



1333 Broadway

AT HERALD SQUARE

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1333 Broadway

PROVIDING A PLATFORM FOR YOUR BUSINESS' SUCCESS

■ Superior Buildings:

Every building upgraded with new amenities and 21st century technology.

■ Responsive Management:

24/7 tenant-focused, on-site management.

■ Outstanding Locations:

Unsurpassed convenience with exceptional access to transportation.

■ Superior Space Options:

Boutique suites to multi-floor large blocks, and industry leading pre-builts.

■ Broker-Friendly:

No appointment necessary. Commissions paid 100% on lease signing.

■ Sustainability:

Leader in energy efficiency innovation.

Thank you for the opportunity to compete for your business.

1333 BROADWAY

Situated in the Broadway Office Corridor, across from Macy's flagship location, 1333 Broadway contains 12 stories and 359,630 rentable square feet of modern, efficient office space for tenants. Tenants include **Aetna Life Insurance Company**, **Global Brands Group** and **New York Outdoor**.

Overlooking the Broadway pedestrian plaza and Herald Square, the neighborhood surrounding 1333 Broadway offers every amenity including office services, shopping, dining and lodging.

Amenities include:

- Urban Outfitters Lifestyle Center, Dr. Martens, Rituals and Shake Shack in the building

Building-wide upgrades include:

- New lobby, with a restored original ceiling
- New and modernized elevators
- New energy-efficient windows, renovated restrooms, air-conditioned common corridors
- Upgraded building-wide systems, state-of-the-art electrical, plumbing, HVAC and security

The building is convenient to Penn Station, Port Authority, Grand Central Terminal, PATH and 16 subway lines.



1333 Broadway

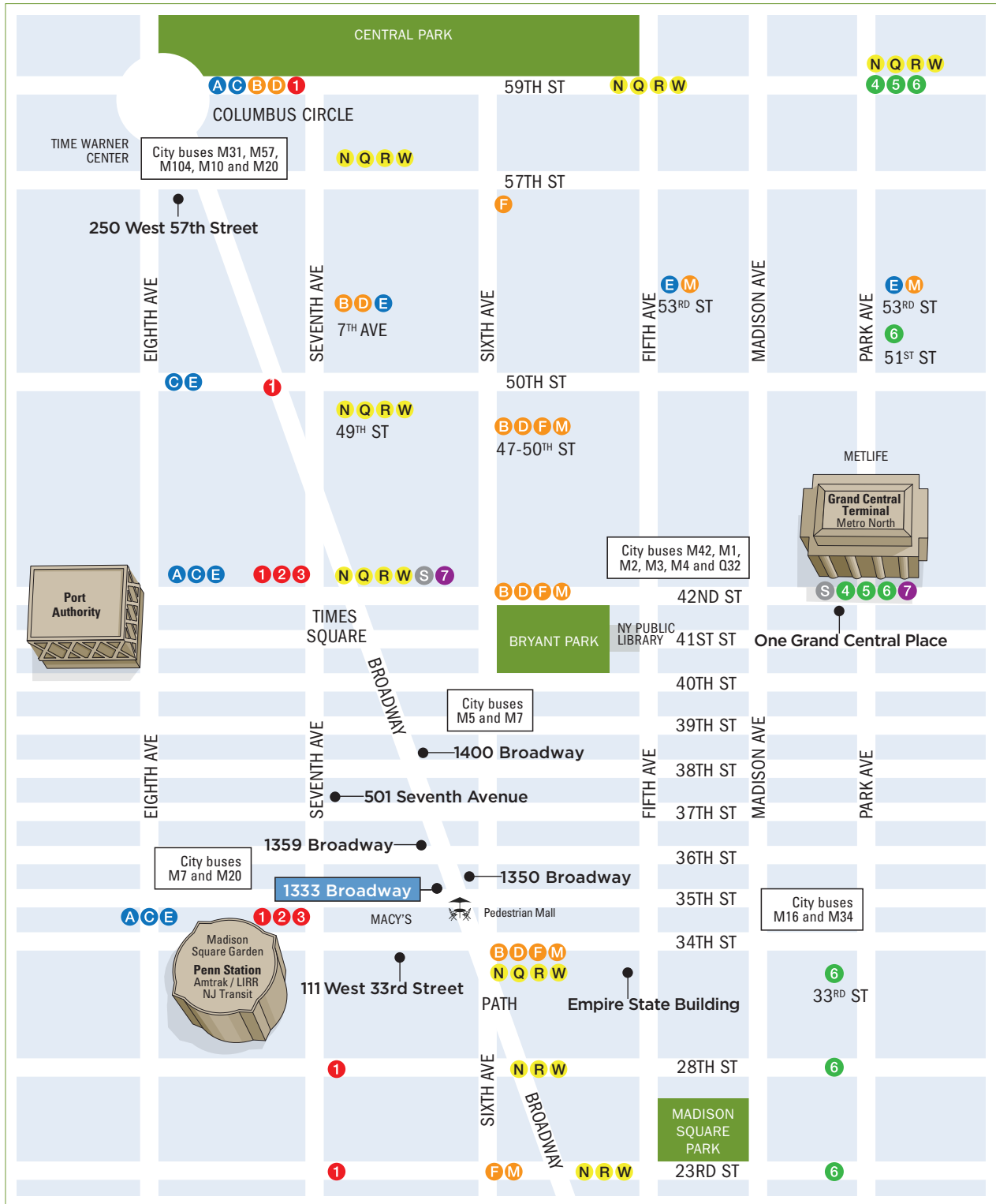
FACTS & FIGURES

LOCATION	Northwest corner of 35th Street and Broadway
COMPLETED	1915
ARCHITECT	Clinton & Russell
BUILDING SIZE	359,630 rentable square feet*, 12 floors
FLOOR SIZES	20,733 - 30,000 rentable square feet
AMENITIES	Urban Outfitters Lifestyle Center, Dr. Martens, Rituals and Shake Shack in the building; additional services, banks, dining, lodging and specialty retailers in the immediate vicinity
ELECTRICAL SERVICE	Sub-metered electric in all new spaces over 2,500 square feet
TELECOMMUNICATIONS	Wired Certified Gold. Redundant providers including: NY Connect, Spectrum, Verizon, Verizon FiOS
HVAC	Tenant-controlled air-cooled package units; air-conditioned common corridors; perimeter radiant heat
SECURITY	24/7 security, visitor reception desk in the building
ELEVATORS	5 passenger, 2 freight
FLOOR LOAD	125 lbs. per square foot
CEILING HEIGHT	11'6" slab-to-slab
OPERATING HOURS	8:00 A.M. to 6:00 P.M. Monday - Friday, building access 24/7
LOADING FACILITIES	Freight entrances on 35th and 36th Streets
TRANSPORTATION	Convenient to Penn Station, Port Authority, Grand Central Terminal, PATH and 16 subway lines A C E 1 2 3 7 B D F M N R Q W S
PARKING	Numerous parking garages located in the immediate vicinity
LEASING AGENT	Empire State Realty Trust
OWNERSHIP	ESRT 1333 Broadway, L.L.C.

* As of 12/31/17



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