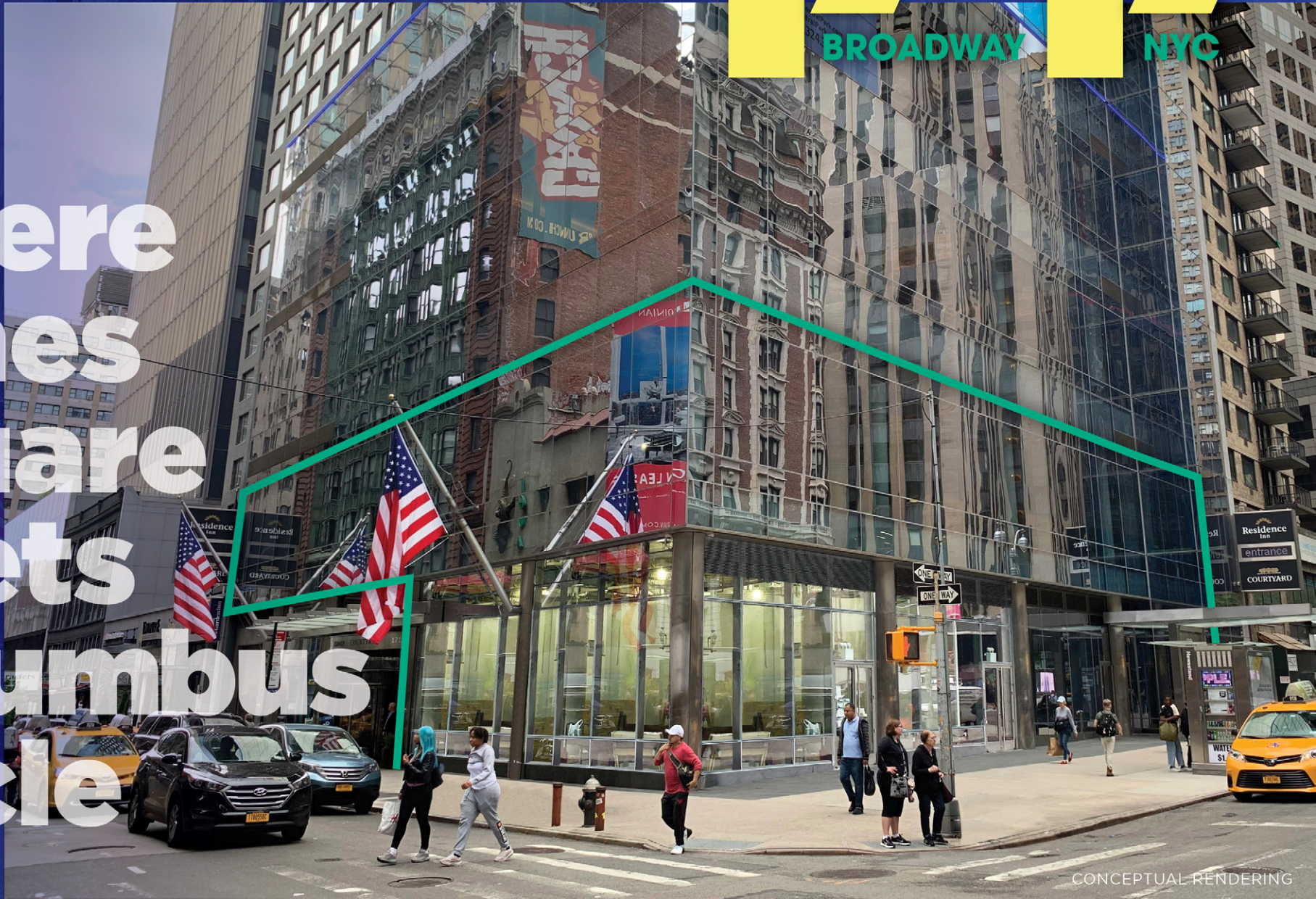


177

BROADWAY

NYC

Where
Times
Square
Meets
Columbus
Circle



A Retail Convergence

1717 Broadway provides new opportunities with commanding storefront visibility at the northwest corner of 54th Street. Located at the base of a 70-story, 639-room dual hotel building, this unique space is the perfect **retail, dining and entertainment destination!** With an expansive wraparound glass storefront, the opportunities range in size from **950-12,033 square feet** providing unbeatable flexibility and visibility for travelers, residents and office workers alike!

Existing Conditions

SPACE DETAILS

EXISTING CONDITIONS

Ground Floor

Space A 1,630 SF

Space B 1,143 SF

Second Floor

Space C 7,318 SF

CEILING HEIGHTS

Ground Floor 19 FT

Second Floor 19 FT

COMMENTS

All uses considered

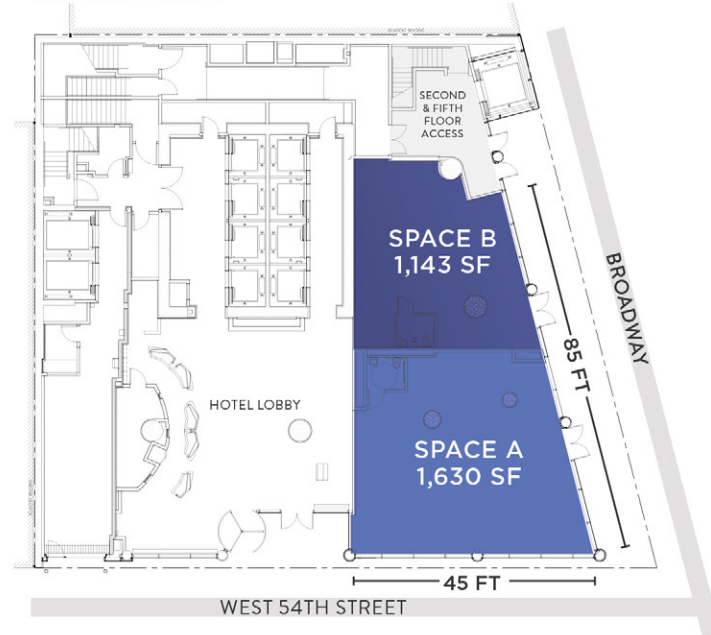
All logical ground floor divisions considered

An additional 1,200 SF area available to be built for a Mezzanine space

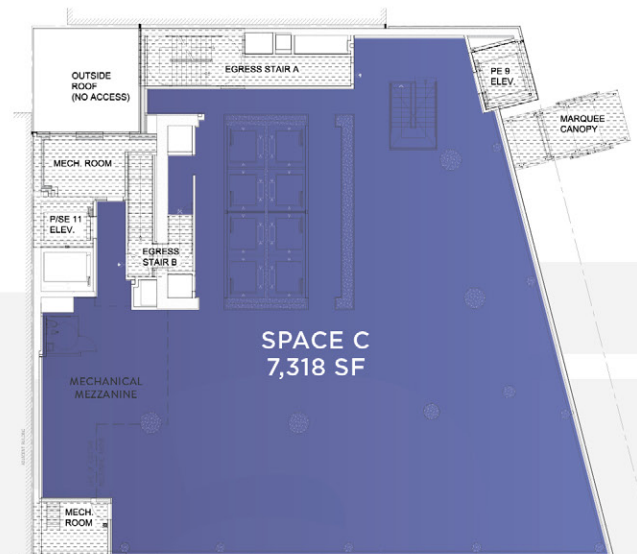
Second Floor tenant to utilize a dedicated entrance on Broadway for direct access to the Second Floor - vertical transportation in place (stair and elevator)

Several flexible signage opportunities available

GROUND FLOOR

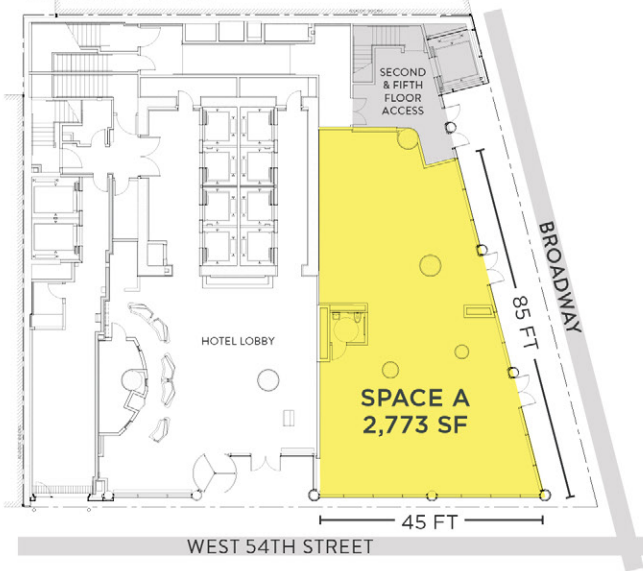


SECOND FLOOR

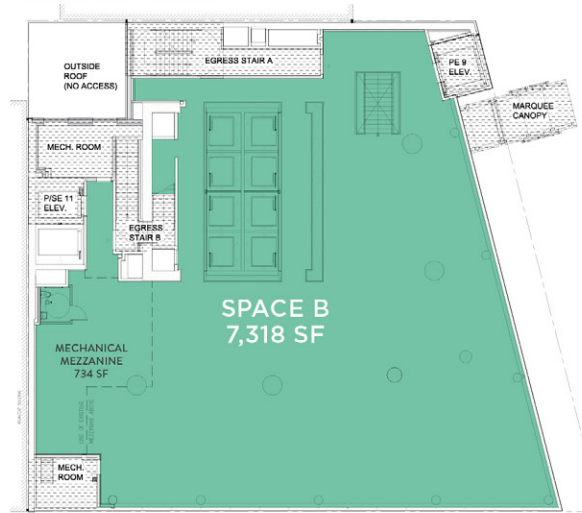


Potential Divisions

GROUND FLOOR



SECOND FLOOR



SCENARIO 1

SINGLE TENANT LAYOUT

Ground Floor
 Space A 2,773 SF
 Second Floor
 Space B 7,318 SF

CEILING HEIGHTS

Ground Floor 19 FT
 Second Floor 19 FT

SCENARIO 2

CORNER OPPORTUNITY

Ground Floor
 Space A 1,924 SF

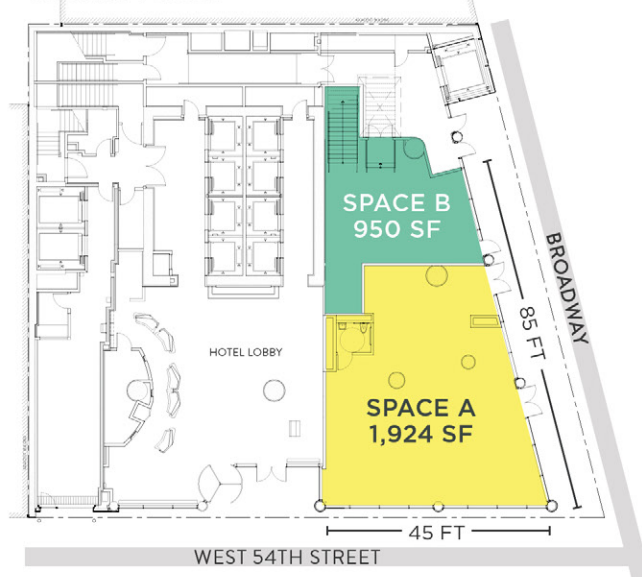
BROADWAY PRESENCE + SECOND FLOOR

Ground Floor
 Space B* 950 SF
 Second Floor
 Space B* 7,318 SF

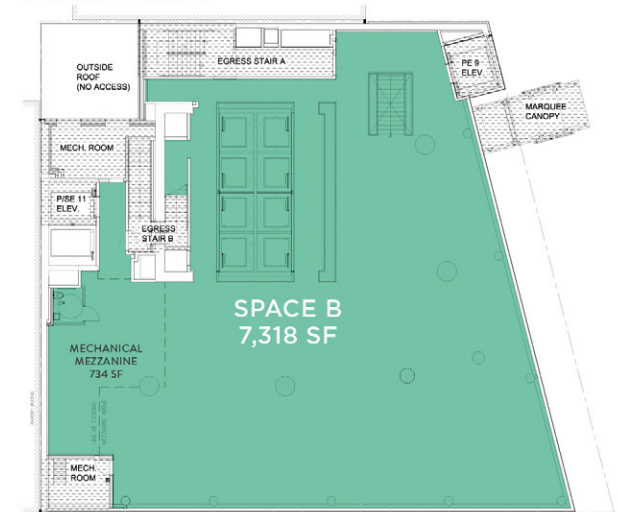
CEILING HEIGHTS

Ground Floor 19 FT
 Second Floor 19 FT

GROUND FLOOR



SECOND FLOOR



*Space B Tenant can utilize elevator to make Second Floor ADA accessible

1,260

HOTEL ROOMS
WITHIN A ONE-BLOCK RADIUS
OF 1717 BROADWAY



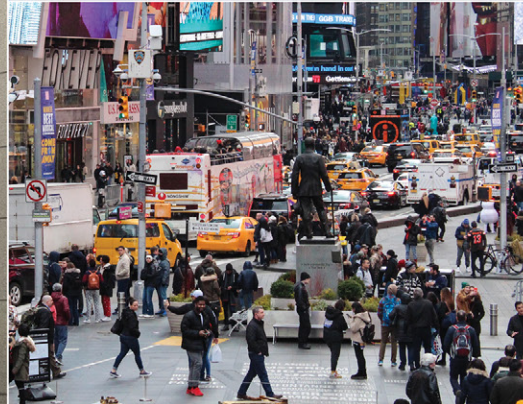
22.9M

ANNUAL SUBWAY RIDERS
TO COLUMBUS CIRCLE



25.9K

SQUARE FEET OF OFFICE SPACE
WITHIN 1/4 MILE OF 1717 BROADWAY



16M

TOURISTS ANNUALLY
TO COLUMBUS CIRCLE



355K

DAILY PEDESTRIANS



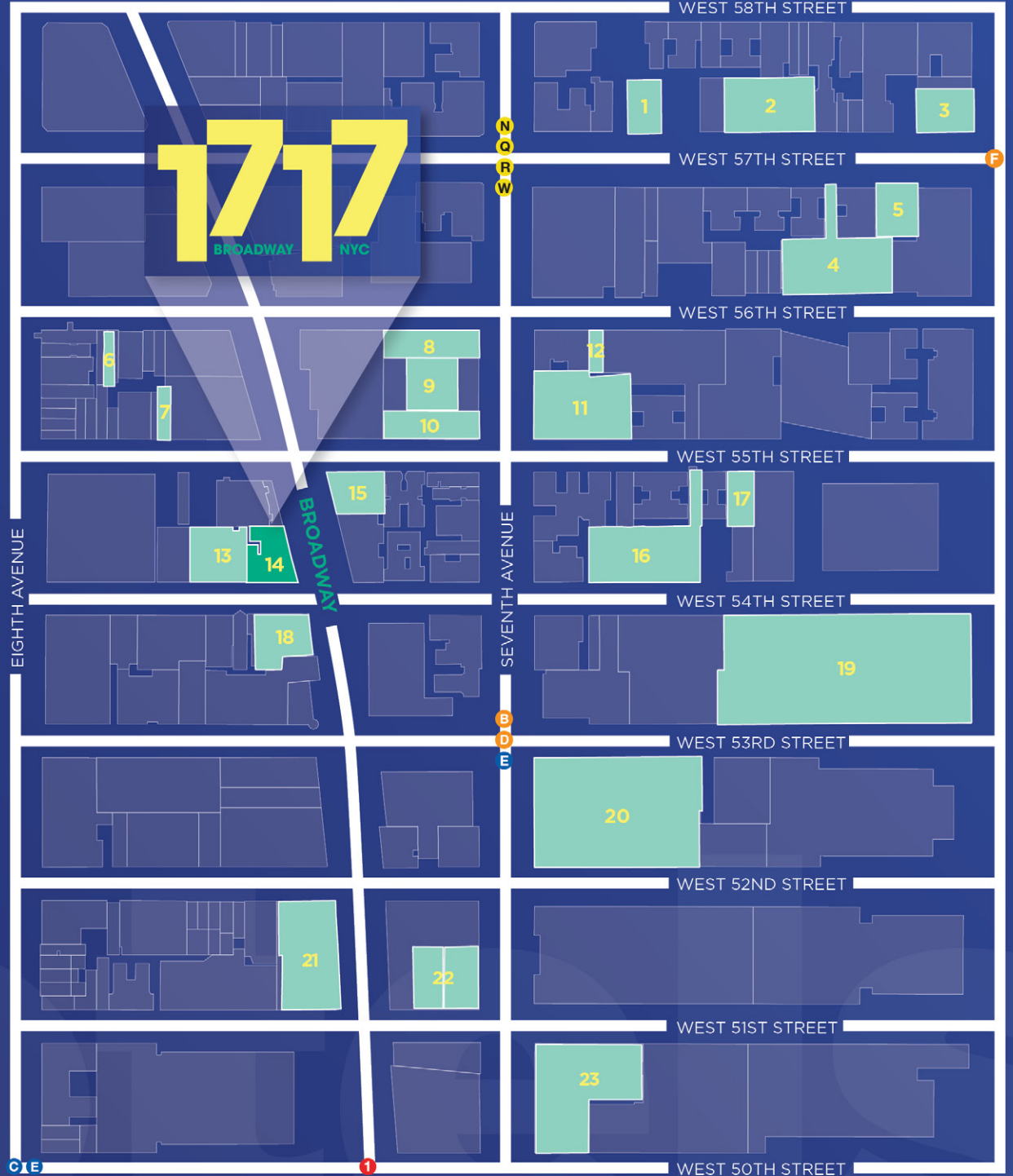
\$136K

AVERAGE HOUSEHOLD INCOME
WITHIN 1/4 MILE OF 1717 BROADWAY

Hotel Epicenter

HOTELS

- 1 Park Hyatt New York**
210 KEYS
- 2 Salisbury Hotel**
196 KEYS
- 3 The Quinn Central Park**
208 KEYS
- 4 Parker New York**
731 KEYS
- 5 West 57th Street by Hilton Club**
166 KEYS
- 6 Da Vinci Hotel**
20 KEYS
- 7 The Moderne**
40 KEYS
- 8 Manhattan Club**
241 KEYS
- 9 Park Central**
934 KEYS
- 10 Westhouse Hotel**
172 KEYS
- 11 Wellington Hotel**
617 KEYS
- 12 The Carnegie Hotel**
67 KEYS
- 13 Hilton Garden Inn**
401 KEYS
- 14 Residence Inn & Courtyard Marriott**
639 KEYS
- 15 Dream Hotel**
220 KEYS
- 16 The London NYC**
562 KEYS
- 17 The Blakely New York**
118 KEYS
- 18 Ameritania Hotel**
223 KEYS
- 19 Hilton New York**
1,878 KEYS
- 20 Sheraton New York**
1,780 KEYS
- 21 Hotel Novotel**
480 KEYS
- 22 The Manhattan at Times Square**
721 KEYS
- 23 The Michelangelo Hotel**
178 KEYS



Your Neighbors



At the convergence of Times Square and Columbus Circle, **1717 Broadway** benefits from the tremendous cotenancy of the world-class **hotels, shopping, dining and entertainment offerings surrounding the site.**

Neighbors include New York City's first Nordstrom, the new Urbanspace market (coming soon), the Dream Hotel, Chick-fil-A, The Late Show with Stephen Colbert, Joe & The Juice, Sugarfish (coming soon) and SPYSCAPE.

CONTACT EXCLUSIVE AGENTS

Carly Geller 212.309.2829 carly.geller@ngkf.com

Adam Weinblatt 212.372.2103 aweinblatt@ngkf.com



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