

4500

B R O A D W A Y

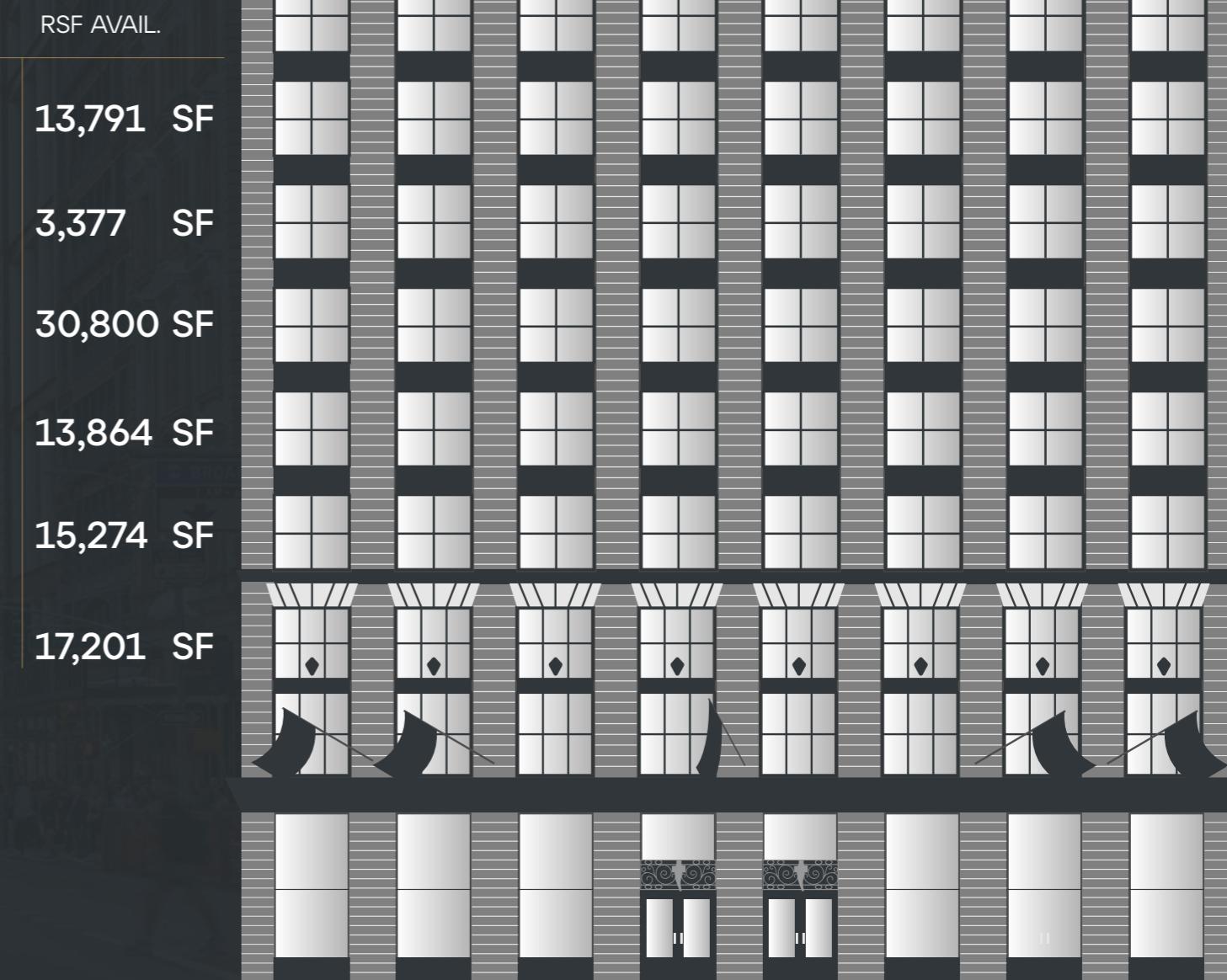
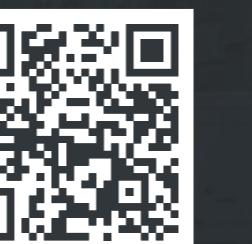
SOHO'S LARGEST FLOORPLATE

FULL FLOORS OF 30,800 SF AVAILABLE

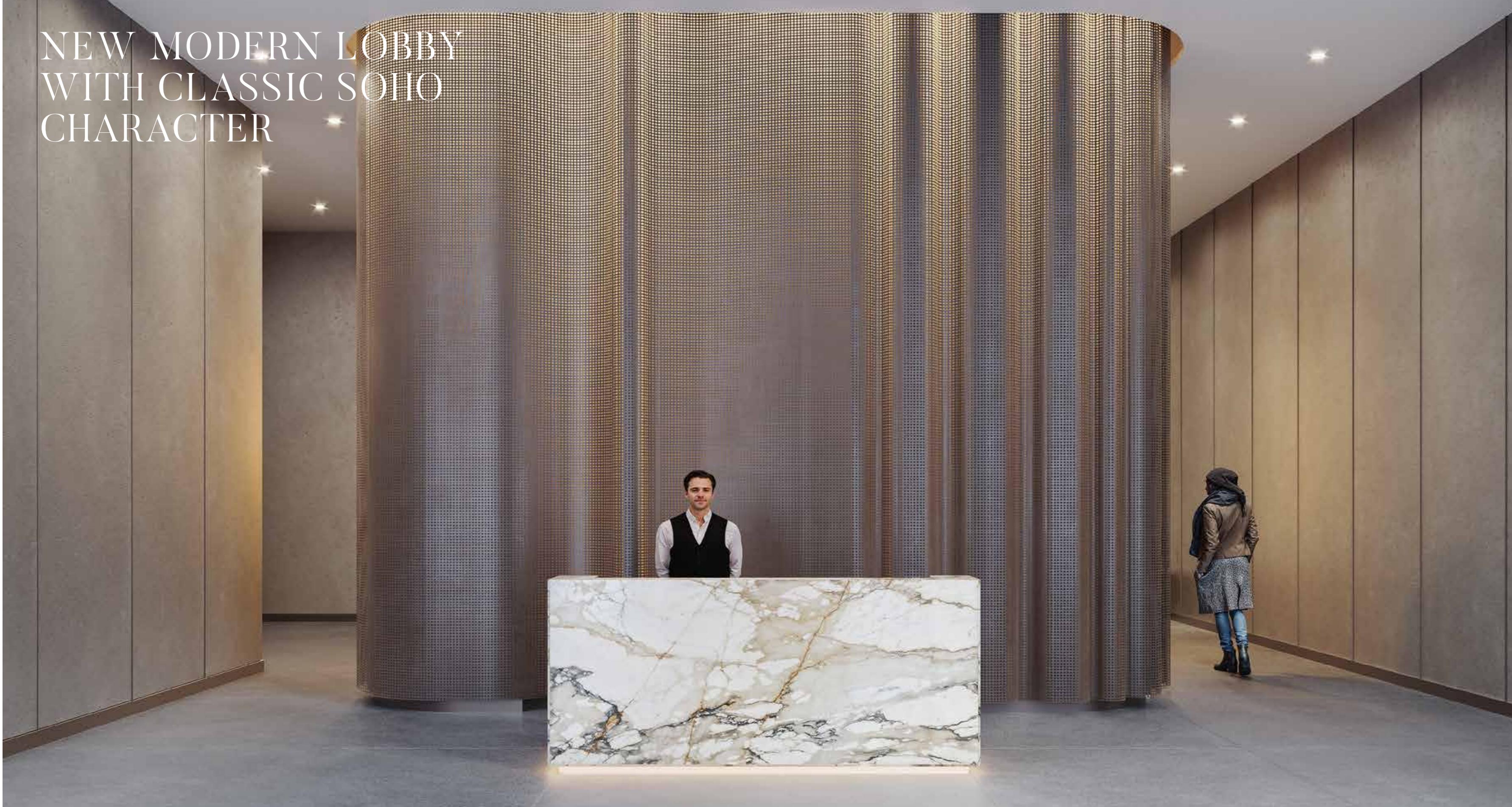
Renovation Delivering in 2026

- + **Two New, Signature Lobbies** on Broadway and Crosby Street.
- + **Prebuilt Space with an exclusive amenity lounge** ranging from **6,000 to 30,800 RSF**
- + **Activated 15,000 SF Rooftop Terrace** offering panoramic city views.
- + **Significant Signage Opportunities** with prime visibility on one of New York City's busiest streets.

Please visit our website for more information at **568Broadway.com** or scan the QR Code:



NEW MODERN LOBBY
WITH CLASSIC SOHO
CHARACTER





NEWLY ACTIVATED LOBBY
AT 110 CROSBY STREET

ROOFTOP TERRACE



SPECTACULAR SKYLINE VIEWS



AMENITY LOUNGE



UPGRADED CORRIDORS & HIGH-END PREBUILTS



HIGH-END
PREBUILTS



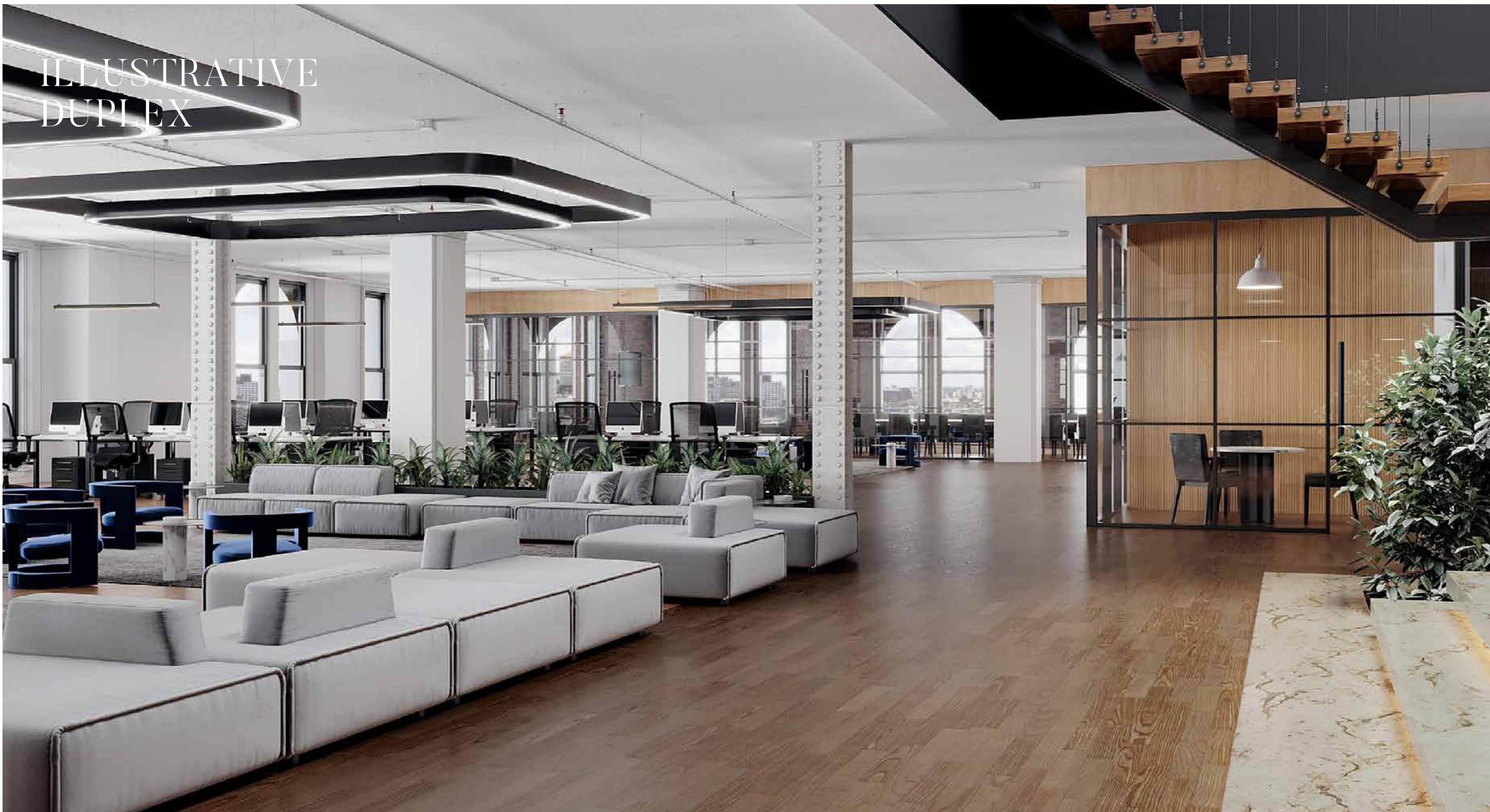
SOPHISTICATED
CONFERENCE SPACE



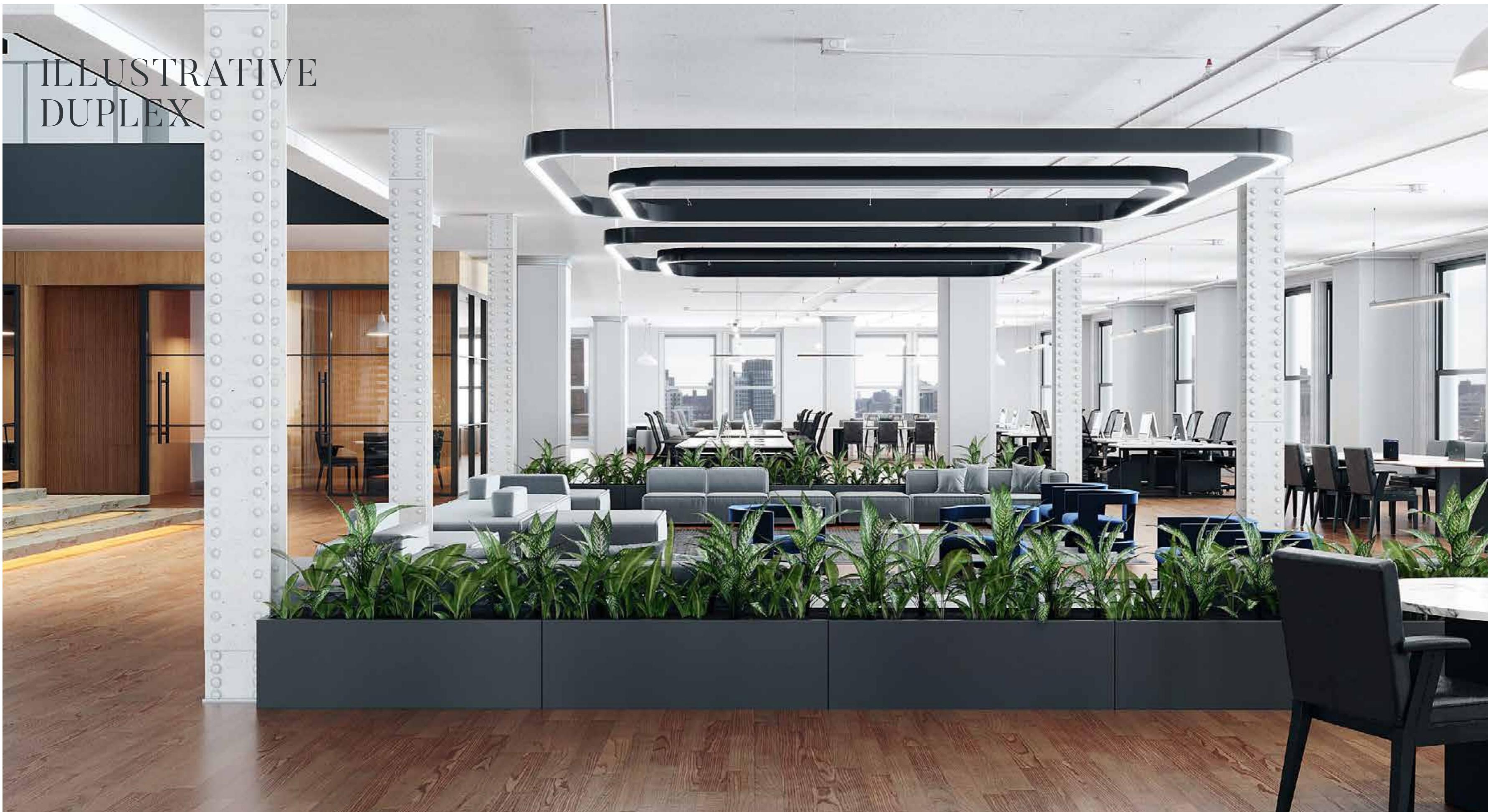
MODERN PANTRY



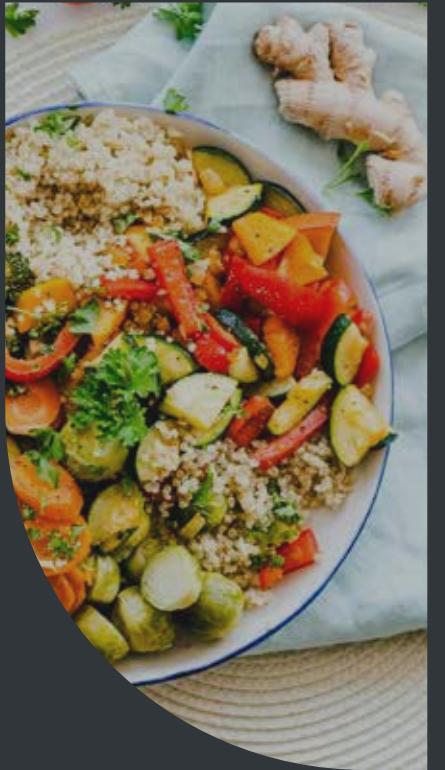
ILLUSTRATIVE DUPLEX



ILLUSTRATIVE DUPLEX



ELEVATE



YOUR WORK IN SOHO



ACCESSIBILITY & CONVENIENCE

TRANSIT

Grand Central	14 Mins
Penn Station/ Port Authority	13 Mins
Holland Tunnel	10 Mins
World Trade	10 Mins
Union Square	6 Mins

A map showing a 5-minute walk route. The route starts at a location marked with an orange dot labeled "Morto Willian" and proceeds diagonally upwards to a location marked with a black dot labeled "Lupa". From Lupa, the route continues diagonally upwards to a location marked with a black dot labeled "Mocha Burger". The route is indicated by a series of grey diagonal lines. The text "5 MINUTE WALK" is written in large, white, sans-serif capital letters along the top right edge of the map area.

EAT

Sartiano's
Torrisi
Balthazar
The Butcher's Daughter
The Grey Dog
Lure Fishbar
Jack's Wife Feda
Mamo
Pera Soho
Lure
Fanelli's

DRINK

(Sub)Mercer
The Crosby Bar
Felix Roasting
Nomo Soho
Grand St Social
Mulberry St. Bar
Gregory's Coffee

SHOP

Prada
Chanel
Loewe
Gucci
Marc Jacobs
Balenciaga
Louis Vuitton
Versace
Dior
Celine
Club Monaco
Theory
Bloomingdales

STAY

The Mercer Hotel
Nomo Soho Hotel
Broome Hotel
Crosby St. Hotel
Soho Grand Hotel

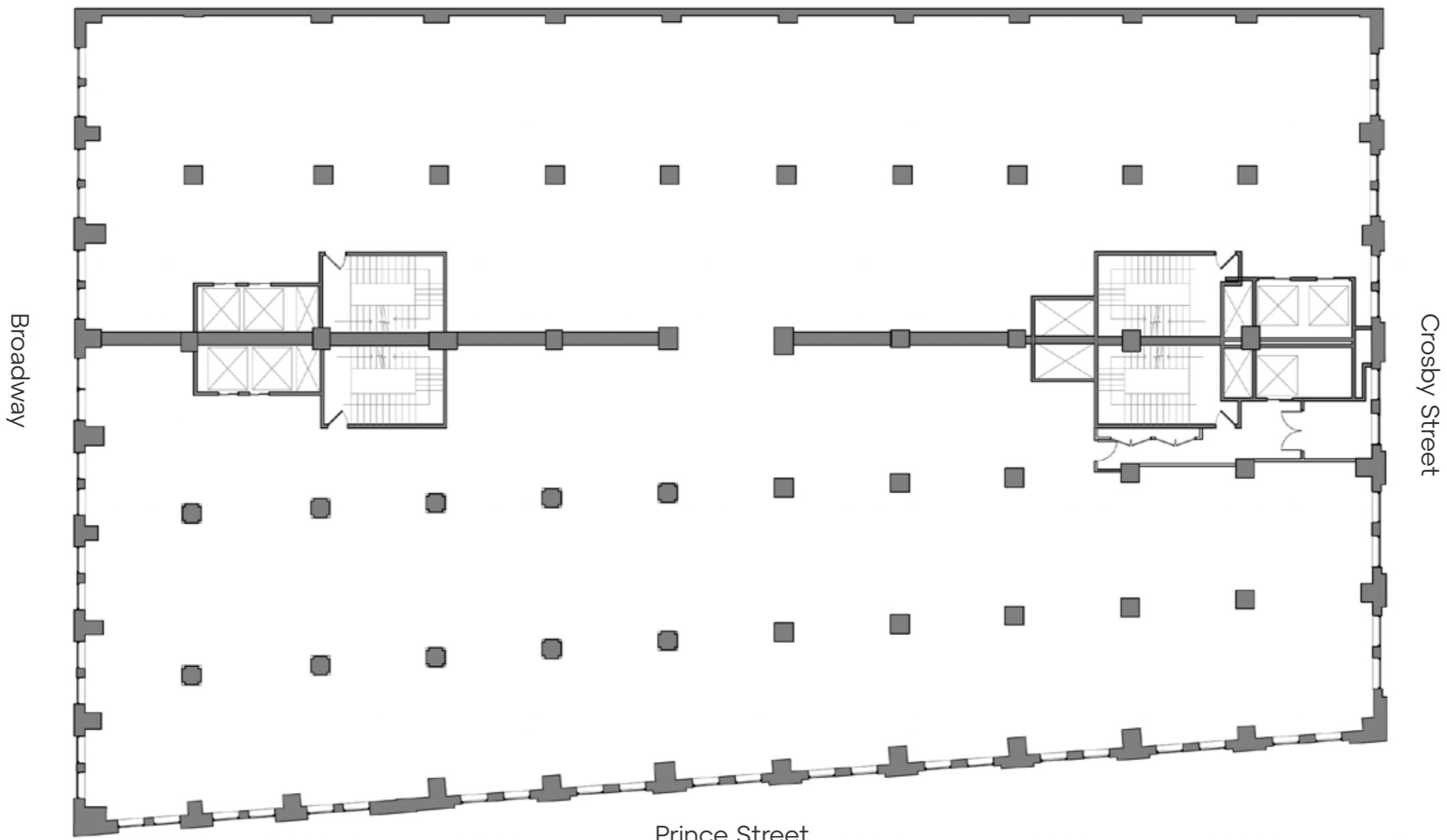
FITNESS

Equinox
New York Pilates
Orange Theory
Pvolve

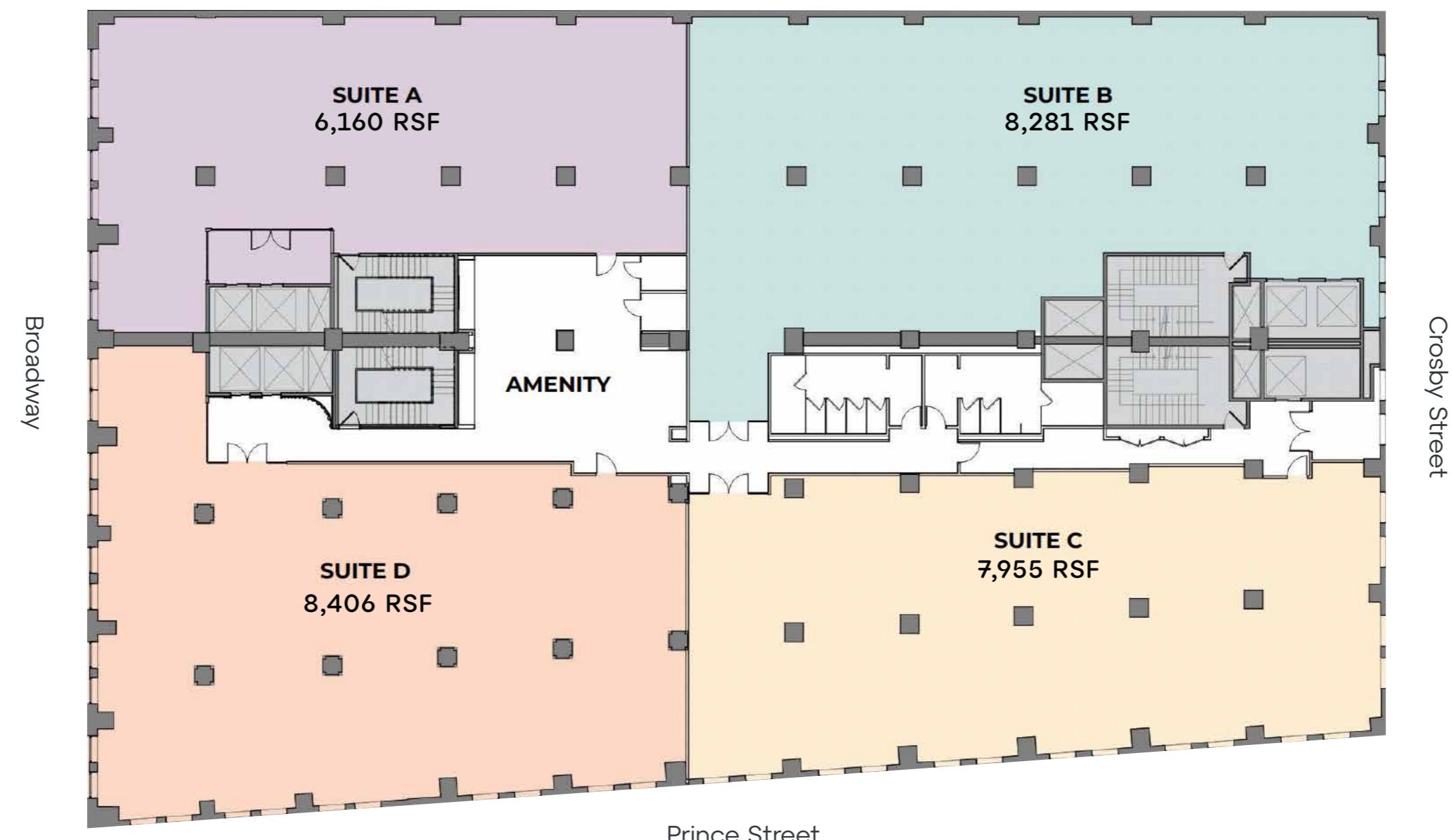
Physique 57
Bodyrok
New York Pilates
The Bar Method



FULL FLOOR CORE & SHELL

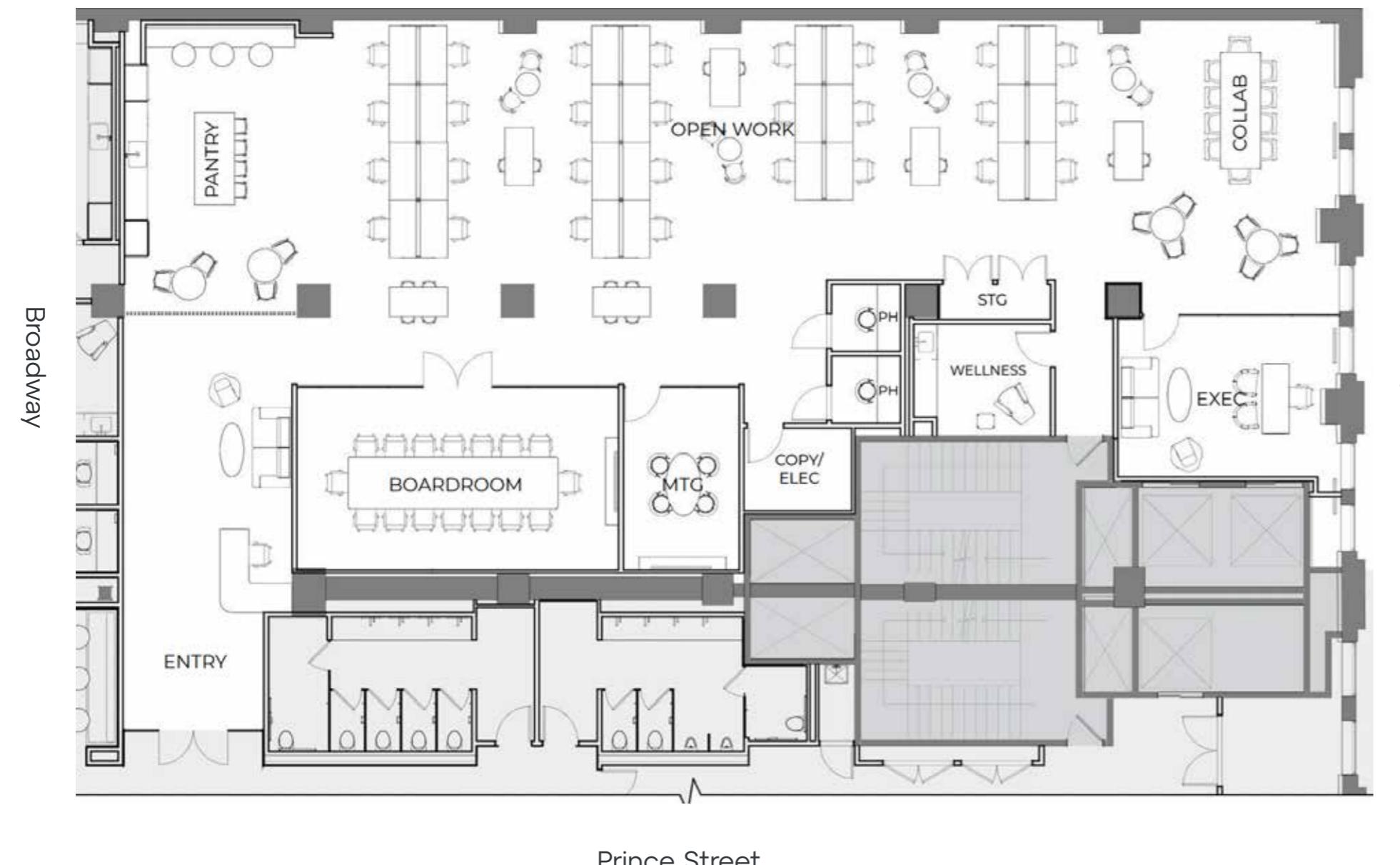


DIVIDED FLOOR LAYOUT

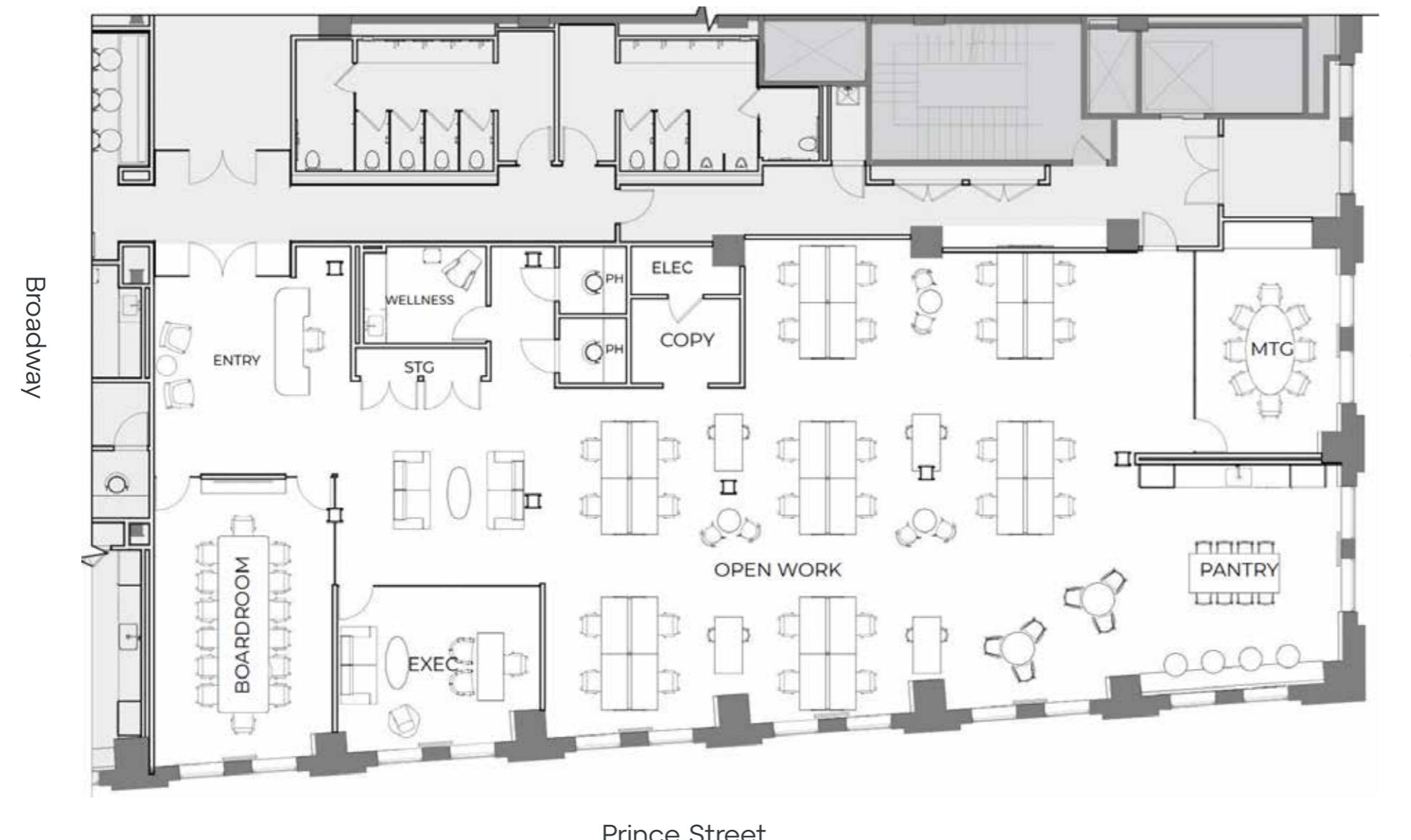




SUITE A	
18	WORKSTATIONS
1	PANTRY
1	BOARDROOM
1	MTG
2	PHONE RMS
2	EXEC OFFICE
1	WELLNESS/MOTHERS RM



SUITE B	
28	WORKSTATIONS
1	PANTRY
1	BOARDROOM
1	SMALL MTG
1	EXEC OFFICE
2	PHONE ROOMS
1	WELLNESS/MOTHERS RM
OPEN WORK AREA w/ +16 SEATS	



SUITE C	
28	WORKSTATIONS
1	PANTRY
1	BOARDROOM
1	SMALL MTG
2	PHONE RMS
1	EXEC OFFICE
1	WELLNESS/MOTHERS RM



SUITE D	
44	WORKSTATIONS
1	PANTRY
1	BOARDROOM
1	SMALL MTG
2	PHONE RMS
1	EXEC OFFICE
1	WELLNESS/MOTHERS RM

TECHNICAL SPECIFICATIONS

GROSS BUILDING AREA	330,000 rsf	SECURITY	Uniformed security guards staffed at the concierge desk 24 hours a day, 7 days per week
FLOORS	12 Stories	FIRE STAIRS	Stairwells are oversized to exceed New York City and International Building Code Requirements
YEAR BUILT/ RENOVATED	1895/2026	LIVE LOAD	All tenant floors are 66 lbs. live load.
CONSTRUCTION	Structural steel, terra cotta, concrete, cast stone	RESTROOMS	Restrooms are 100% ADA compliant and include extra fixtures
FLOOR SIZES	Office floors 2-11 : 30,802 rsf	ADA ACCESSIBILITY	The building is fully ADA compliant Building Management
FLOOR HEIGHTS (SLAB TO SLAB)	Floors 2-11 : 14' - 0" Ground : 20' - 0"	ELECTRICAL	6 Watts per rsf demand load exclusive of base building air conditioning
OUTDOOR AREA	15,000 SF Roof deck	TELECOM	Spectrum, Verizon, Pilot Fiber, Century Link, Global Capacity, Bway Net
BUILDING AMENITIES	Activated 15,000 SF roof deck, tenant lounge, cellar storage, private entrance and lobby on Crosby Street	ELEVATORS	Six (6) Passenger elevators One (1) Oversized freight elevator
BICYCLE STORAGE	Bicycle storage in cellar	LIFE SAFETY	The building Class "E" addressable fire alarm system with Fire Command Station located in the main lobby. The building is fully sprinklered in accordance with the NYC Building code and each floor has an individual smoke exhaust system
HVAC/BUILDING SYSTEMS	New systems proposed for renovation, cooling tower		

LEASING
TEAM

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NEWMARK

B R O A D W A Y

