



1674

BROADWAY

TIMES SQUARE
CORNER RETAIL
OPPORTUNITY

LOCATION + BRANDING, THE BEST OF BOTH WORLDS!

1674 BROADWAY
NORTHEAST CORNER OF
WEST 52ND STREET





1674

BROADWAY

BRANDING OPPORTUNITIES

- Prime corner retail location
- High visibility advertising opportunities fronting Broadway & 52nd Street
- Advertising opportunities are available for maximum branding potential – 478,000 weekly impressions

AN ABUNDANCE OF CITY LIFE
IS RIGHT OUTSIDE WHERE
POTENTIAL CUSTOMERS ARE VISITING
ICONIC NEW YORK DESTINATIONS

Billboard advertising managed by Outfront Media and subject to availability.

Owned & professionally managed by

EMMES[®]

The exclusive retail leasing agents

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

SINGLE TENANT TWO-FLOOR SPACE PLAN

HIGHLIGHTS

- Ceiling Heights
 - Ground Floor: 12' - 8"
 - Second Floor: 11' - 8"
- All uses considered | Can be easily vented for cooking
- Both floors are ADA compliant

SIZE

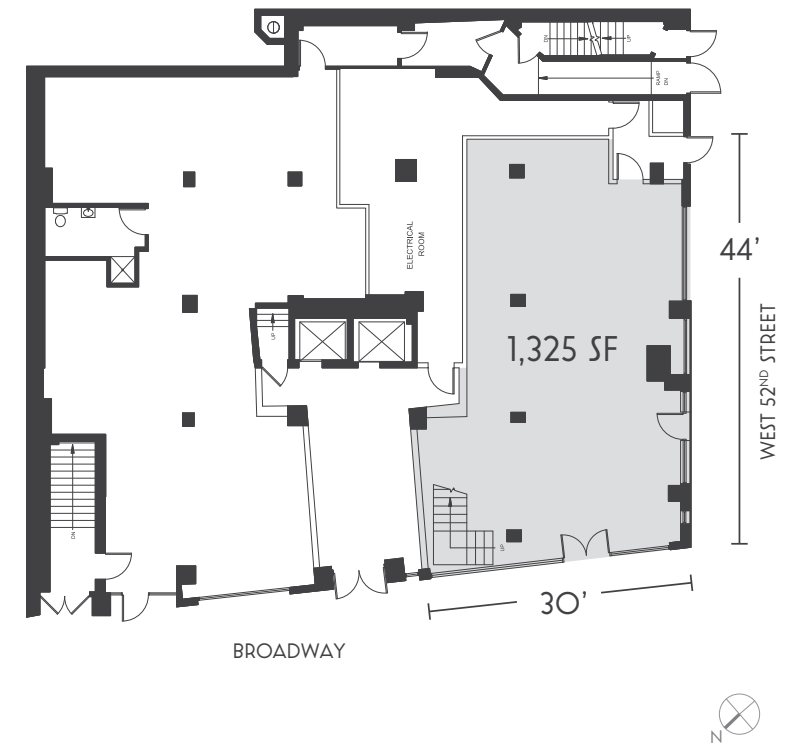
Ground Floor 1,325 SF
 Second Floor 3,903 SF

TOTAL 5,228 SF

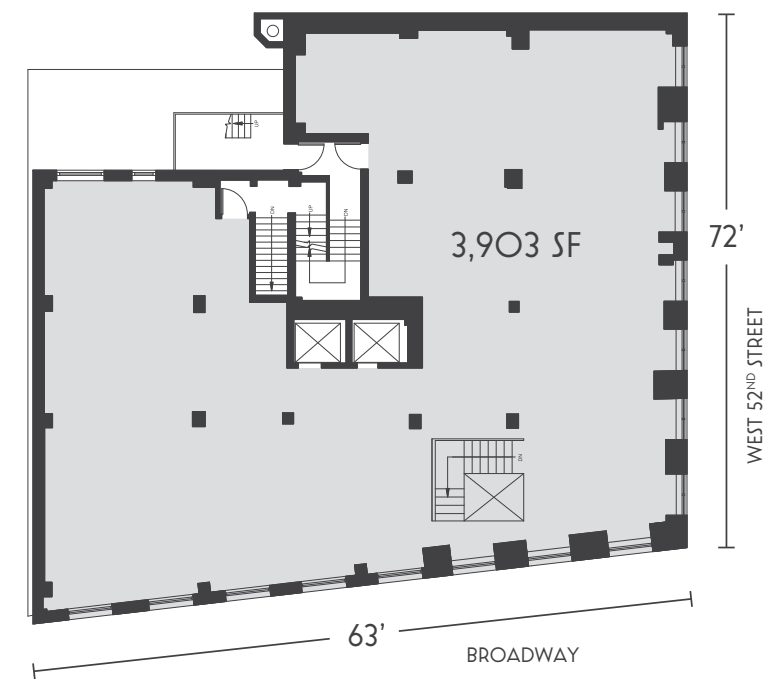
| FRONTAGE | POSSESSION | ASKING RENT |
|-------------------|------------|--------------|
| 135 ft wraparound | Immediate | Upon Request |

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by principals or agreed by this Company, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

GROUND FLOOR - 1,325 SF



SECOND FLOOR - 3,903 SF



5,228 SF TOTAL

GROUND FLOOR
1,325 SF
conceptual rendering



SECOND FLOOR
3,903 SF
conceptual rendering



DUAL TENANT SINGLE-FLOOR SPACE PLAN

HIGHLIGHTS

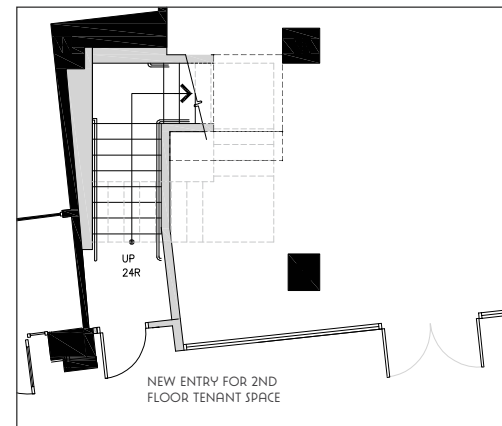
- Ceiling Heights
 - Ground Floor: 12' - 8"
 - Second Floor: 11' - 8"
- Floors can be leased together or separately
- All uses considered | Can be easily vented for cooking
- Both floors are ADA compliant
- New, dedicated street entrance for 2nd Floor tenant

SIZE

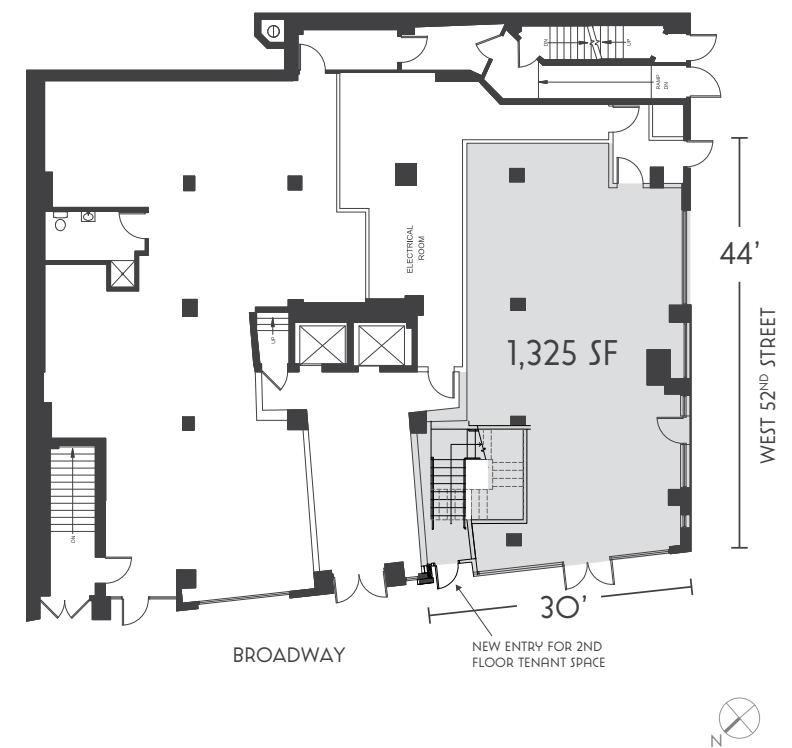
Ground Floor 1,325 SF
 Second Floor 3,903 SF

| FRONTAGE | POSSESSION | ASKING RENT |
|-------------------|------------|--------------|
| 135 ft wraparound | Immediate | Upon Request |

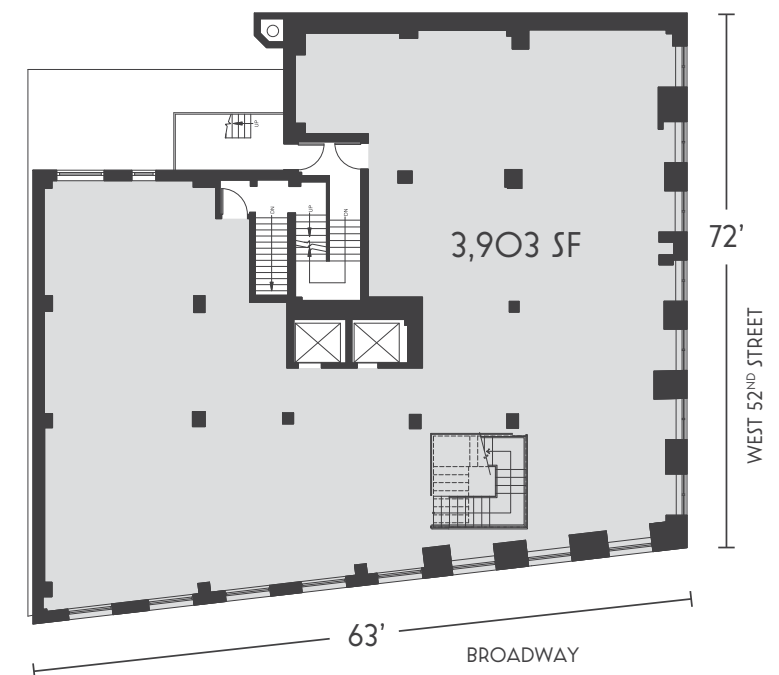
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GROUND FLOOR TENANT - 1,325 SF



SECOND FLOOR TENANT - 3,903 SF



NEIGHBORING RETAILERS

50,000,000
people visit Times
Square every year

25%
of all NYC hotels are
in Times Square

50%
of all Times Square
visitors are NYC locals



1674 BROADWAY

2 BLOCKS TO CENTRAL PARK

3 BLOCKS TO TIMES SQUARE

760,000 SF OFFICE BUILDING

700,000 SF OFFICE TOWER

SHON 45 WINE & SPIRIT

50 Street Station

47-50 Sts-Rockefeller Ctr

5 Av/59 St
N Q R W M

49 St
N R W M

E B D F M

57 Street
F M

50 St
C E M

57 Street
F M

57 Street
F M



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BROADWAY

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The exclusive retail
leasing agents

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ASSOCIATES**
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managed by

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