

446



WORK IN STYLE

BROADWAY

446 BROADWAY



SPACE THAT INSPIRES IN SOHO

446 Broadway offers modernized office spaces in the heart of SoHo. With impeccable finishes and stunning interiors, 446 Broadway is an environment that fosters both productivity and creativity.

Space Highlights



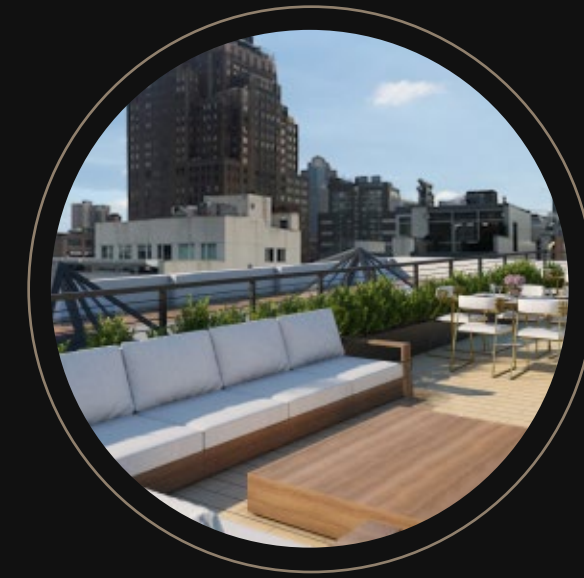
Abundant Natural Light

12' oversized bay windows



High-End Pre-Builds

flexible spaces built to suit your needs
with furniture included



Landscaped Rooftop

2,000 SF with 360° views



14'-18' Ceiling Heights

providing bright and airy spaces



Modern Infrastructure

brand new elevator and OpenPath
access controls



Convenient Location

proximate to 7 subway lines



OPEN WORKSPACE



ABUNDANT NATURAL LIGHT



4

EVACUATION PLAN
TO USE OF THIS
SIGN, PLEASE SEE THE
CORPORATE INSTRUCTIONS

ELECTRICAL
CLOSET

PANTRY



CONFERENCE ROOM



SoHo

WHERE CHARM MEETS CREATIVITY

Surround yourself with creativity and convenience, with everything from first-class restaurants and high-end shopping, to vintage boutiques and grab-&-go lunches. Start your workday with easy access, just two blocks from subway lines [N](#) [Q](#) [R](#) [W](#).



RESTAURANTS

1. La Mercerie
2. Antique Garage
3. Le Botaniste
4. SoHo Thai
5. NoMo Kitchen
6. Smile Coffee
7. Le Coucou
8. Balthazar

RETAIL

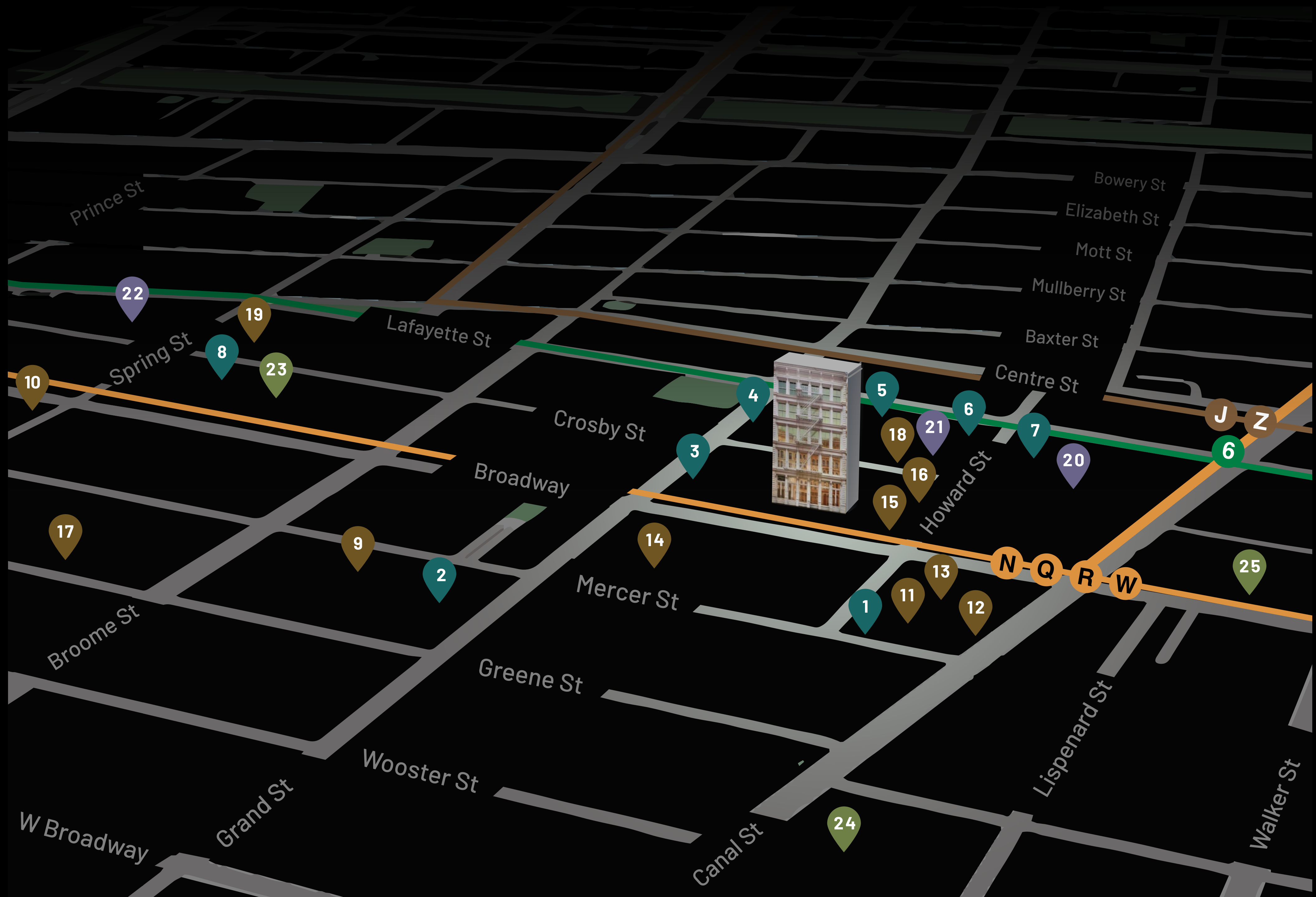
9. Off White
10. Nike
11. Palace Skateboard
12. Roman & Williams Guild
13. Stadium Goods
14. Muji
15. Champion
16. Rick Owens
17. Reformation
18. Maison Margiela
19. Glossier

HOTELS

20. 11 Howard
21. NoMo SoHo
22. Crosby Street Hotel

FITNESS

23. Orangetheory
24. Planet Fitness
25. Hudson Boxing





GLASS-FRONT OFFICES & CONFERCING



LANDSCAPED ROOFTOP



Availabilities

FLOORS : SQUARE FEET

5 : 7,462 SF

4 : 7,462 SF

3 : 7,462 SF

2 : 7,462 SF

Ground Floor Retail

Lower Level

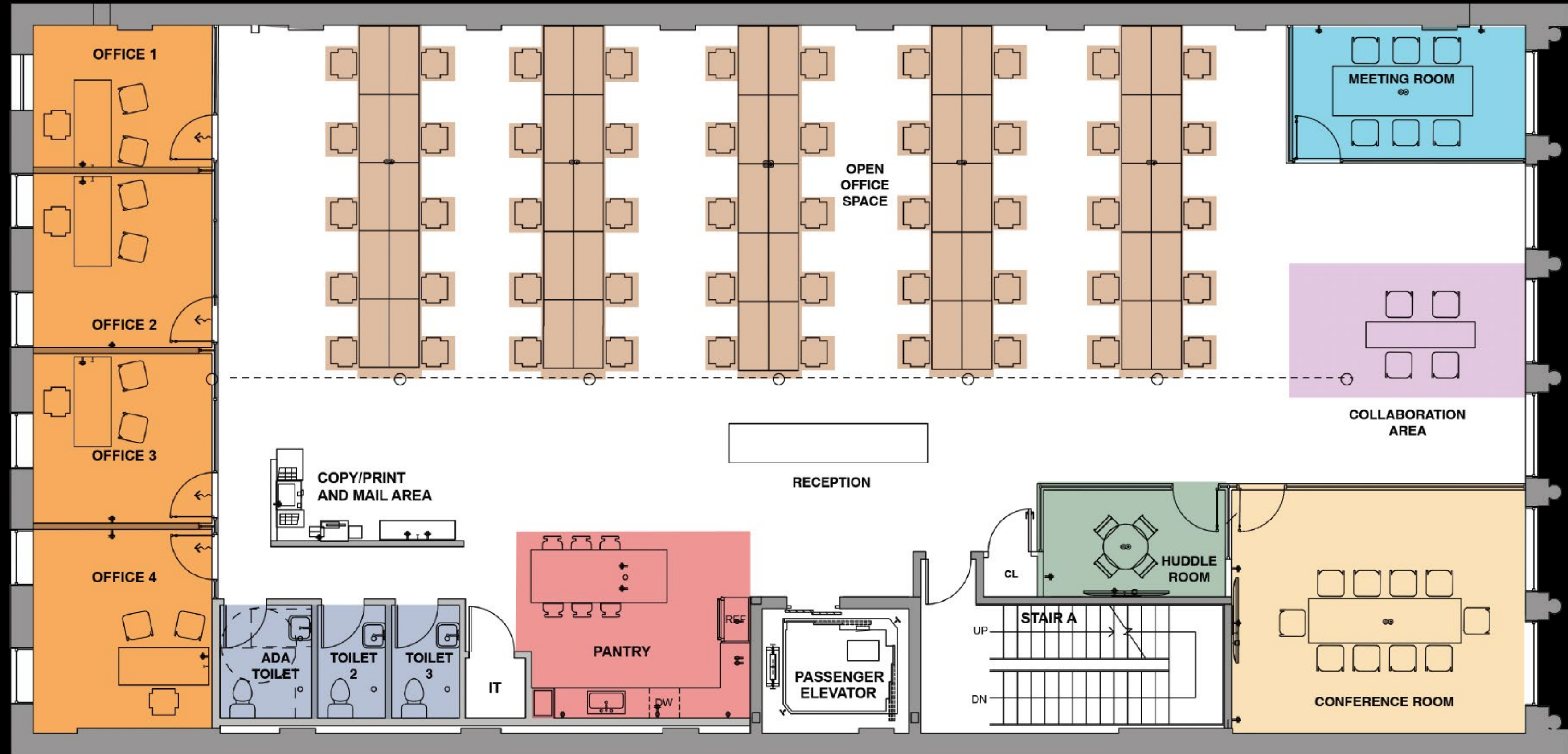
FLOORS 2-5

7,462 SF



TYPICAL PRE-BUILD

- OFFICES 4 SEATS
- BENCHING 50 SEATS
- COLLABORATION AREA 10 PEOPLE
- 10 P CONFERENCE ROOM 1
- 6 P MEETING ROOM 1
- HUDDLE ROOM 1
- PANTRY/BISTRO 1
- BATHROOMS 3



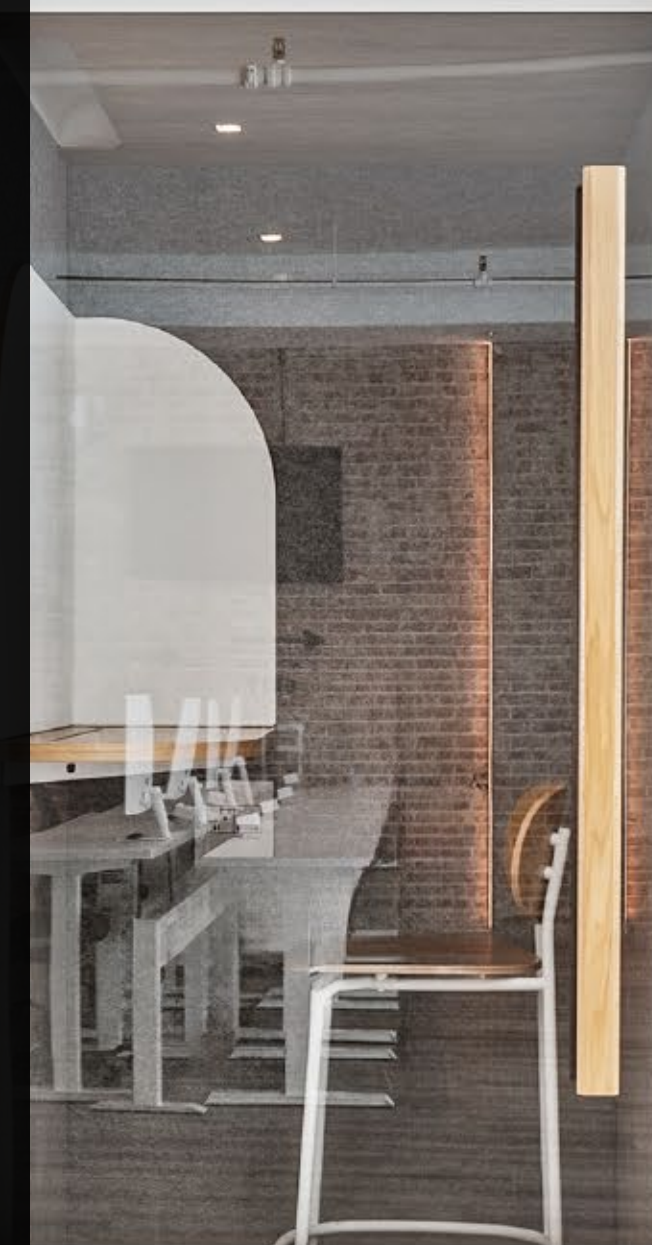


OPEN WORKSPACE

Specifications

A MODERNIZED INFRASTRUCTURE

Year Built	1915 - Renovated 2021
Property Size	40,000 sq. ft.
Floors	5
Typical Floor Plate	7,400 sq. ft.
Ceiling Heights	14'-18'
Frontage	47' ground retail frontage
Facade	Architecturally significant cast iron facade
Finishes	Impeccable finishes and interiors by 11FiftyNine
Security	24/7 building access. OpenPath hand free entry
HVAC	New HVAC system with air purification
Telecom	High-speed internet and redundancy
Elevator	High-speed elevator
Rooftop	2,000 SF landscaped roof with 360° views



R O
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R O
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Leasing

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