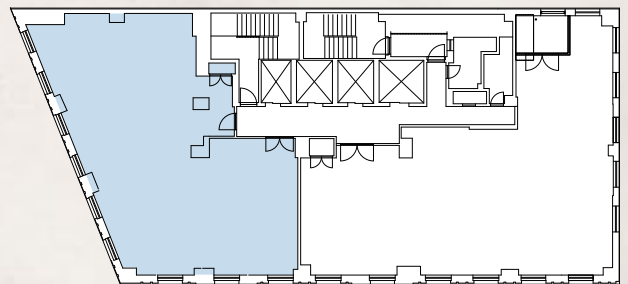
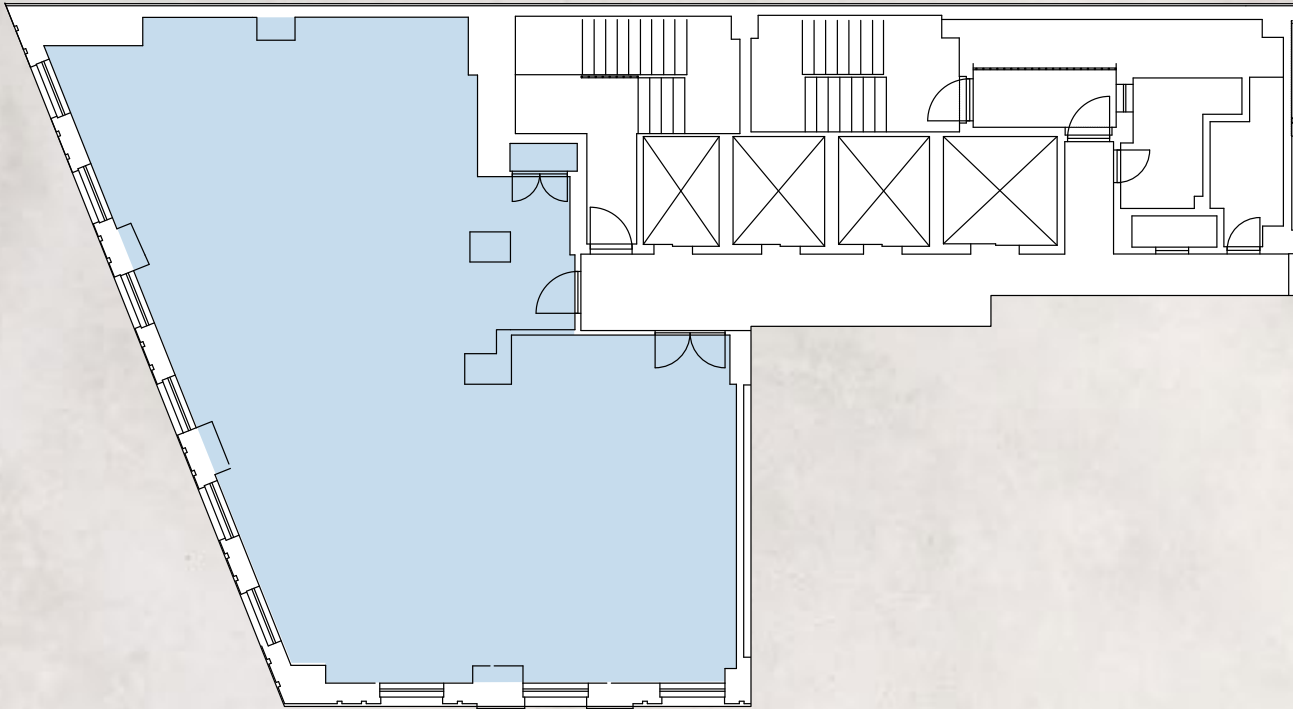
CORNER OF BROADWAY AND WEST 57TH STREET

10TH | PARTIAL | 1,937 RSF

- Delivered white boxed
- Exposed ceilings
- Polished concrete floors

SPACE NOTES

- Great natural light
- Views of Columbus Circle, Broadway, and Times Square



7TH FLOOR

1776 BROADWAY

CORNER OF BROADWAY AND WEST 57TH STREET

7TH | PARTIAL | 1,247 RSF

7TH | PARTIAL | 903 RSF

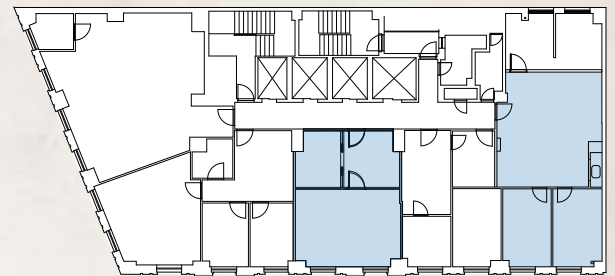
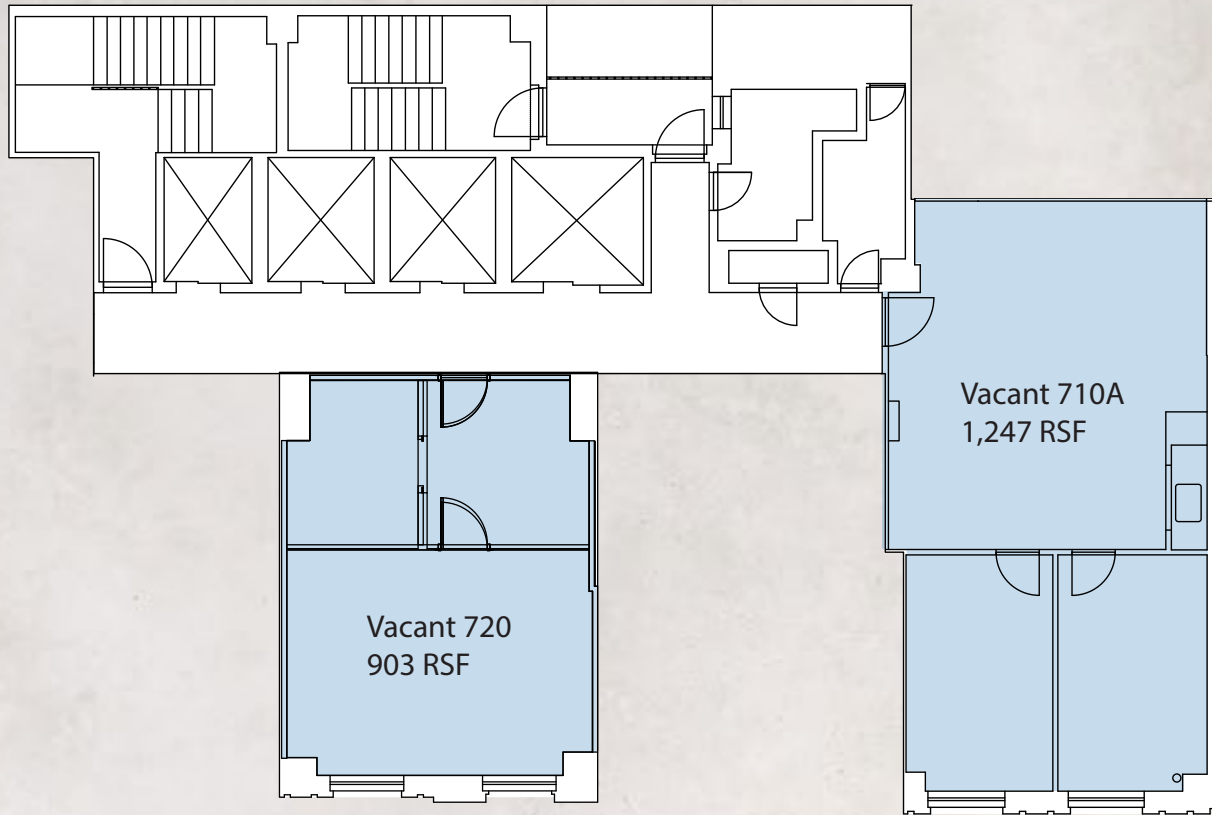
SPACE NOTES

720

- Space is built
- New carpet
- 1 office
- Furniture can be made available

710A

- Space is pre-built
- New carpet
- Wet pantry
- 2 offices



FOR LEASE

1776 BROADWAY

6TH FLOOR

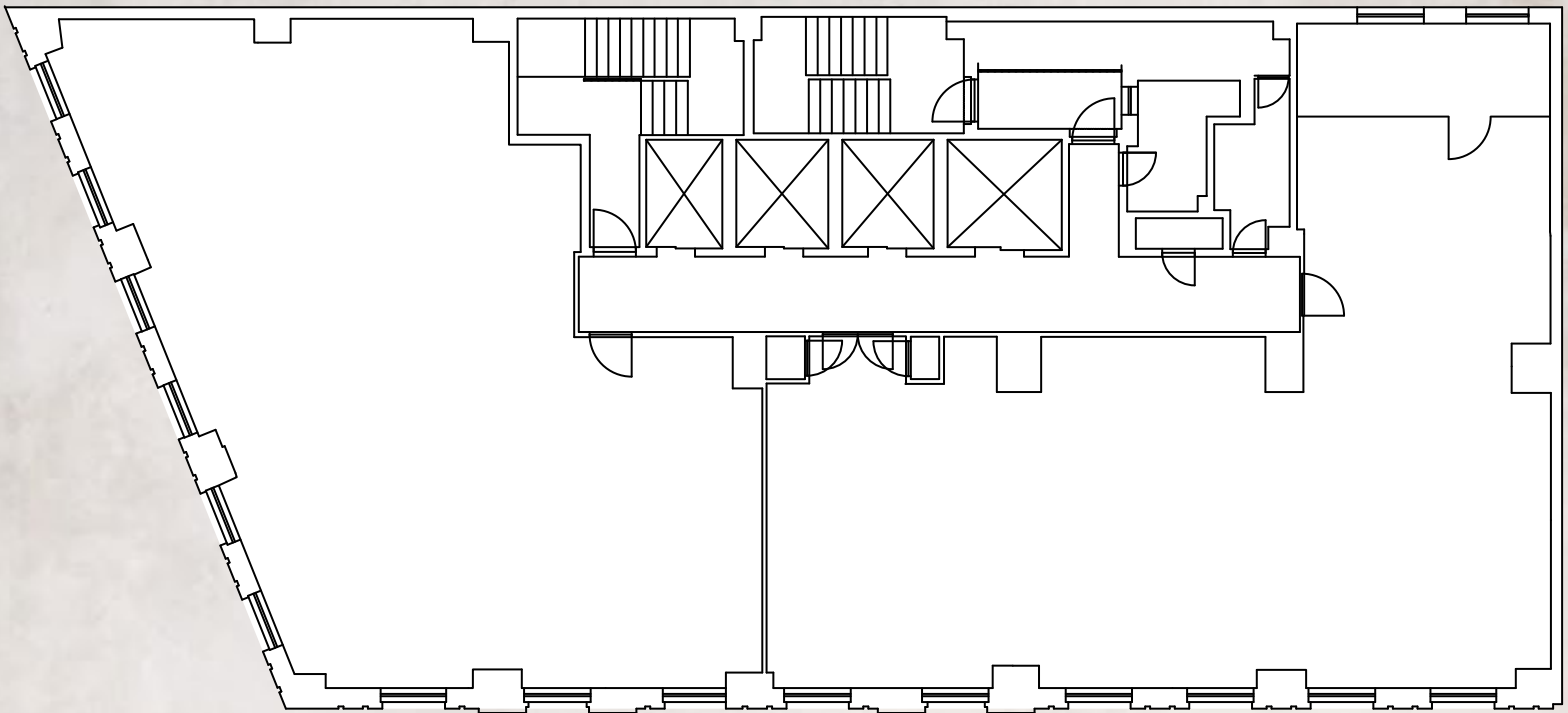
1776 BROADWAY

CORNER OF BROADWAY AND WEST 57TH STREET

6TH | ENTIRE | 5,981 RSF

SPACE NOTES

- Delivered white boxed
- Polished concrete floors
- Exposed ceilings
- Good natural light
- Broadway views
- Potential to divide



5TH FLOOR

1776 BROADWAY

CORNER OF BROADWAY AND WEST 57TH STREET

5TH | ENTIRE | 2,166 RSF

- Space is built
- 1 Glass office
- Exposed ceilings

SPACE NOTES

- ADA bathroom
- New LED lighting

