

L'ATELIER | 446 BROADWAY

THE REBIRTH OF A CASTIRON ICON



UNIQUE FULL BUILDING AVAILABILITY IN SOHO



THE BUILDING

L'Atelier at 446 Broadway is a newly renovated commercial office and boutique retail development in the heart of SOHO. Featuring impeccable finishes, and stunning design, the spaces showcase pre-built offices outfitted with all the amenities your business needs, so your team can begin working from day one.

PREMIUM FULL FLOOR PREBUILTS



- 2,000 SF landscaped roof with breathtaking views of Manhattan
- 12 oversized bay windows per floor with amazing natural light
- 14 to 18' slab to slab interior heights
- Architecturally significant façade
- New High Speed Elevator
- Elegant and modern KPG signature designed lobby and elevator
- Walking distance from multiple subway line
B D F V 6 N R
- Bicycle storage
- Several Citibike docking stations nearby
- New building core
- New security and building management system
- New high-speed internet and redundancy
- New HVAC system with air purification

AVAILABILITY

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ENTIRE 5TH FLOOR
7,084 RSF

ENTIRE 4TH FLOOR
7,006 RSF

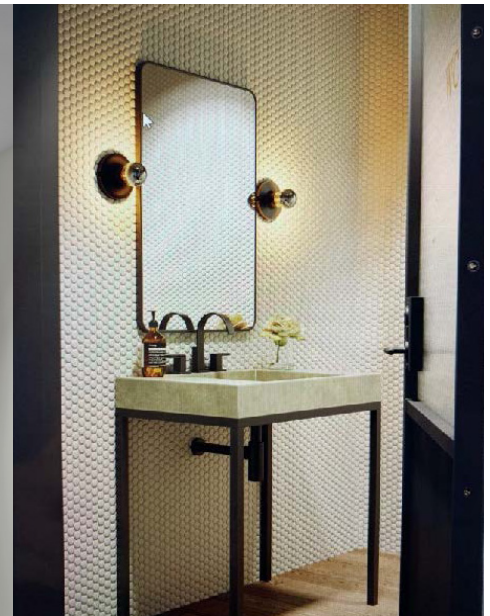
ENTIRE 3RD FLOOR
6,985 RSF

ENTIRE 2ND FLOOR
6,962 RSF

ENTIRE GROUND
5,399 RSF

ENTIRE LOWER LEVEL
4,900 RSF

TOTAL
38,336 RSF



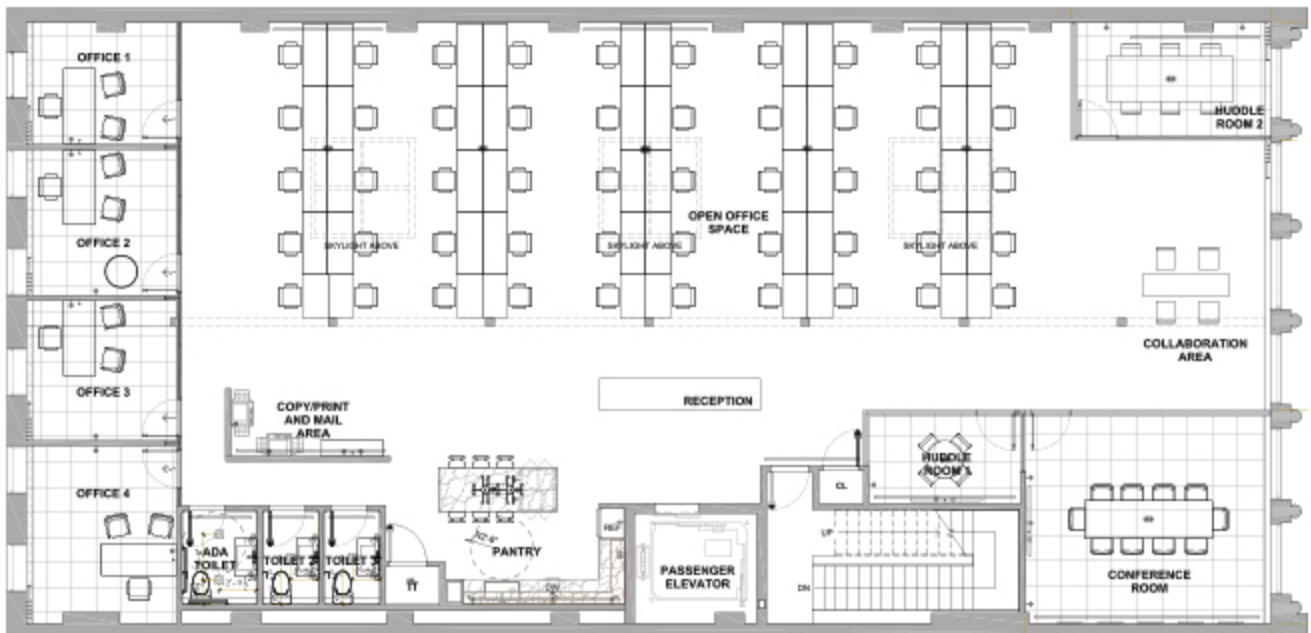
TYPICAL PRE-BUILT FULL FLOOR

PERSONNEL

Office	4 seats
Benching	50 seats
Collaborative	10 people

SUPPORT

1 Conference Room	10 people
1 Conference Room	6 people
1 Huddle Room	4 people
1 Bistro / 3 bathrooms	



THE NEIGHBORHOOD

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RESTAURANTS

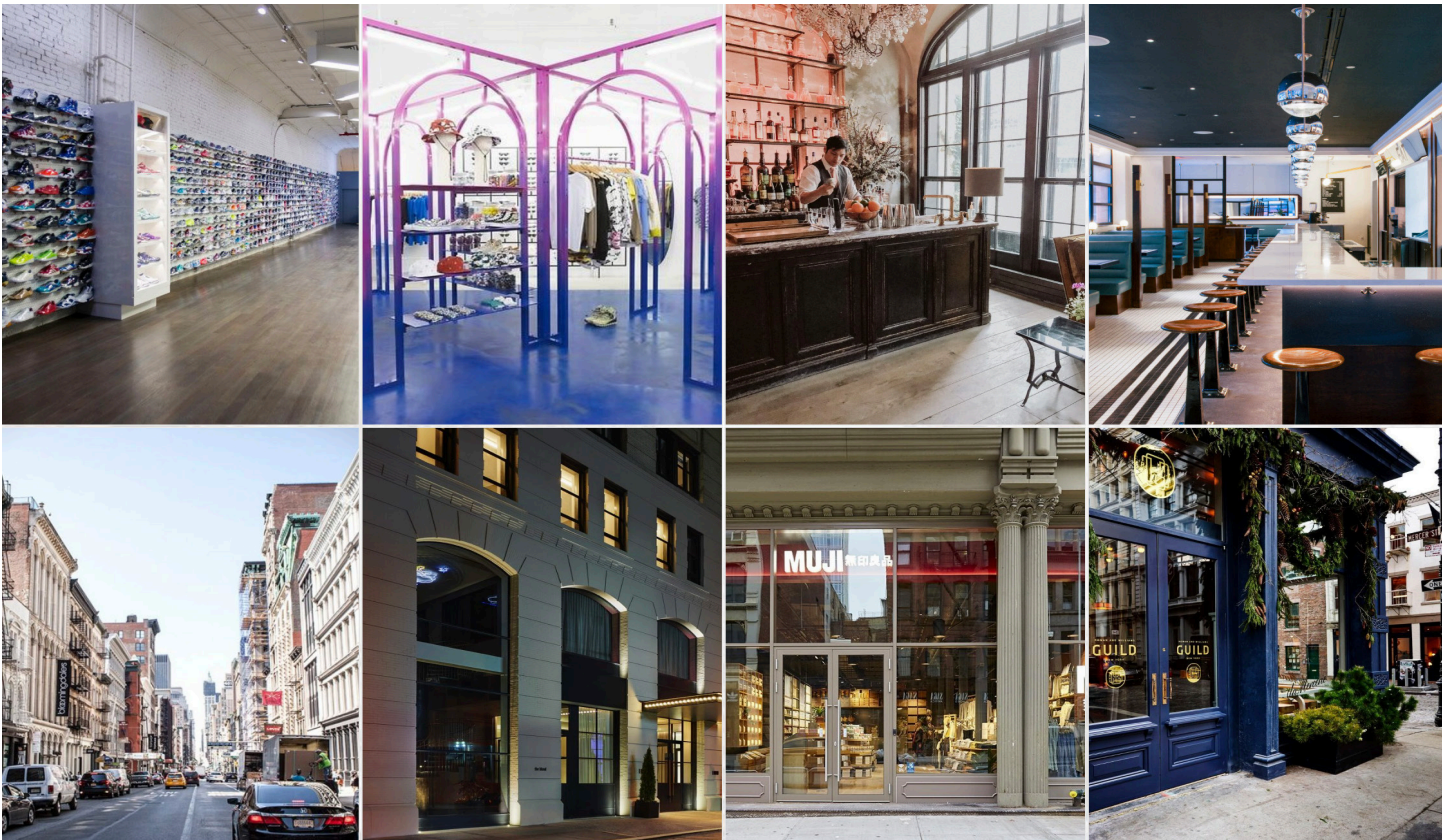
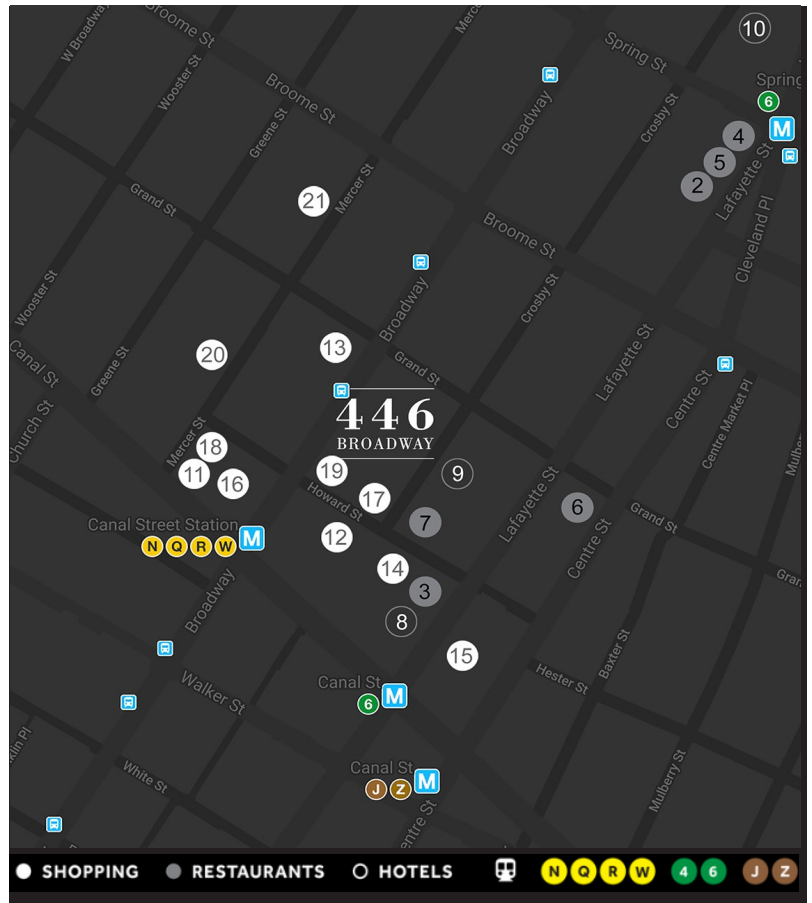
1. Uncle Boons
2. Osteria Morini
3. Le Coucou
4. Chef's Club Counter
5. Jack's Wife Freda
6. Nickel and Dime
7. Smile Coffee

HOTELS

8. 11 Howard
9. Nomo Soho
10. Crosby Street Hotel

SHOPPING

11. Roman and Williams Guild
12. Opening Ceremony
13. Muji
14. Reformation
15. Glossier
16. Stadium Goods
17. Rick Owens
18. Palace Skateboards
19. Champion
20. Nike Lab
21. Off White



FOR MORE INFORMATION, PLEASE CONTACT:

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NEWMARK



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