



TURNKEY SUITES AT 1501 BROADWAY

ENTIRE 3rd FLOOR	PARTIAL 5th FLOOR	PARTIAL 10th FLOOR	PARTIAL 11th FLOOR
10,000 - 40,000 RSF			

NEWMARK

LARGE TURNKEY SUITES

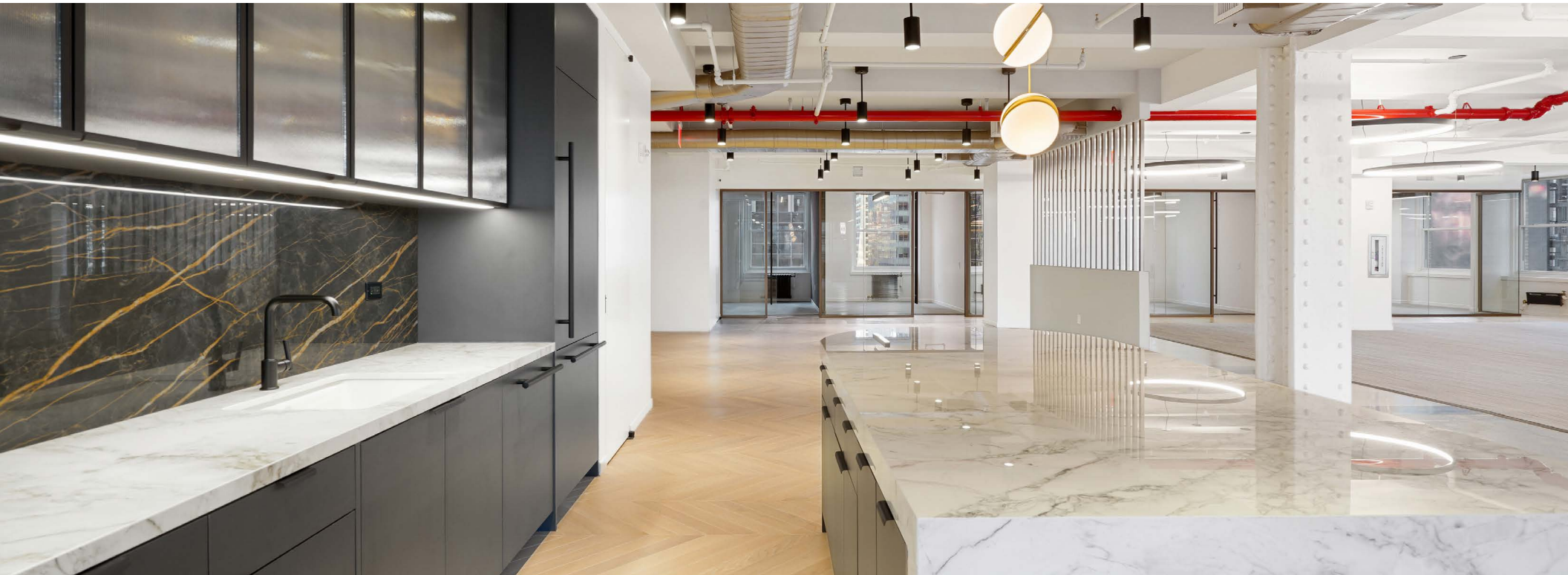
1501 BROADWAY

ICONIC LANDMARKED BUILDING

TURNKEY SUITES

FLOOR	SUITE	F/P	RSF	FLOORPLAN
3	300	Full	41,105	↓
5	515	Partial	9,851	↓
10	1001	Partial	13,193	↓
11	1103	Partial	14,100	↓

- The NEW 1501 Broadway
- Suites available up to 41,000 RSF
- Sweeping views and light
- Featuring MKDA designed progressive PREBUILTS & TURNKEY suites
- Upgraded common corridors and restrooms
- New windows throughout the building
- Brand new lobby – relocated from Broadway to 43rd Street
- New escalator leading elevators, Macchiato Espresso and Wine Bar and Lounge (Tenant-only amenity)

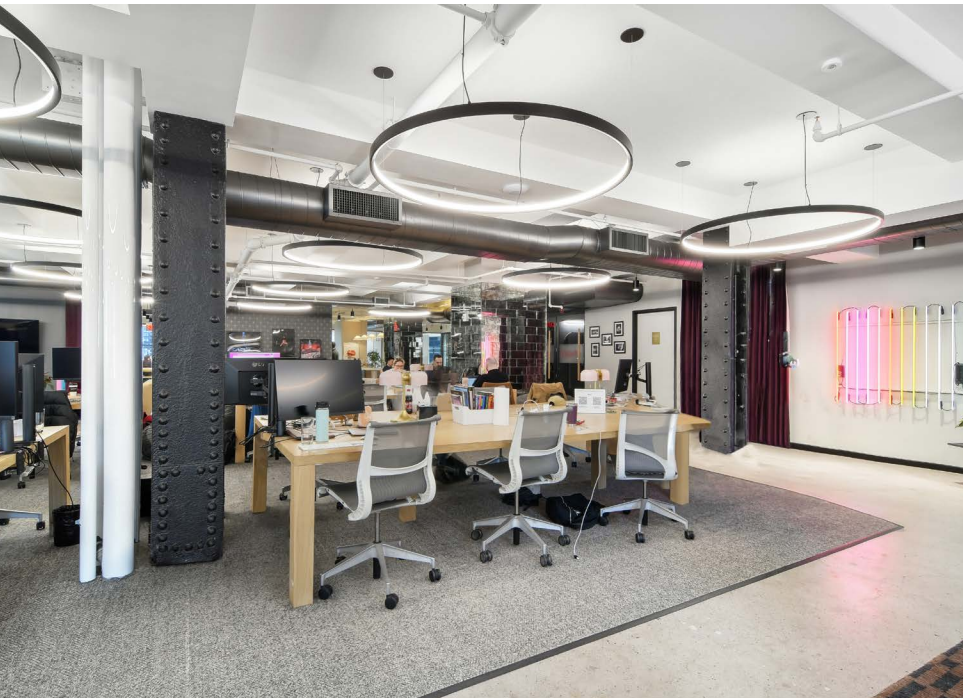
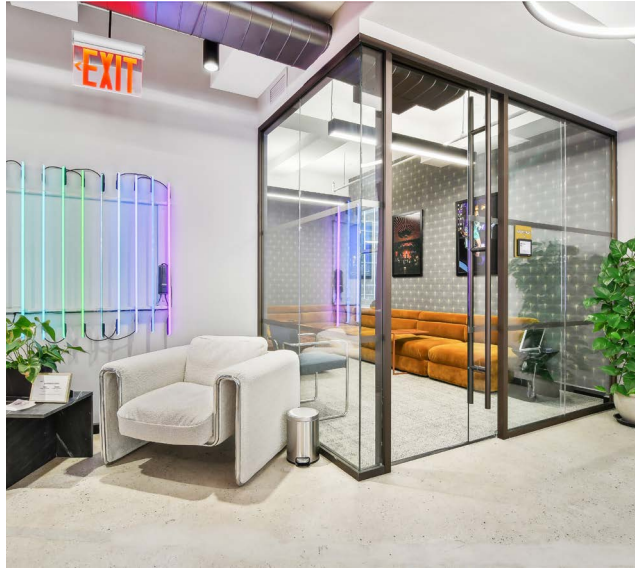


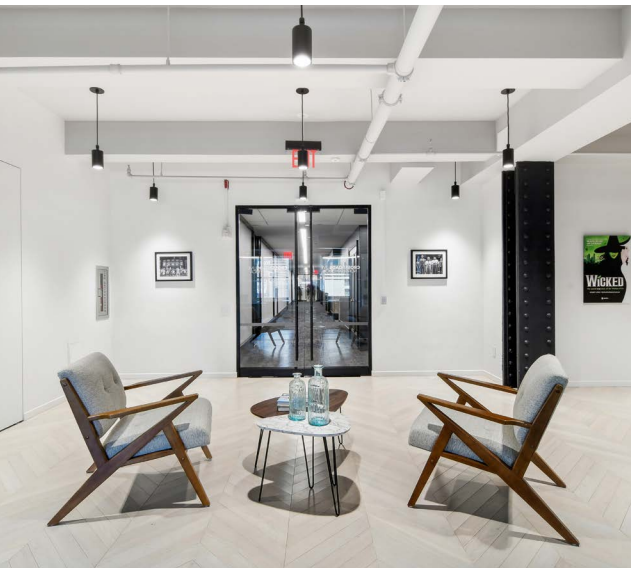
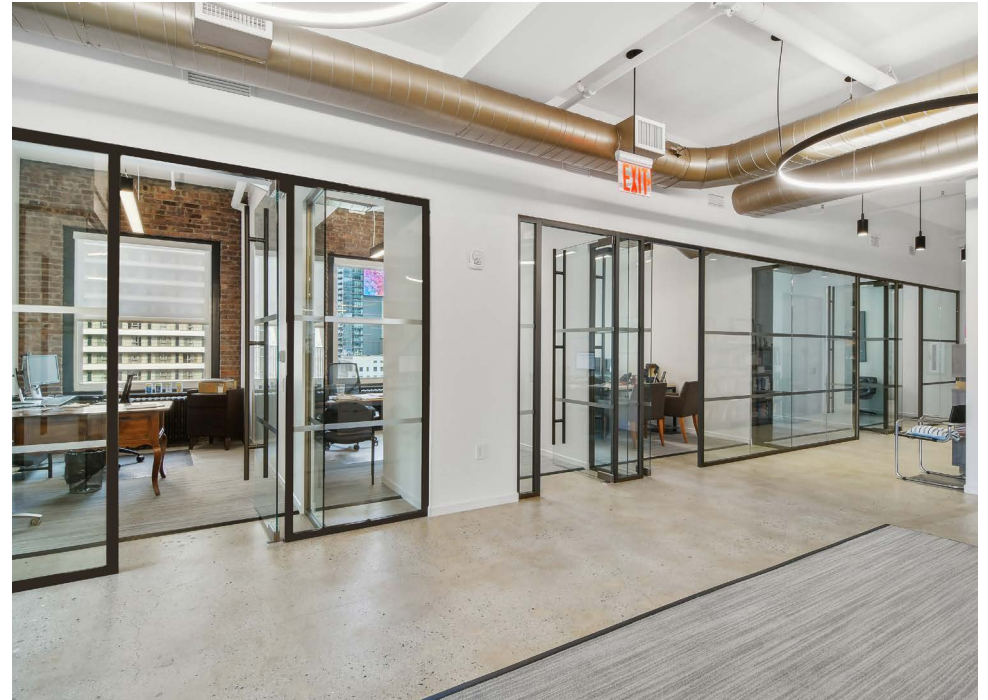




Existing Prebuilt Units

1501 BROADWAY







FLOOR PLAN Entire 3rd Floor | 41,105 RSF

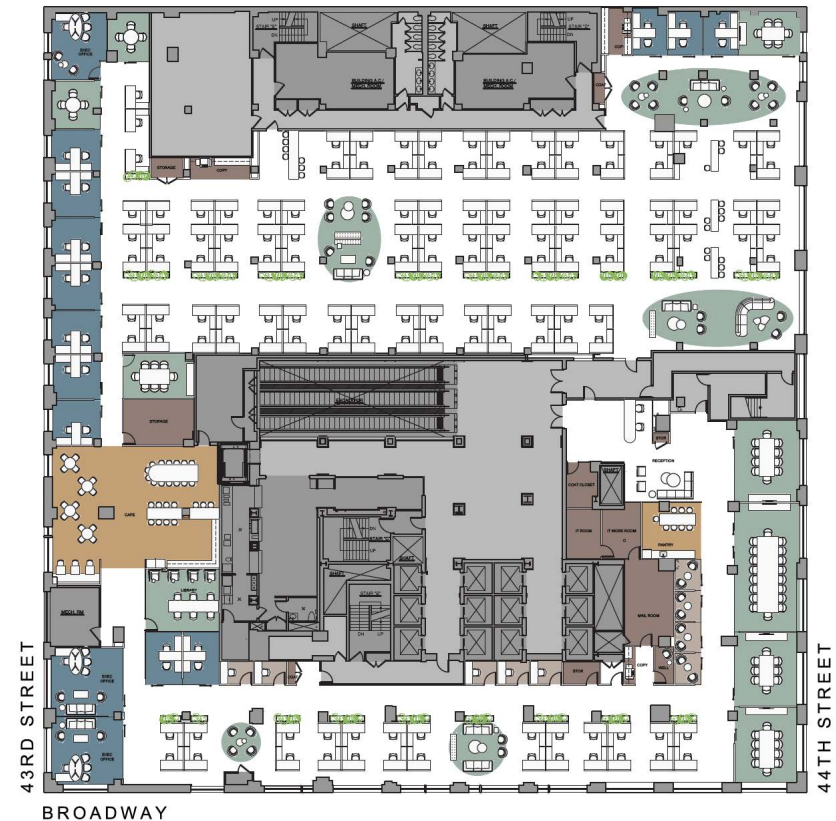
1501 BROADWAY

- Ability to create building within a building opportunity, with private entrance off of sky lobby
- Full & Partial Floor Opportunity (7,500 – 40,000 RSF)
- Sweeping views and light
- New Oversized Windows

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



BUILDING FEATURES

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

Sky Lobby Entrance



3rd Floor Renderings

1501 BROADWAY



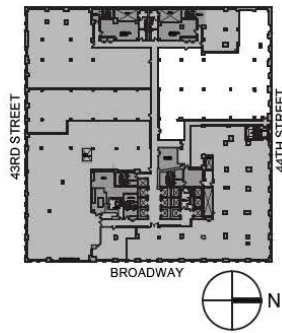


FLOOR PLAN

Partial 5th Floor | Suite 515 | **9,851 RSF**

1501 BROADWAY

KEY PLAN

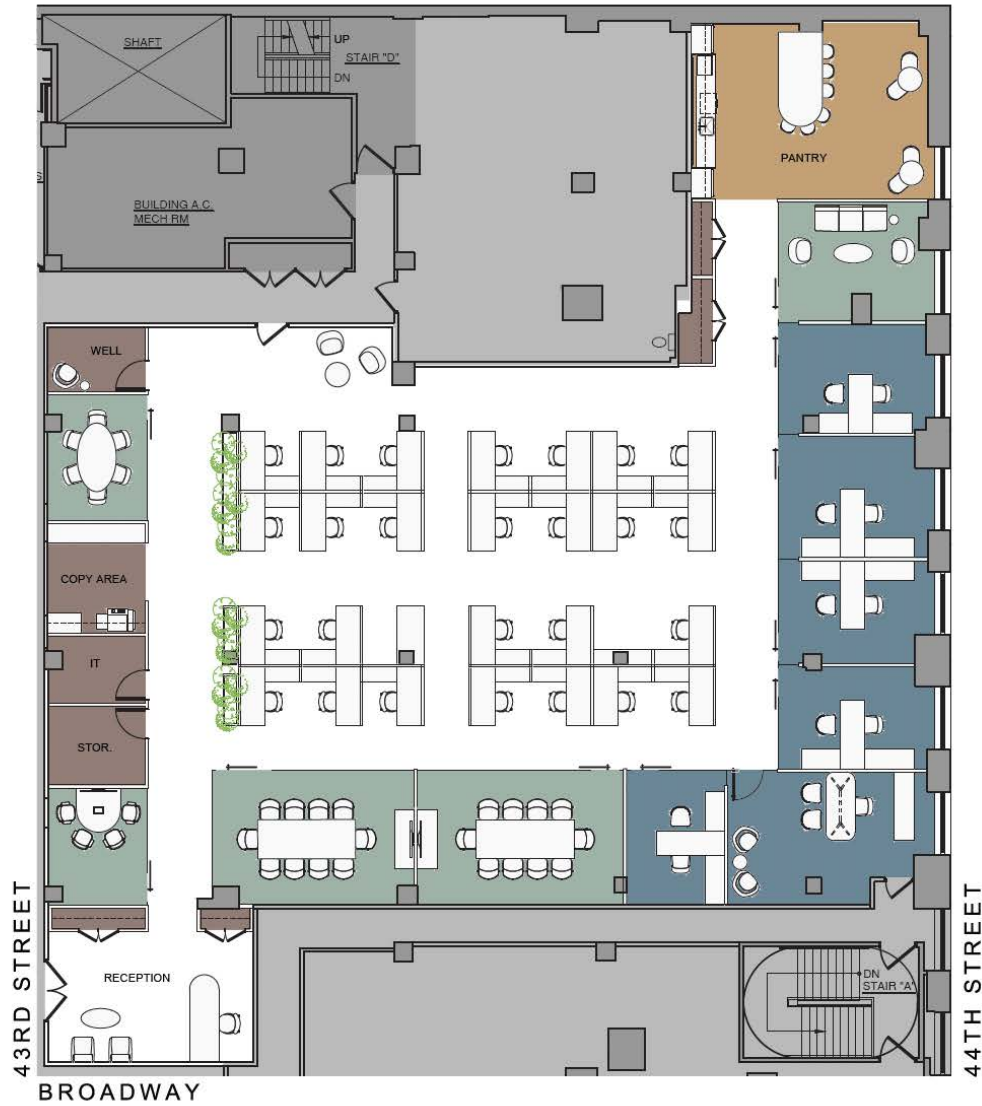


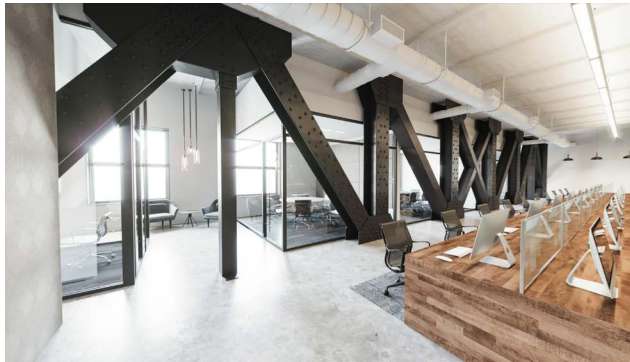
5TH FLOOR
SUITE 515 | 9,851 RSF

WORKSPACE	SEATS
EXECUTIVE OFFICE	1
PRIVATE OFFICE	5
WORKSTATION (6'x6')	26
RECEPTION	1
TOTAL HEADCOUNT	33

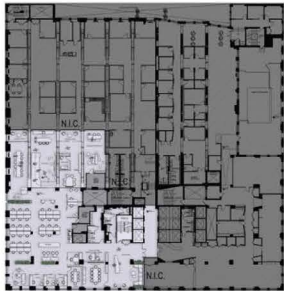
COLLABORATIVE SPACE	SEATS
CONFERENCE ROOM	2
MEETING ROOM	3

SUPPORT	SEATS
PANTRY	1
COAT CLOSET	4
COPY AREA	1
STORAGE ROOM	1
IT ROOM	1
WELLNESS ROOM	1





**CONCEPTUAL RENDERING
TRUSS INFRASTRUCTURE**



KEY PLAN



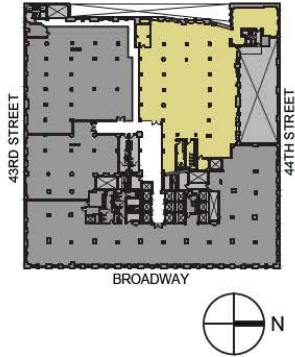
NORTH

SPACE TYPE	COUNT
Private Offices	05
Open Workstations	28
TOTAL WORK SEATS	33
Open Work Table (seats)	18
Large Conference Room	02
Medium Conference Room	02
Huddle Room	01
Phone Room	02
Open Collaborative (seats)	28
Reception	01
Pantry	01
Wellness Room	01
Copy/Print	01





KEY PLAN

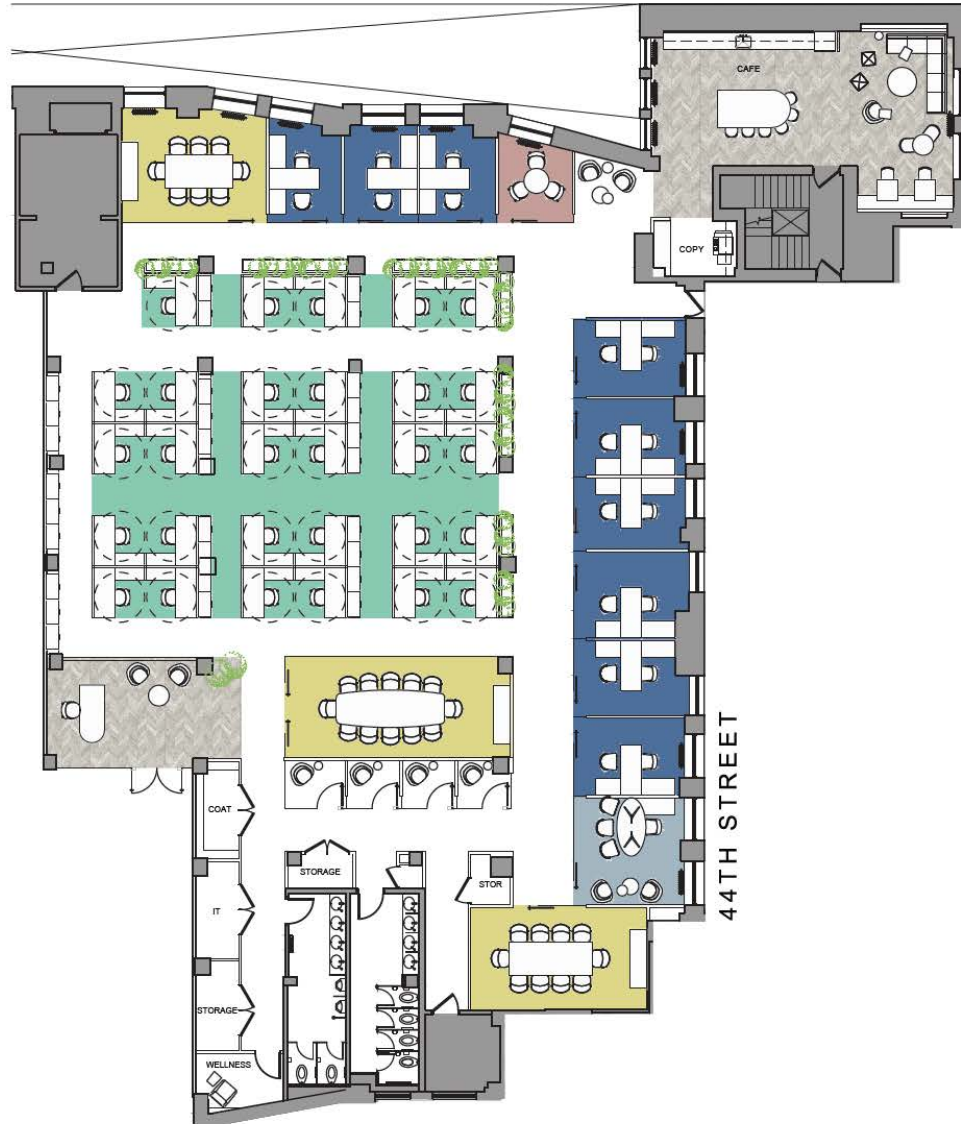


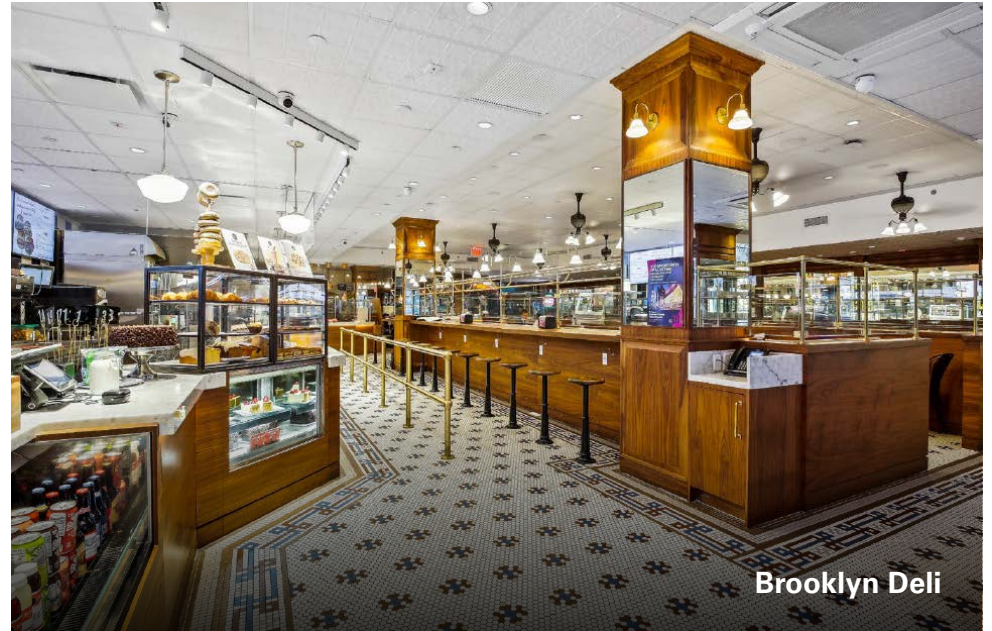
LEGEND

WORKSPACE	SEATS
EXECUTIVE OFFICE	1
PRIVATE OFFICE	9
WORKSTATION (6'X6')	29
RECEPTION	1
TOTAL HEADCOUNT	40

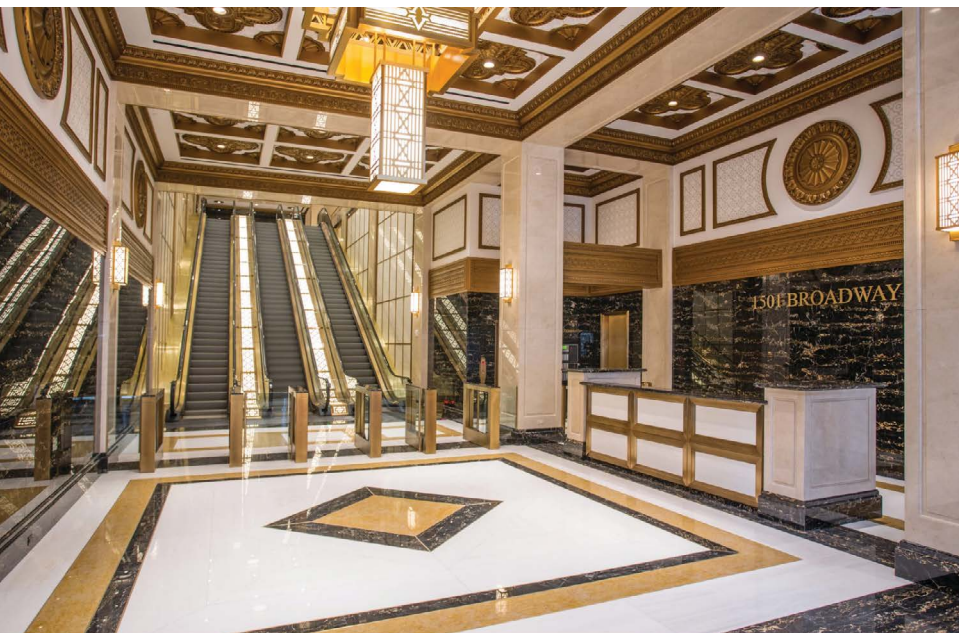
COLLABORATIVE SPACE	
CONFERENCE ROOM	3
MEETING ROOM	1

SUPPORT	
PANTRY	1
PHONE ROOM	4
COAT CLOSET	1
COPY AREA	1
STORAGE	4
IT/STORAGE	1
WELLNESS ROOM	1





Brooklyn Deli



Tenant Espresso & Wine Bar

1501 BROADWAY

Stephen Gordon
t 212-372-2375
stephen.gordon@nmrk.com

Matthew Leon
t 212-372-2041
matt.leon@nmrk.com

Nathan Kropp
t 212-372-2056
nathan.kropp@nmrk.com

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

EGGFACE



FOR BREAKFAST

PRIME RIB
SANDWICH



NEWMARK

Paramount
BUILDING