

# 459 BROADWAY

The Devlin Building

TWO FULL-FLOORS





## PREMISES

Entire 2nd Floor	6,500 RSF
Entire 3rd Floor	6,500 RSF
<b>Total</b>	<b>13,000 RSF</b>

## TERM

5-10 Years

## POSSESSION

Immediate

## RENTAL

Upon Request

## COMMENTS

- Floors can be lease separately or together
- Existing internal staircase
- 12' to 14' ceiling heights
- Amazing natural light, corner building
- Architecturally significant cast iron façade
- Walking distance to subways (B,D,F,M,6,N,R)
- Several Citi Bike docking stations nearby
- 24/7 building access
- New HVAC system

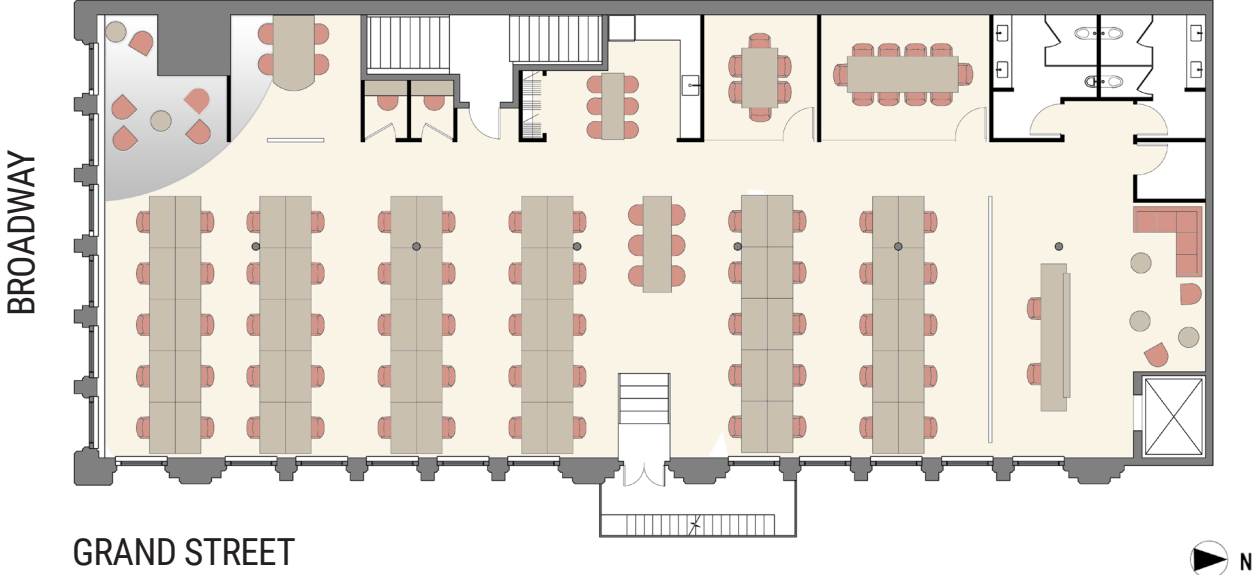
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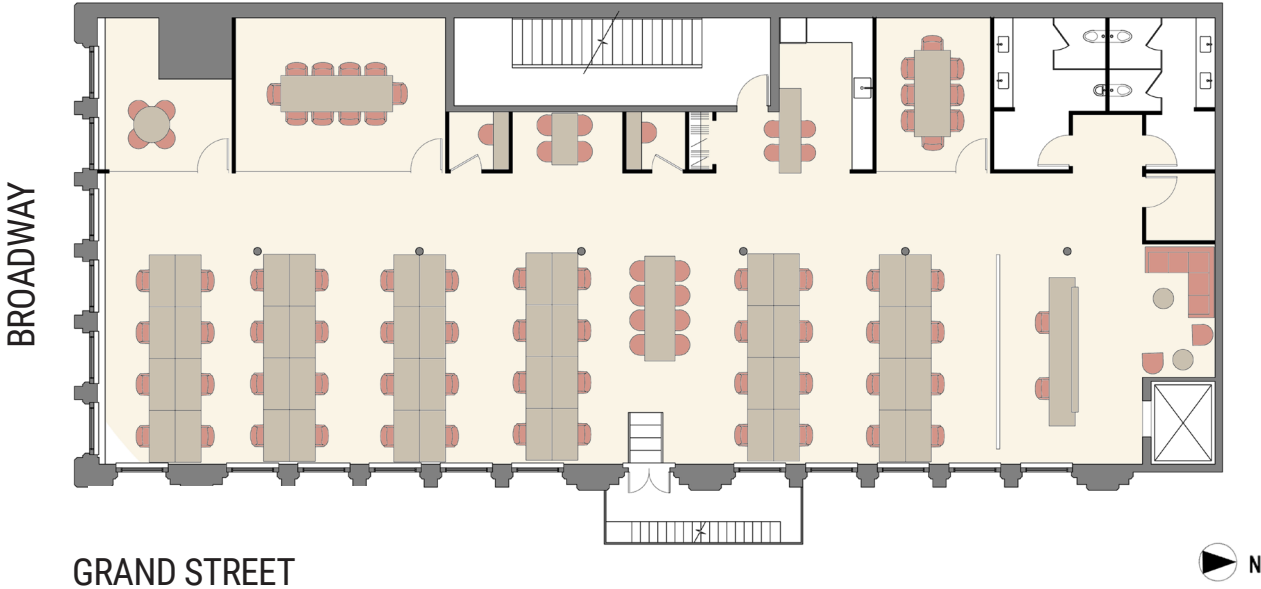


# FLOOR PLAN – PROPOSED LAYOUT

2ND FLOOR - 6,500 RSF (Single Floor Tenant)

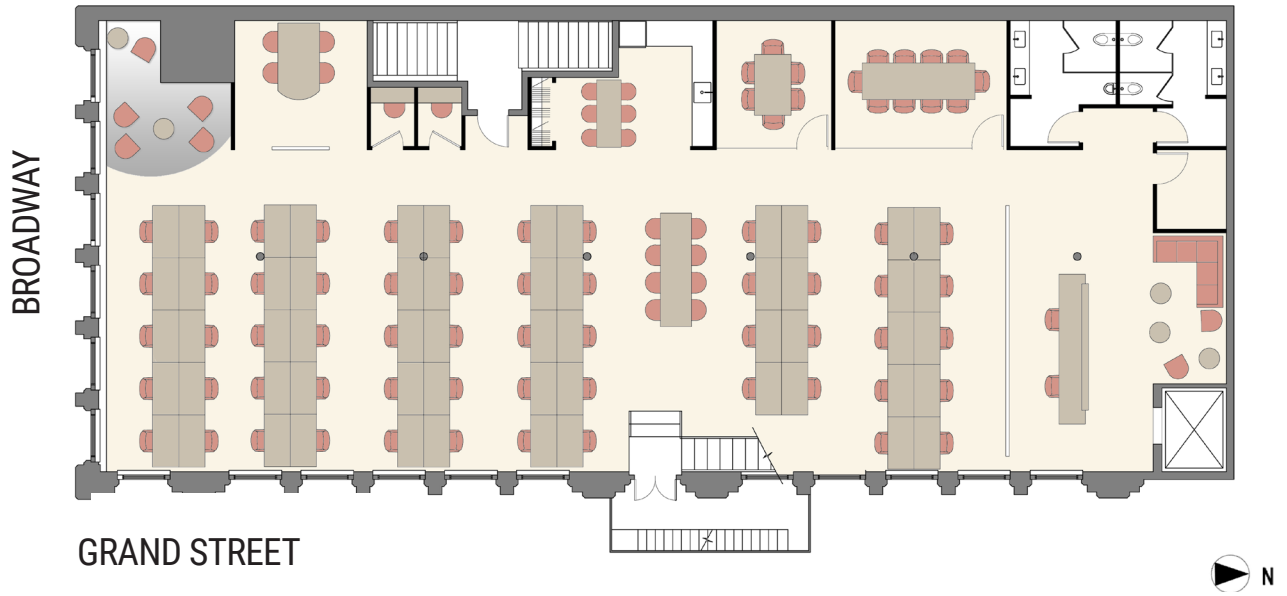


3RD FLOOR - 6,500 RSF (Single Floor Tenant)

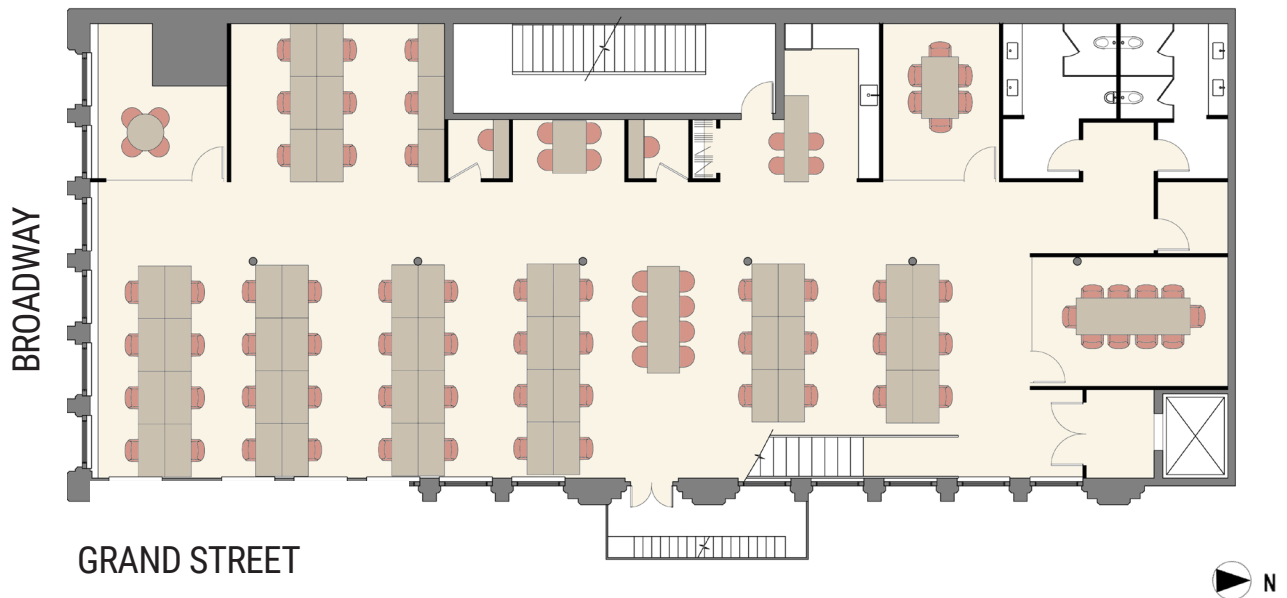


# FLOOR PLAN – PROPOSED LAYOUT

## 2ND FLOOR - 6,500 RSF (Two Floor Tenant)



## 3RD FLOOR - 6,500 RSF (Two Floor Tenant)



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