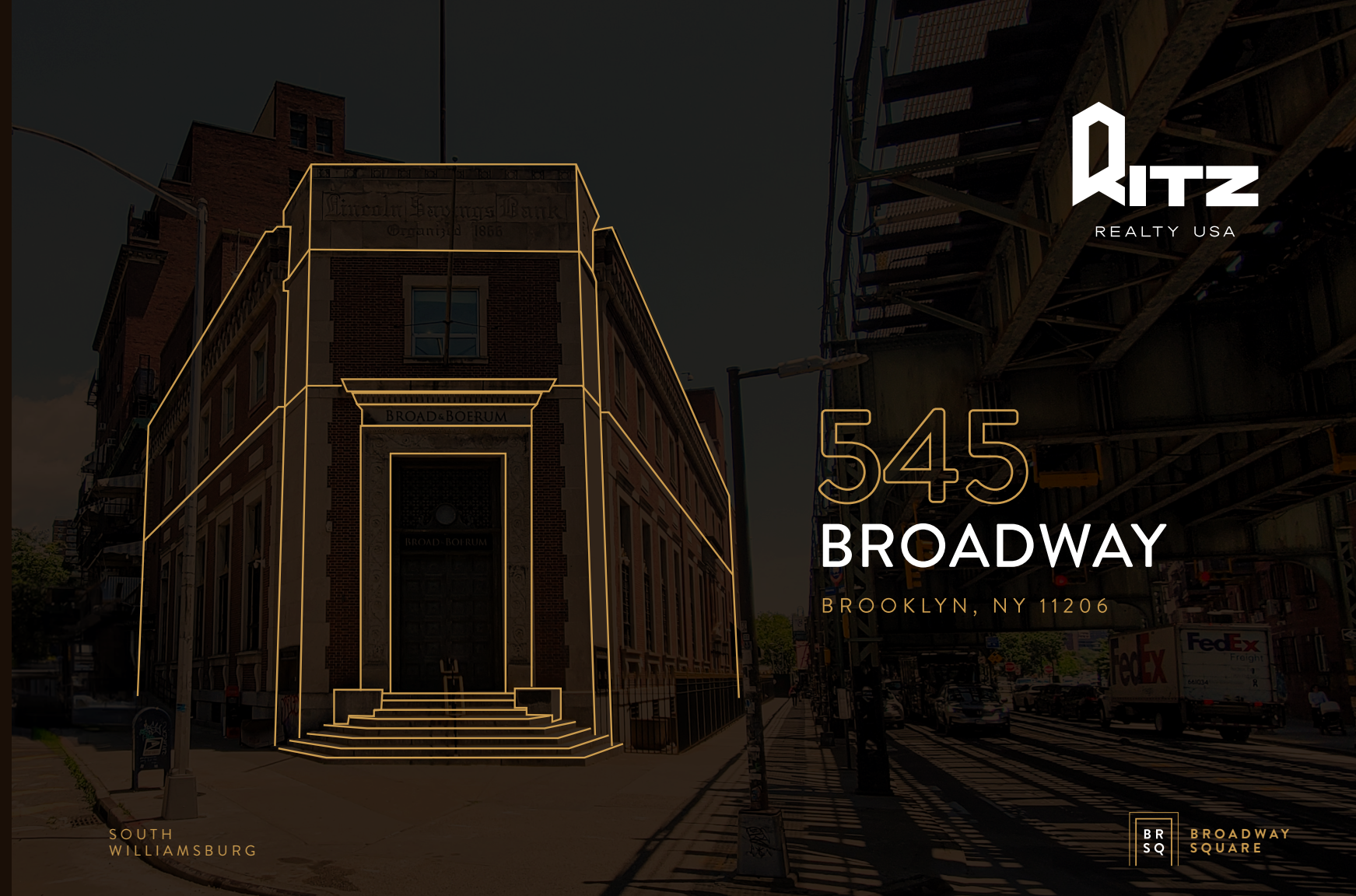


BR
SQ BROADWAY
SQUARE

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QITZ
REALTY USA

545
BROADWAY
BROOKLYN, NY 11206

SOUTH
WILLIAMSBURG

BR
SQ BROADWAY
SQUARE

Up to 69,010 RSF
Corner Office
Retail Space
South Williamsburg
Parking for plenty of cars



545 BROADWAY



OFFERING SUMMARY

AVAILABLE SF: **UP TO 69,010 SF**

LEASE RATE: **UPON REQUEST**

BUILDING SIZE: **69,010 SF**

ZONING: **C-4,**

PROPERTY OVERVIEW

Up to 69,010 RSF available! Served by 3 passenger elevators and conveniently located in 3 different locations, the venue is suitable for any corporate office and retailer.

LOCATION OVERVIEW

The building sits in South Williamsburg between the Broadway G train with an average ridership of 4,452 passengers. As well as the J, M trains at the Lorimer St station with an average ridership of 5,161 people; providing easy access to Manhattan and other regions of Brooklyn. Surrounded by educational facilities like Juan Morel Campos Secondary School and Intermediate School 318. Additionally, neighboring local businesses and national chains include Starbucks, Planet Fitness, and Bank of America.



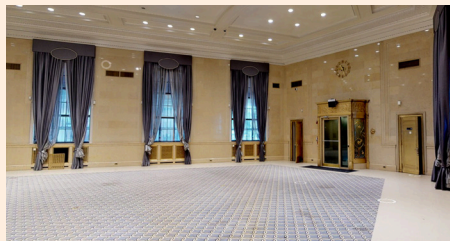
HIGHLIGHTS:

- GRAND MARBLE LOBBY ENTRANCE
- 20-FOOT CEILINGS
- LOGICAL DIVISIONS CONSIDERED STARTING AT 2,000 SF
- CUSTOM WOODWORK
- VAULTS AND SAFES (VARIETY OF SIZES)
- UPDATED MECHANICAL, PLUMBING, AND ELECTRICAL WORK
- MULTIPLE MEANS OF INGRESS
- WRAPAROUND ROOFTOP WITH VIEWS OF DOWNTOWN MANHATTAN
- PARKING FOR ~ 50 CARS
- ALL USES WILL BE CONSIDERED

NYC LANDMARK WITH A RICH HISTORY

Famously known as the Lincoln Savings Bank, this structure continues to stand over a century later. The walls of this building are soaked in rich history. As a former NYC bank built back in year 1902, it still boasts its beautiful architecture. While it hasn't been an active bank in a while, it is now moving forward on its journey, and evolving into the Broadway Square.

Intricately designed interior elements such as carved and designed iron door frames, majestic window treatments



Architectural molding with "Lincoln Savings Bank" engraved



Intricate artistic design surrounds the building.



LINCLON • SAVINGS • BANK

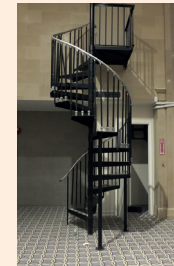
The building's foundational elements, like this gold tipped gate, have been kept to keep its history alive.



The building's impressive exterior establishes its presence.



Massive money vault



Beautiful spiraled staircase

TURNING INTO A STATE-OF-THE-ART FACILITY

A new era calls for a new facility. The Lincoln Savings Bank has completely been transformed into the impressive Broadway Square. Its newly renovated modern interiors is a stark contrast to its previous traditional interiors, but hold the same power.



IMPRESSIVE ROOF-TOP



LARGE PARKING LOT FOR PLENTY OF CARS

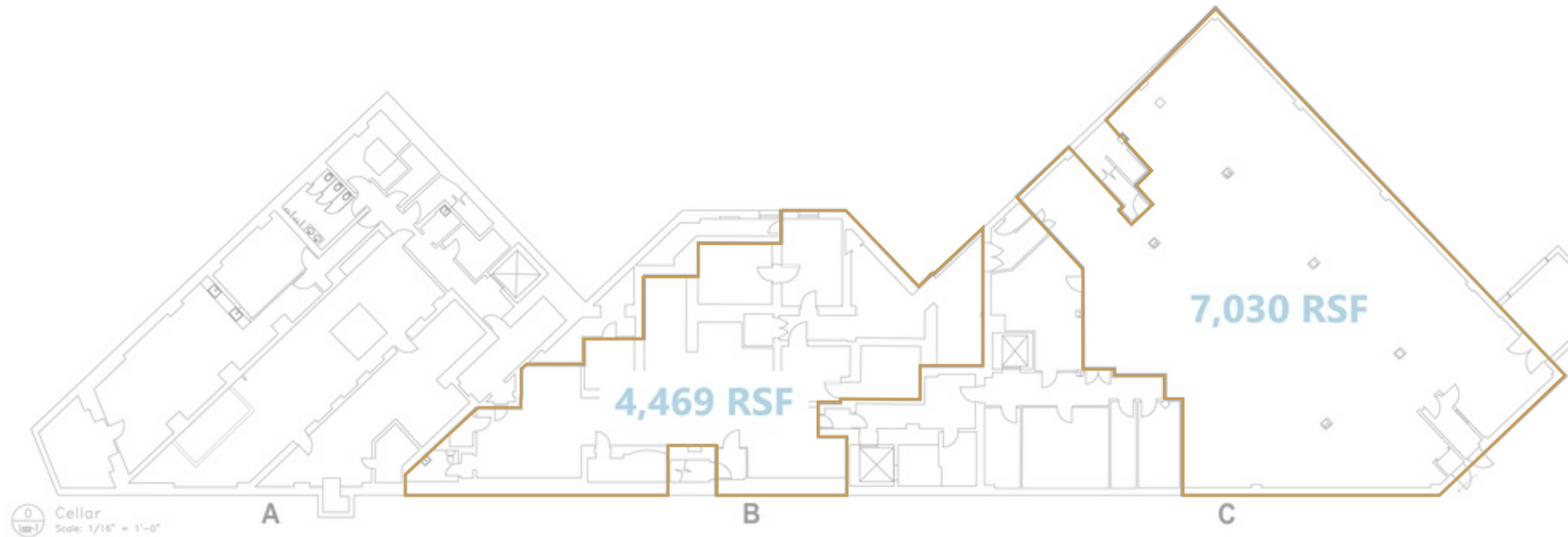


CELLAR

2 SPACE(S) AVAILABLE

SPACE 0 - B 4,469 RSF SUITABLE FOR OFFICE SPACE

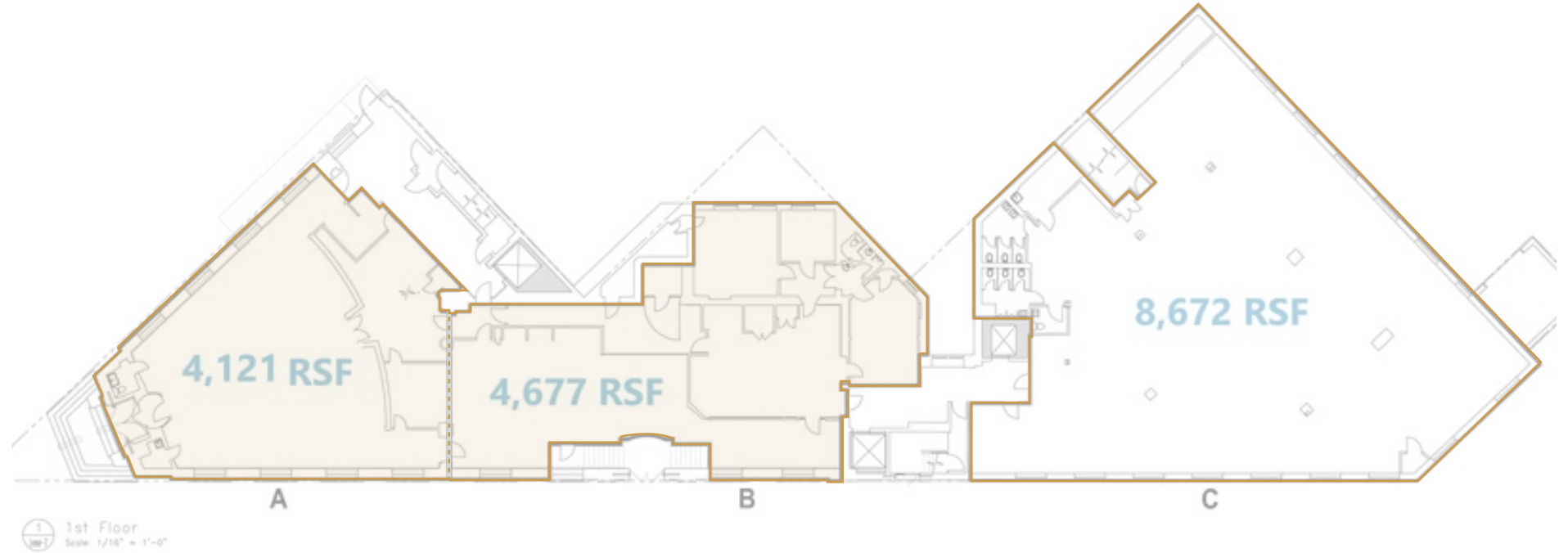
SPACE 0 - C 7,030 RSF SUITABLE FOR OFFICE SPACE



1ST FLOOR

2 OR 3 SPACE(S) AVAILABLE

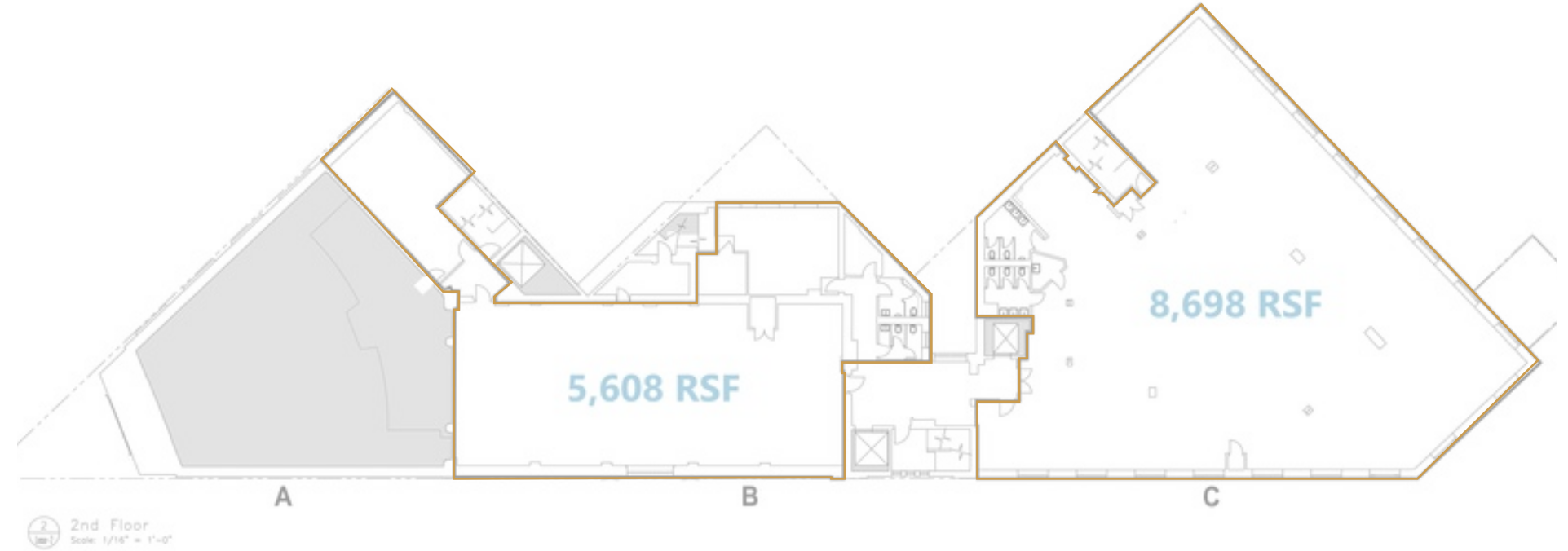
SPACE 1-A	4,121 RSF	STREET ENTRANCE	SUITABLE FOR RETAIL SPACE
SPACE 1-B	4,677 RSF	STREET ENTRANCE	SUITABLE FOR RETAIL SPACE
SPACE 1-A/B	8,798 RSF	STREET ENTRANCE	SUITABLE FOR RETAIL SPACE
SPACE 1-C	8,672 RSF	STREET ENTRANCE	SUITABLE FOR OFFICE SPACE



2ND FLOOR

2 SPACE(S) AVAILABLE

SPACE 2-B	5,608 RSF	SUITABLE FOR OFFICE SPACE
SPACE 2-C	8,698 RSF	SUITABLE FOR OFFICE SPACE



3RD FLOOR

3 OR 4 SPACE(S) AVAILABLE

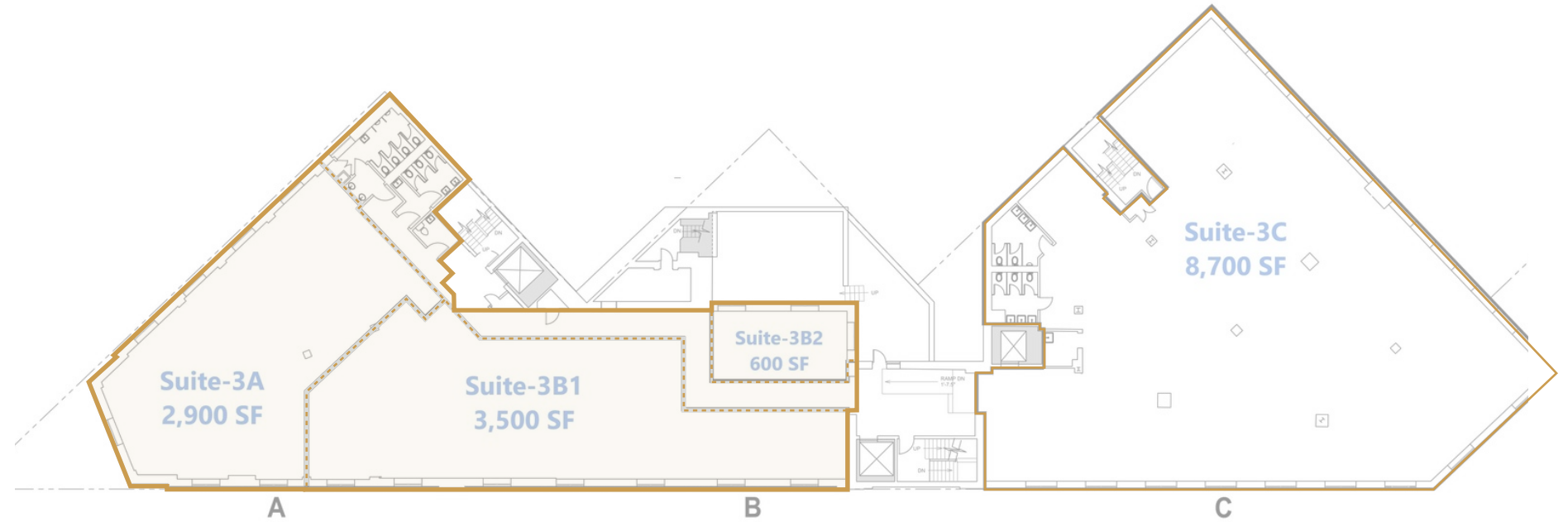
SPACE 3-A 2,900 RSF SUITABLE FOR OFFICE SPACE

SPACE 3-B1 3,500 RSF SUITABLE FOR OFFICE SPACE

SPACE 3-B2 600 RSF SUITABLE FOR OFFICE SPACE

SPACE 3-A/B 8,333 RSF SUITABLE FOR OFFICE SPACE

SPACE 3-C 8,700 RSF SUITABLE FOR OFFICE SPACE



3 3rd Floor
Scale: 1/16" = 1'-0"

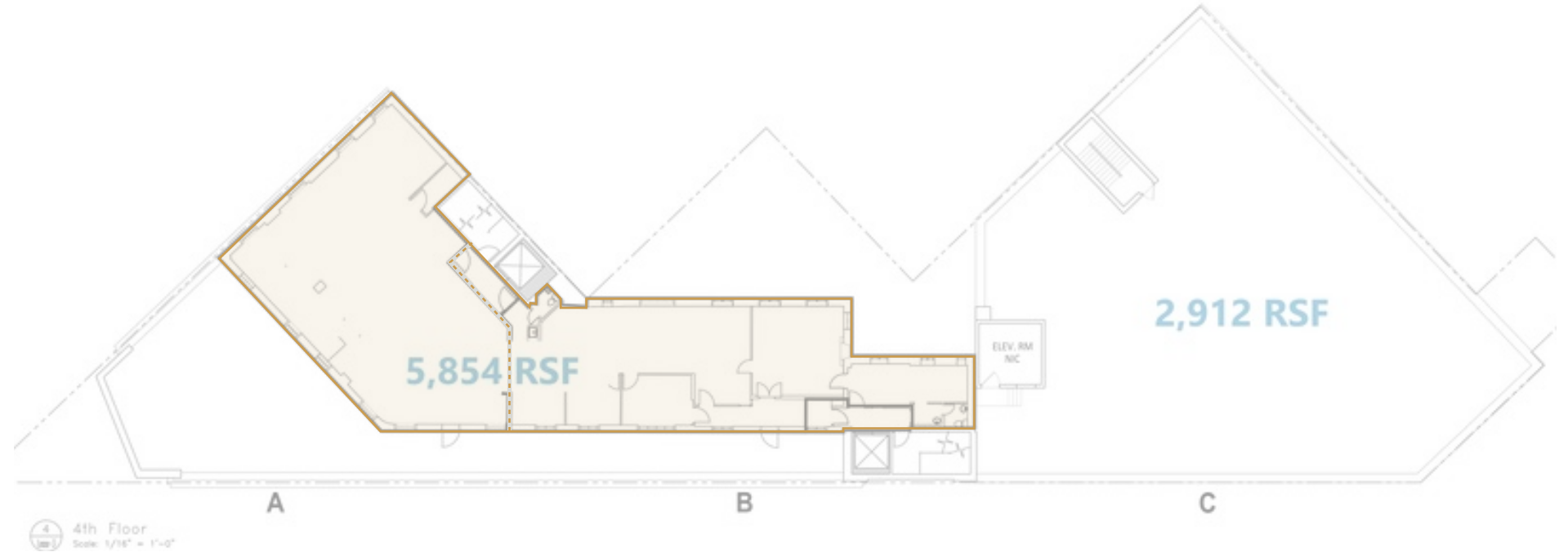
4TH FLOOR

1 OR 2 SPACE(S) AVAILABLE

SPACE 4 - A 2,912 RSF SUITABLE FOR OFFICE SPACE

SPACE 4 - B 2,912 RSF SUITABLE FOR OFFICE SPACE

SPACE 4 - A / B 5,854 RSF SUITABLE FOR OFFICE SPACE



NEXT TO THE G TRAIN



Broadway Square is located right next to the G train, which adds great convenience. The G operates at all times between Court Square in Long Island City, Queens, and Church Avenue in Kensington, Brooklyn, making local stops along its entire route.



NEXT TO THE J & M TRAIN



The J and M train are conveniently located in the area as well. The J train runs through Jamaica Center and Queens, while the M subway has 36 stations departing from Forest Hills- 71 Ave and ending in Middle Village- Metropolitan Ave.

PARKING FOR PLENTY OF CARS



Parking, while a seemingly minor factor, is often seldom in the city, making it a huge advantage. Broadway Square boasts a parking lot that can easily accommodate 50 cars.



CAFE 28 RESTAURANT



Located conveniently across the street, Cafe 28 serves as the perfect food spot. This is an added advantage, be it for casual meetings, or to simply grab a quick bite.

WELL CONNECTED

Location, location, location. The Broadway Square is situated in an ideal area, making it quite well connected to the surrounding attractions and important locations like airports, city landmarks, stadiums, etc.

- ✈️ JFK AIRPORT 9.8 MILES
- ✈️ LAGUARDIA AIRPORT 7.9 MILES
- 🗽 STATUE OF LIBERTY 5.1 MILES
- 🏟️ TEANECK, NEW JERSEY 19.3 MILES
- 🏟️ YANKEE STADIUM 12.4 MILES
- 🏢 EMPIRE STATE BUILDING 12.4 MILES



DEMOGRAPHICS MAP & REPORT

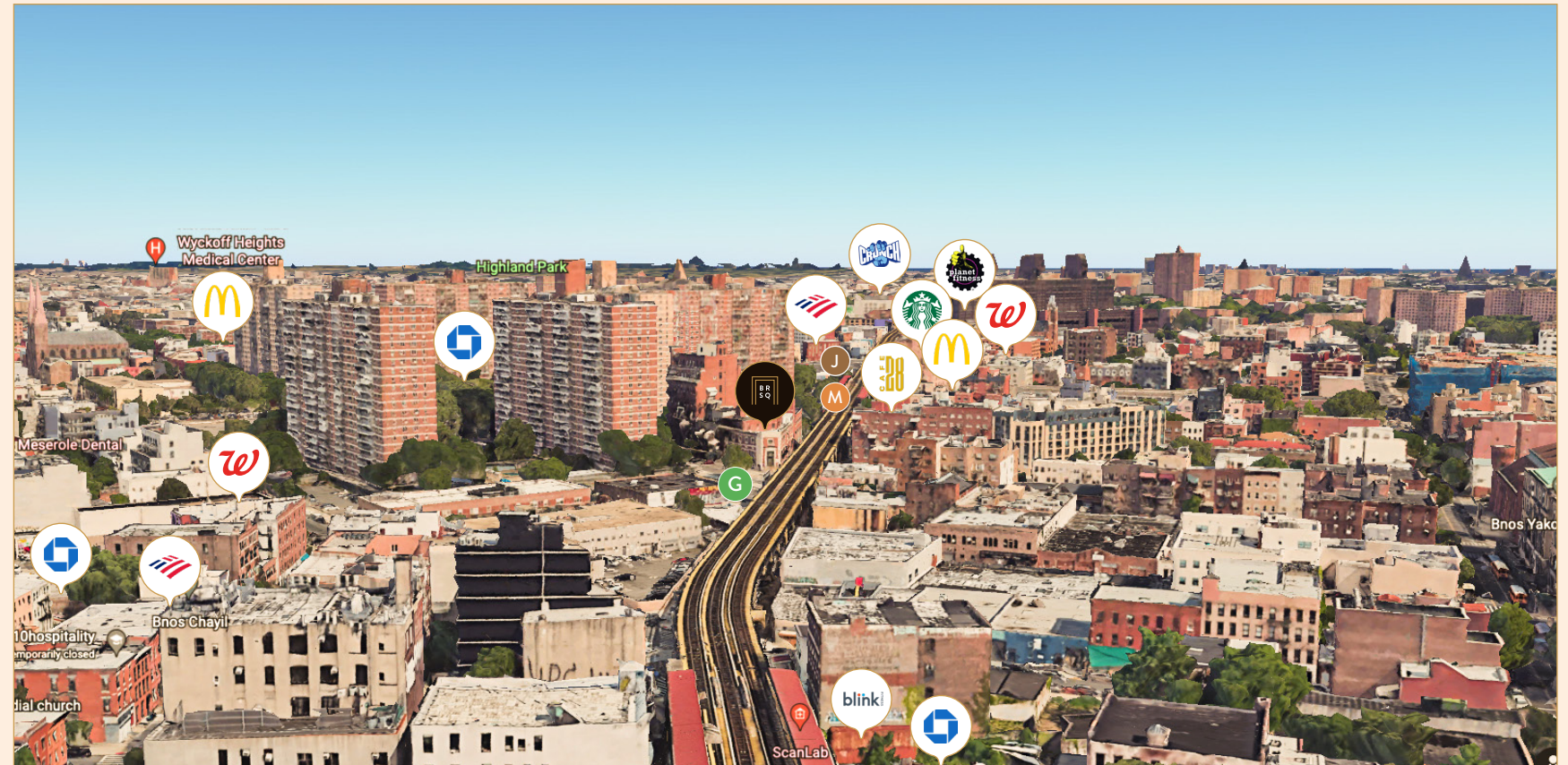
POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	12,294	49,582	179,496
MEDIAN AGE	26.0	26.2	26.5
MEDIAN AGE (MALE)	23.5	24.5	25.5
MEDIAN AGE (FEMALE) T	27.6	28.0	27.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	3,868	16,235	61,602
# OF PERSONS PER HH	3.2	3.1	2.9
AVERAGE HH INCOME	\$38,834	\$40,647	\$45,456
AVERAGE HOUSE VALUE	\$816,433	\$756,612	\$711,353

* Demographic data derived from 2010 US Census

PERFECTLY LOCATED

WALLGREENS	5 MIN WALK
CAFE 28	5 MIN WALK
G TRAIN	3 MIN WALK
J, M TRAIN	3 MIN WALK
STARBUCKS	8 MIN WALK
MCDONALD'S	7 MIN WALK
CHASE	10 MIN WALK
BANK OF AMERICA	10 MIN WALK
CRUNCH FITNESS	7 MIN WALK
BLINK FITNESS	7 MIN WALK
PLANET FITNESS	7 MIN WALK



LEASE TYPE UPON REQUEST		TOTAL SPACE 2,912 - 69,010	SF LEASE TERM NEGOTIABLE	LEASE RATE UPON REQUEST	
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
SPACE 0-B	AVAILABLE	4,469 SF	UPON REQUEST	UPON REQUEST	-
SPACE 0-C	AVAILABLE	7,030 SF	UPON REQUEST	UPON REQUEST	-
SPACE 1-A	AVAILABLE	4,121 SF	UPON REQUEST	UPON REQUEST	-
SPACE 1-B	AVAILABLE	4,677 SF	UPON REQUEST	UPON REQUEST	-
SPACE 1-C	AVAILABLE	8,672 SF	UPON REQUEST	UPON REQUEST	-
SPACE 2-AB	AVAILABLE	5,608 SF	UPON REQUEST	UPON REQUEST	-
SPACE 2-C	AVAILABLE	8,698 SF	UPON REQUEST	UPON REQUEST	-
SPACE 3-AB	AVAILABLE	8,333 SF	UPON REQUEST	UPON REQUEST	-
SPACE 3-C	AVAILABLE	8,636 SF	UPON REQUEST	UPON REQUEST	-
SPACE 4-AB	AVAILABLE	5,854 SF	UPON REQUEST	UPON REQUEST	-
SPACE 4-A	AVAILABLE	2,912 SF	UPON REQUEST	UPON REQUEST	-
SPACE 4-B	AVAILABLE	2,912 SF	UPON REQUEST	UPON REQUEST	-
ENTIRE SPACE AVAILABLE	AVAILABLE	69,010 SF	UPON REQUEST	UPON REQUEST	-



BROADWAY SQUARE



CHECKOUT THE WEBSITE

545broadway.net

CALL TODAY. SWIVEL IN YOUR NEW OFFICE TOMORROW.



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