



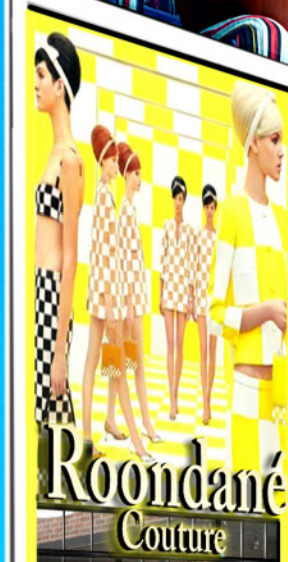
BOW-TIE

BUILDING

TIMES SQUARE

1530 BROADWAY

IN THE HEART OF TIMES SQUARE





IN THE HEART OF TIMES SQUARE

- A
■ **24/7/365**
location
- #1 subway station in NYC with
64 MILLION
riders annually
- The
■ **ENTIRE BLOCKFRONT**
of Broadway between 44th and 45th Streets
at the center of Times Square
- Home to flagship
■ **GAP, OLD NAVY, AND
McDONALD'S**
- The most
■ **HIGH-TRAFFIC**
intersection in the Bowtie
- 40 Broadway theaters with
■ **12 MILLION**
theatergoers annually
- Currently
■ **17,000**
hotel rooms and growing



THE SPACE

SPACE FEATURES

- 38,865 square feet of unparalleled multi-level retail/restaurant/entertainment space
- Various layout possibilities
- Minimal ground floor columns
- Unique design capability

FRONTAGE/SIGNAGE

- 76 feet of Broadway frontage
- 91 feet of 45th Street frontage
- Tremendous flexibility for retailer/restaurant/entertainment user-specific storefronts and signage
- Massive roof signage opportunities
- Newly renovated pedestrian plaza

CEILING HEIGHTS

- 20 feet on the ground floor
- 12 feet to 40 feet on the second floor

POSSESSION

- Immediate





AVAILABILITIES

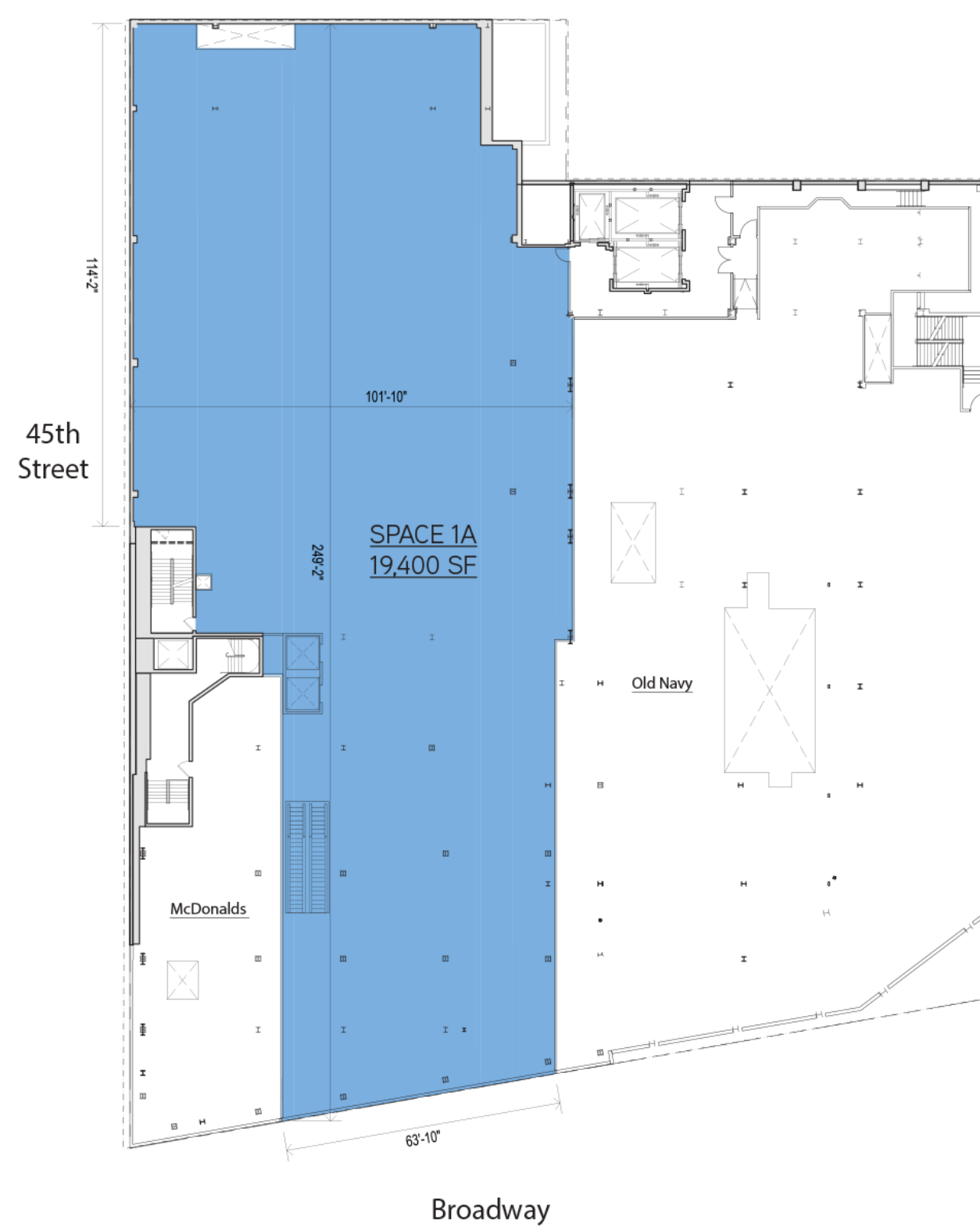
SINGLE TENANT OPTION



GROUND FLOOR



SECOND FLOOR



45TH STREET
VIEW



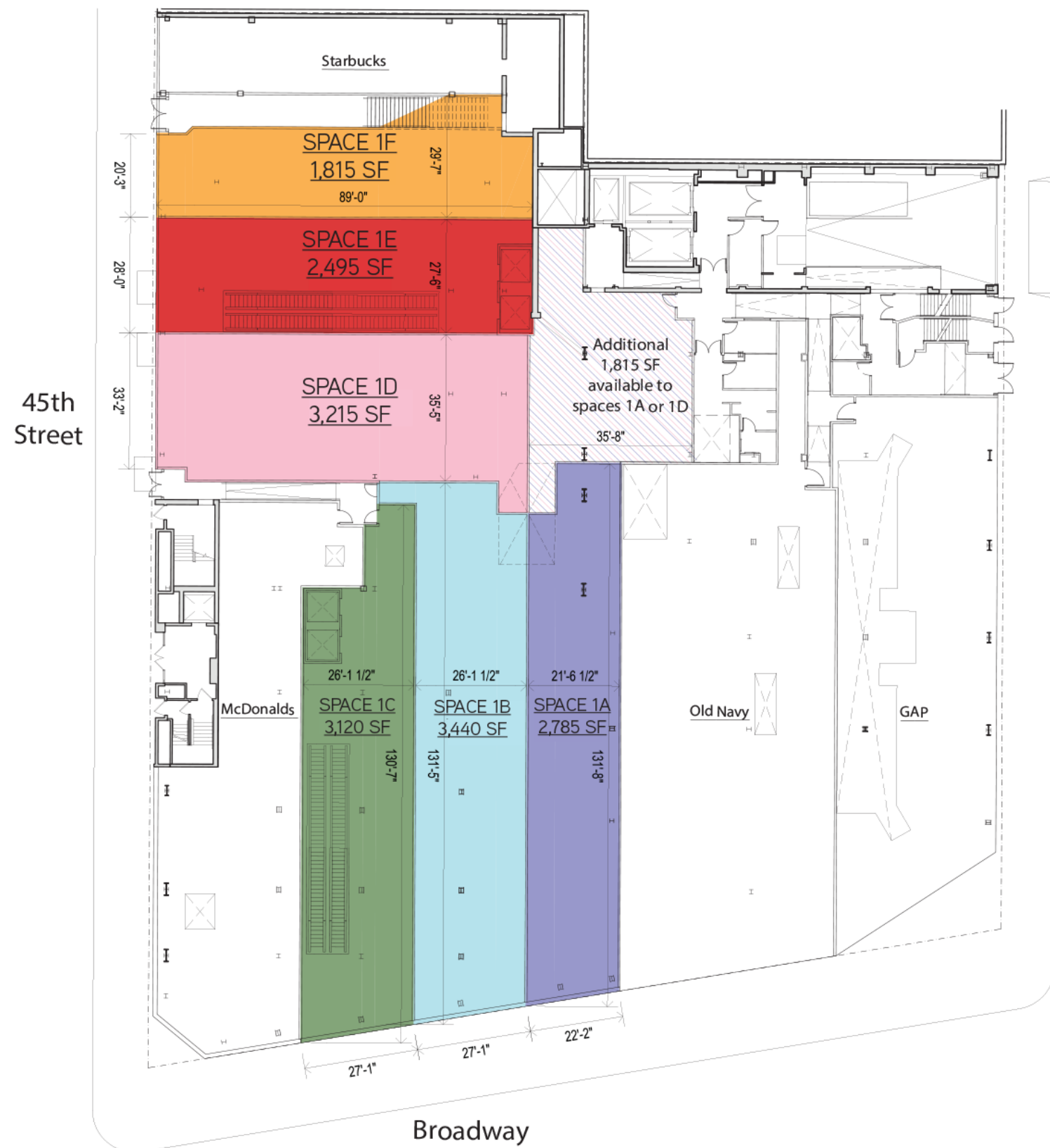
AVAILABILITIES

MULTIPLE TENANT OPTIONS



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GROUND FLOOR



SECOND FLOOR





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