

IN THE HEART OF TIMES SQUARE



1530 BROADWAY | Broadway Opportunities

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A **24/7/365** location

#1 subway station in NYC with
66 MILLION rides annually

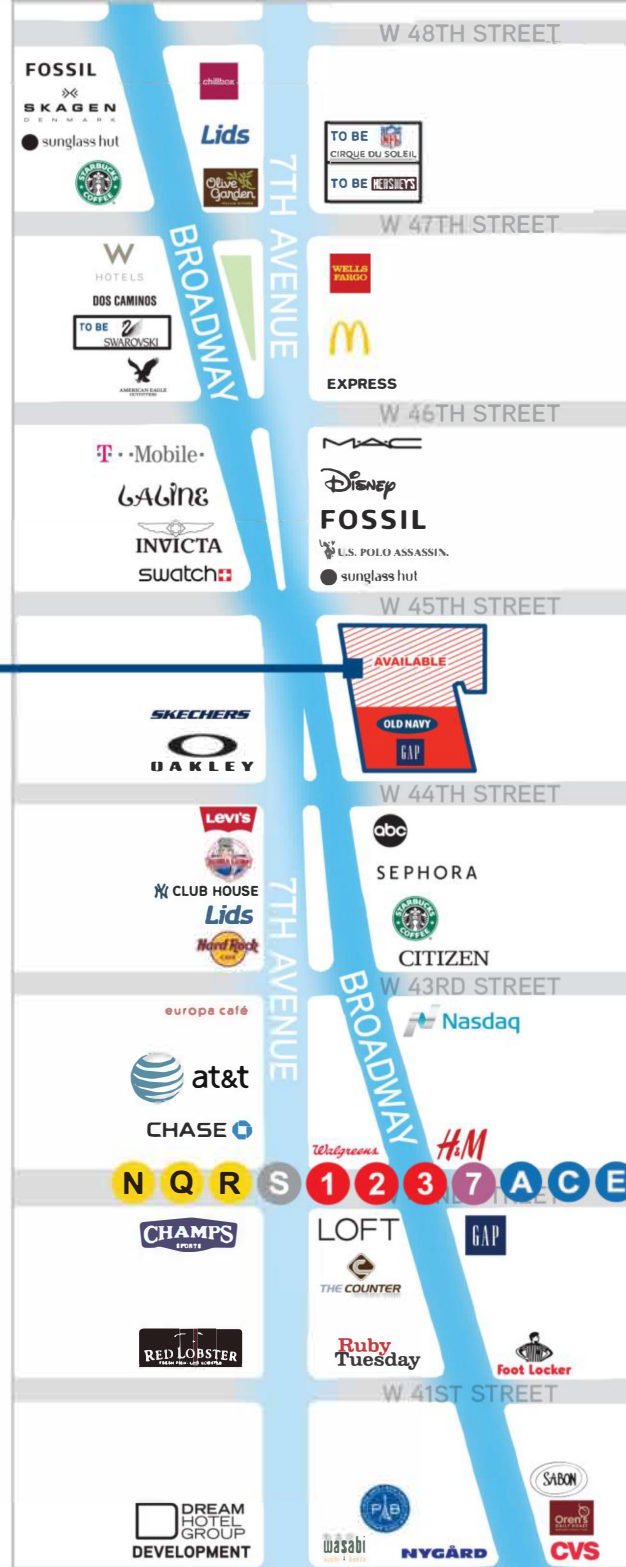
The **ENTIRE BLOCKFRONT**
of Broadway between 44th and
45th Streets at the center of Times Square

Home to flagship **GAP** and
OLD NAVY stores (4Q 2017)

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

- 45,000+ square feet of unparalleled multi-level retail/restaurant/entertainment space
- Various layout possibilities, including small space divisions
- Minimal ground floor columns
- Unique design capability
- Former theater space on the second floor, virtually column-free with up to 40 foot-high ceilings

FRONTAGE/SIGNAGE

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

CEILING HEIGHTS

- 20 feet on the ground floor
- 14 to 40 feet on the second floor; potential to divide and add 3,237 square feet of mezzanine space on the second floor

POSSESSION

- Anticipated possession date is June 2017

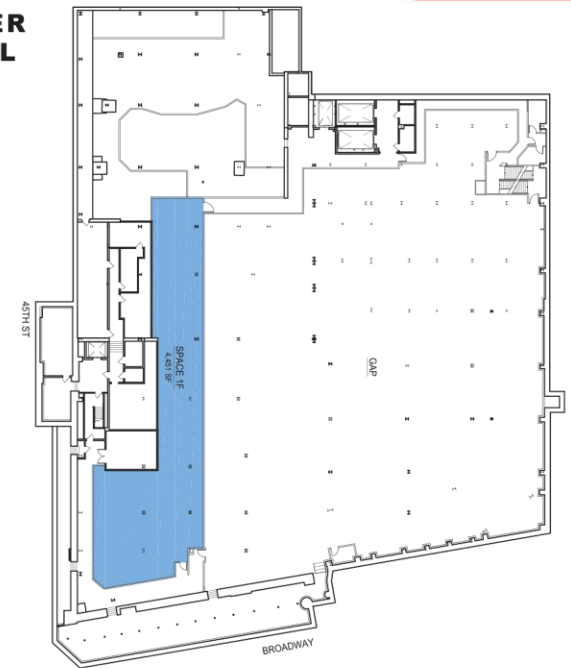
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1 GROUND FLOOR

SPACE 1F	
GROUND:	4,337 SF
DIVISIBLE 2ND FLOOR:	22,440 SF
POTENTIAL MEZZANINE SPACE:	3,230 SF
LOWER LEVEL:	4,451 SF
UP TO:	34,458 SF
SPACE 1G	
GROUND:	4,148 SF
SPACE 1H	
GROUND:	4,891 SF
ADDITIONAL GROUND:	2,579 SF
UP TO:	7,470 SF



1 LOWER LEVEL



1 SECOND FLOOR



2 CORNER ALTERNATIVE

Space 1F 9,045 SF

Potential additional space square footage as noted





BOW•TIE

B U I L D I N G
T I M E S S Q U A R E

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