495 BROADWAY
SOHO

A unique opportunity for 3 contiguous floors in the heart of soho. Each floor and/or partial floor also available separately. Landlord can build to suit and deliver turn-key.

AVAILABILITY

2nd Floor	12,000	RSF
3rd Floor	12,000	RSF
4th Floor	12,000	RSF
Up to	**36,000**	**RSF**

TURN-KEY
LANDLORD WILL BUILD TO SUIT

13-15 FT
CEILING HEIGHT

3 ELEVATORS
2 PASSENGERS + 1 FREIGHT

Conveniently located between Spring and Broome streets. **495 Broadway** is a Soho asset totaling +/- 100,000 sqft with ground floor retail and 7 floors of office space above. It was built in 1893 in the Art Nouveau style. Better today than new, 495 Broadway is constantly upgraded and modernized but still paying tribute to its past.

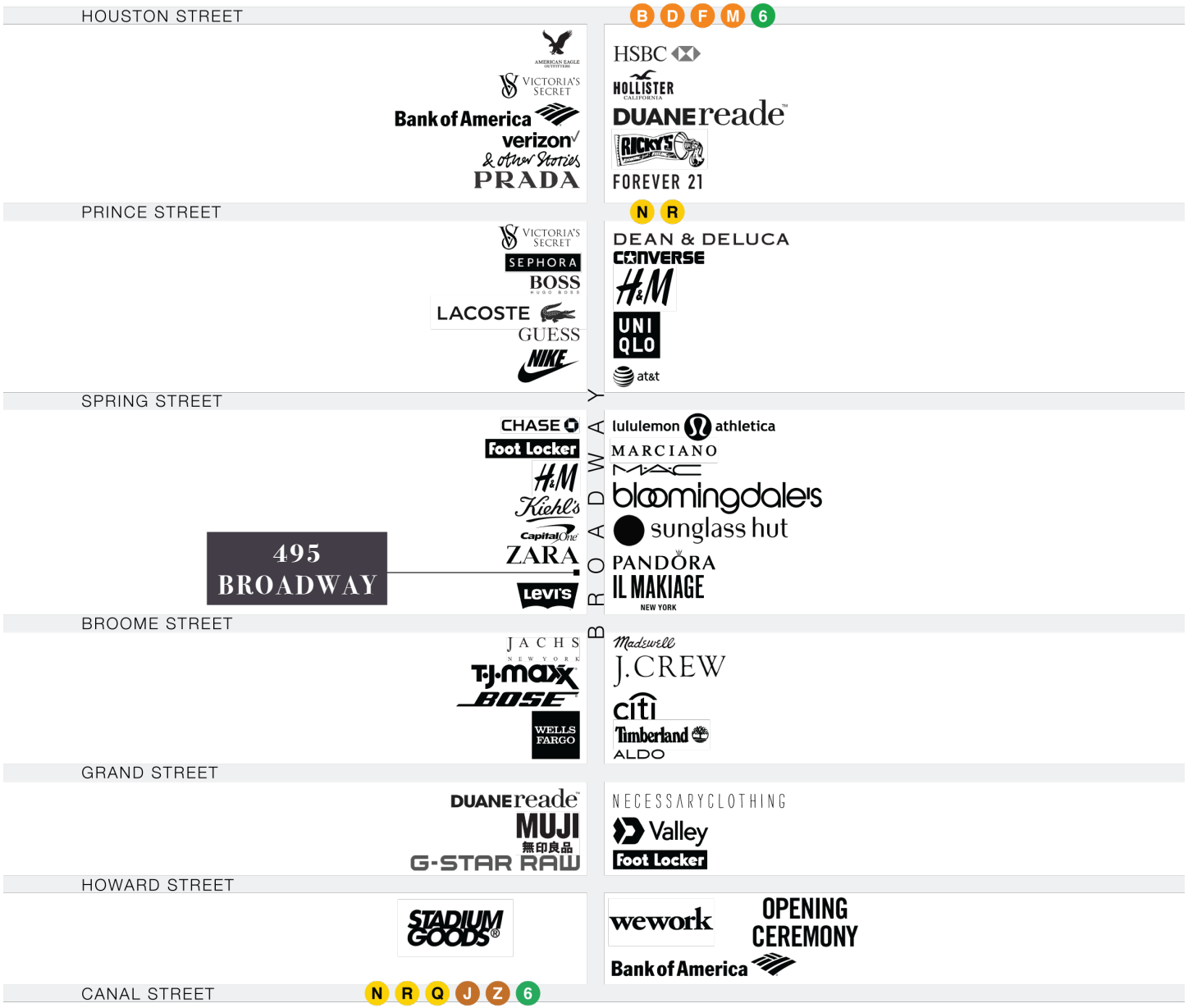
Lobby Rendering
495 Broadway

Turn-key Office Space Rendering
495 Broadway

Future Rooftop Renderting
495 Broadway

EXISTING BUILD-OUT

New build standard examples



RESTAURANTS

Lure
Balthazar
Mercer Kitchen
Crosby Street Hotel
La Esquina
Sadelles
Jack's Wife Freda
The Dutch

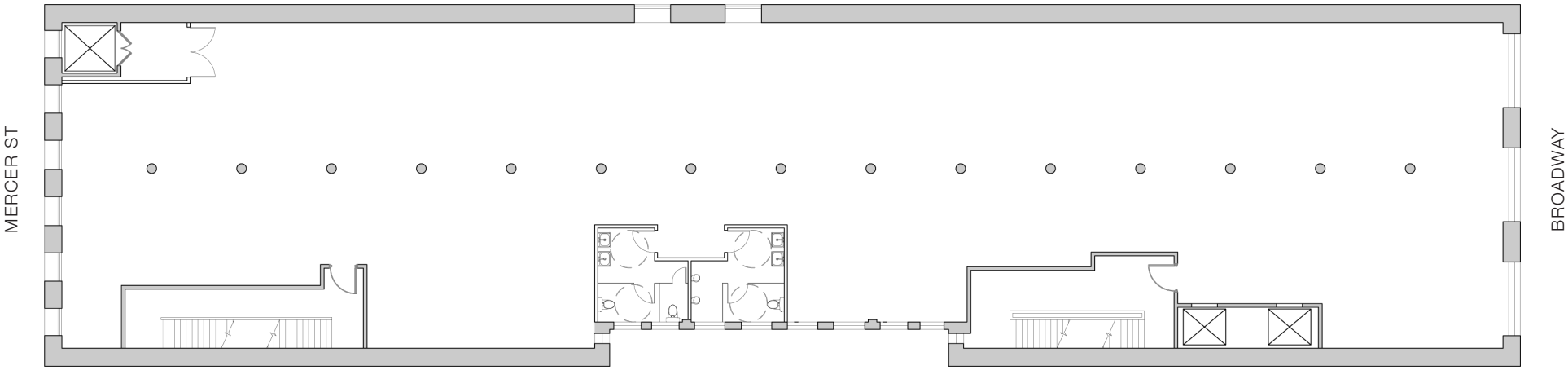
FAST CASUAL

Dig Inn
Chipotle
Esquina
Sweetgreen
CAVA
by CHOLE
Chef Club Counter
Areppas

WELLNESS

Equinox
Barry's Bootcamp
The Bar Method
Mile High Run Club
New York Pilates
Yoga Vida
Orange Theory
SLT

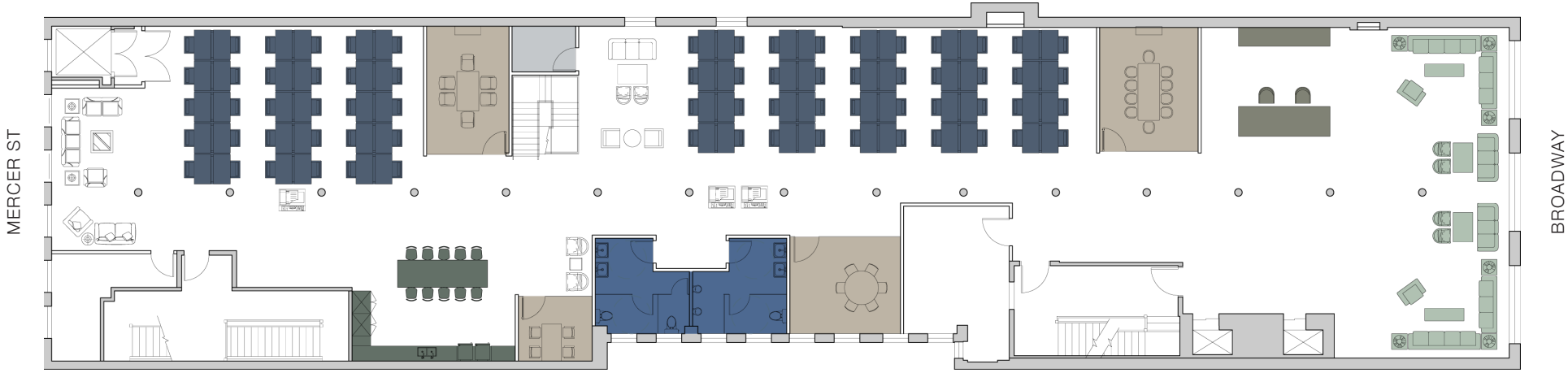
CORE AND SHELL

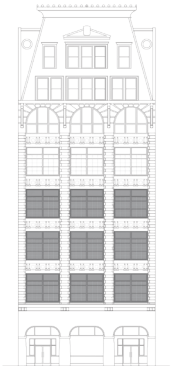


TEST FIT

Creative Lounge

Workstation	76
Conference Room/Office	4
Pantry	1
Showroom/Lounge	1
Lobby	1
Restrooms	2
IT Closet	1

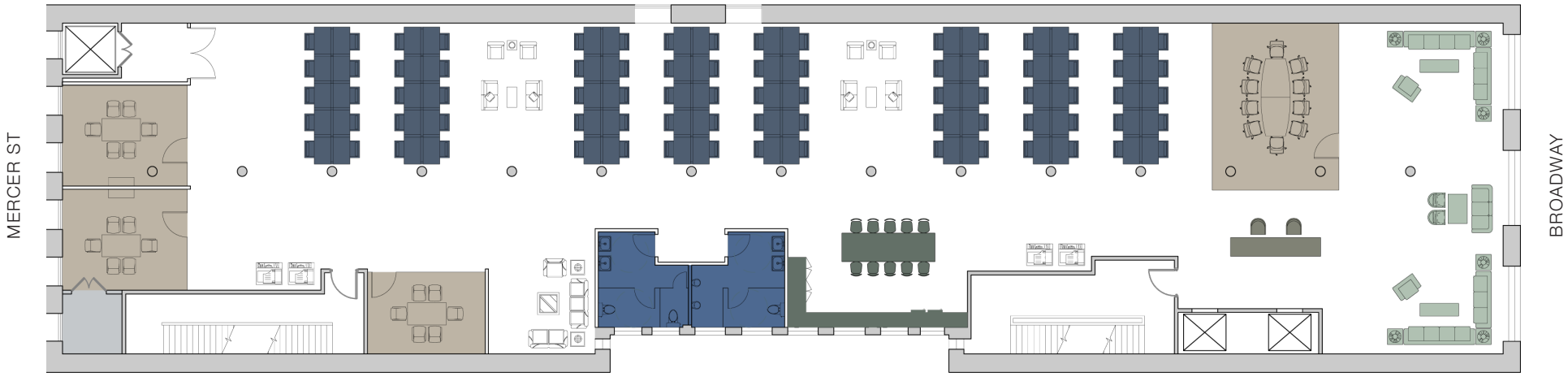


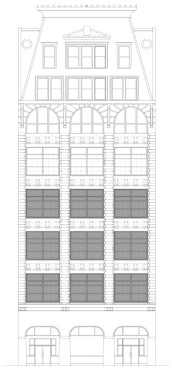


TEST FIT

Collaborative Space

Workstation	80
Conference Room/Office	4
Pantry	1
Showroom/Lounge	1
Lobby	1
Restrooms	2
IT Closet	1

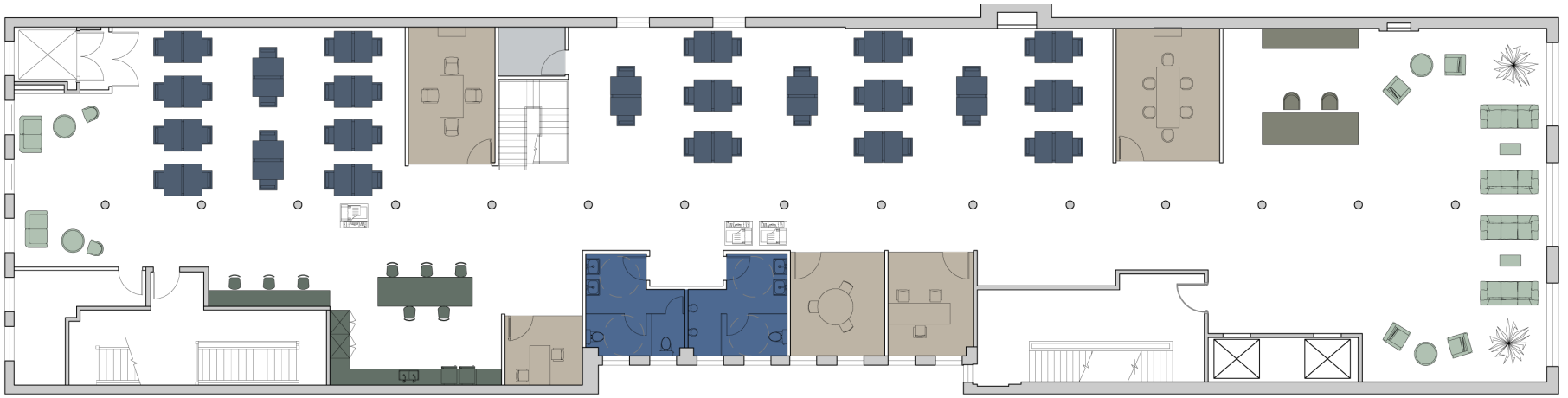


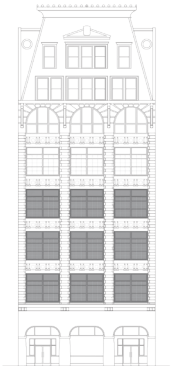


TEST FIT

Social Distancing

Workstation	44
Conference Room/Office	5
Pantry	1
Showroom/Lounge	1
Lobby	1
Restrooms	2
IT Closet	1





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