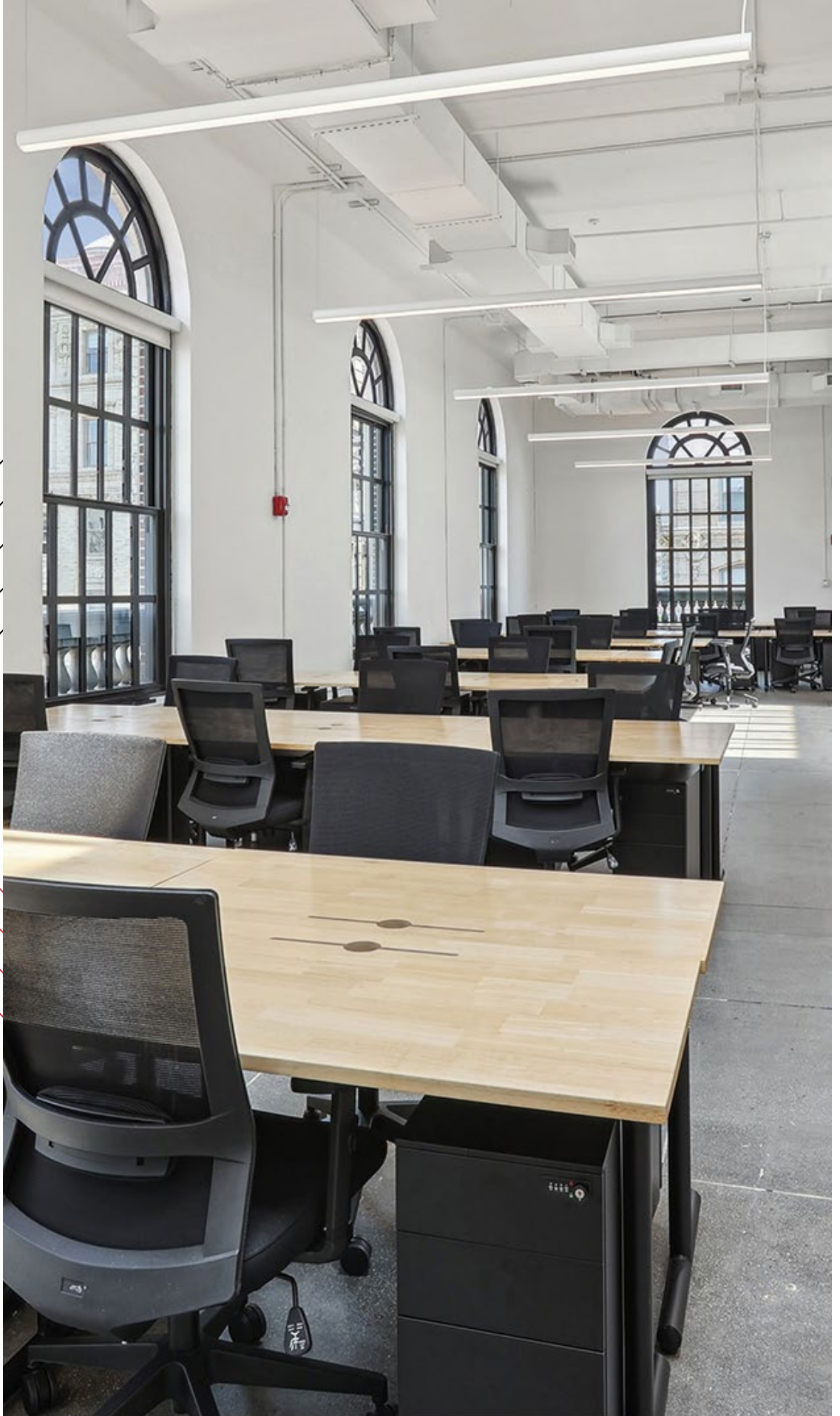


525
BROADWAY
S.O.H.O. / NY



**AVISON
YOUNG**

A historic office building in the heart of SoHo, offering a full-building headquarters opportunity with 38,000 RSF of office space



525 BROADWAY SOHO / NY



Built in 1924, this full-building opportunity has kept its original charm while modernizing the interior, providing a choice space for tenants with varying needs and specifications. The most recent renovations included a new entrance and lobby along with larger windows to provide an abundance of natural lighting. At 525 Broadway, tenants are afforded the opportunity to move into pre-furnished and built office space or given the freedom to customize the space to perfectly capture the needs of their business – all while being in the presence of one of New York City’s best shopping and art districts.

525 Broadway is an ideal location for all office commuters, with 12 subway lines – the **4** **5** **6** **A** **C** **E** **B** **D** **F** **M** **N** **Q** and **R** lines - within a 5-minute walk, and over 10 Citi Bike docks within a 5-block radius.

525 BROADWAY SOHO / NY



Current Availabilities

Second Floor	5,434 rsf
Third Floor	5,434 rsf
Fourth Floor	5,434 rsf
Fifth Floor	5,434 rsf
Sixth Floor	5,432 rsf
Seventh Floor*	5,447 rsf
Eighth Floor*	5,447 rsf
Total	38,062 rsf

*must be leased together

Possession

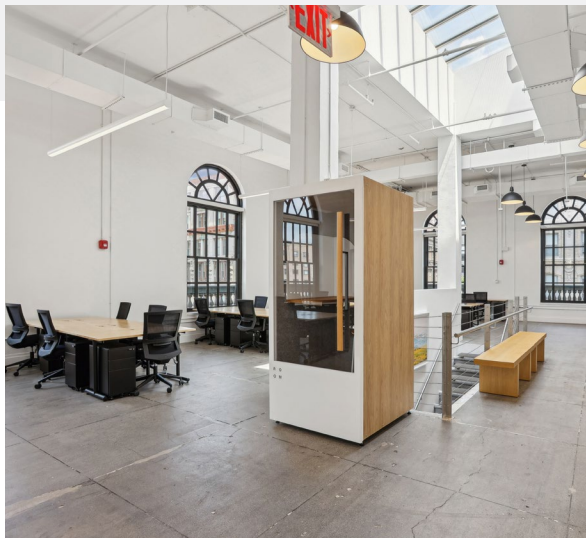
All Floors Immediate

Term

All Floors Negotiable

Rental Rate

Upon Request



approx. **38,000** rsf total

approx. **5,400** rsf each

Floors 7 & 8 | Penthouse

- 30-45 workstations
- 11'0" - 15'7" ceiling heights
- One 10-person conference room
- 2 break-out/huddle rooms
- Multiple phone booths
- 2 sky lights
- Large fully equipped pantry with seating
- Interconnecting staircase

Floor 7



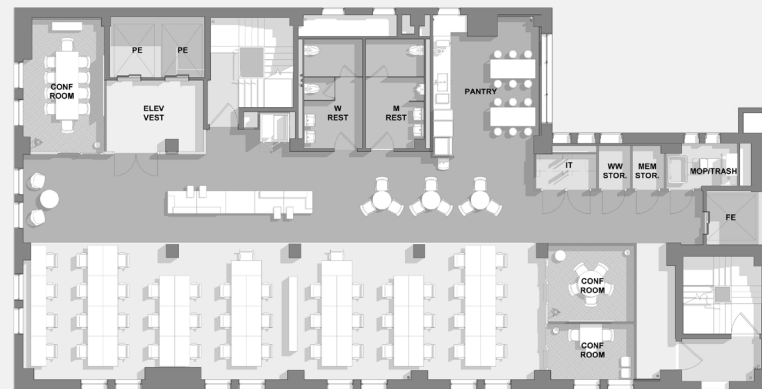
Floor 8



Virtual Tour
360°

Floors 2-6

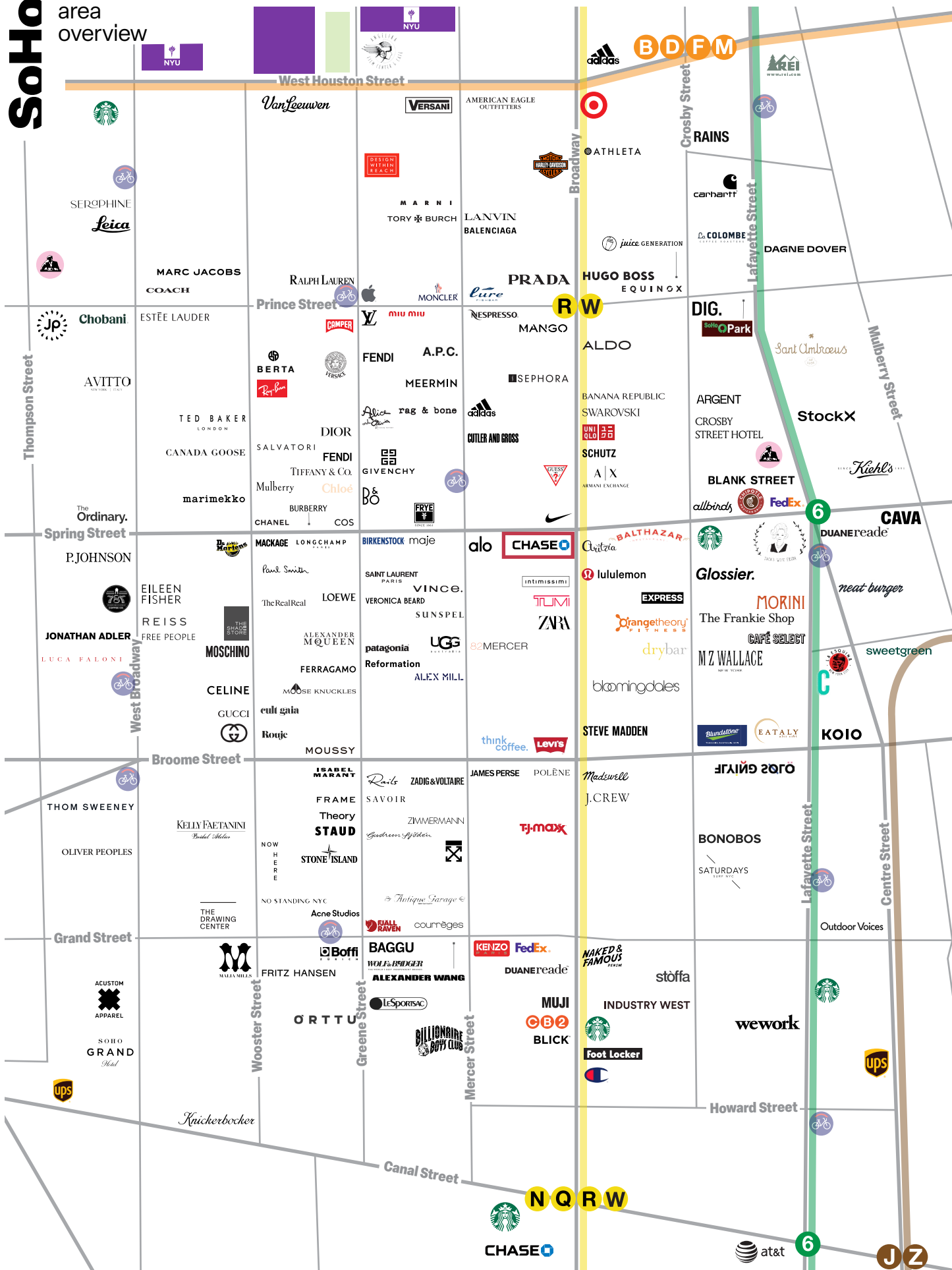
- Open space for 30-45 workstations
- 11'0" ceiling heights
- Multiple phone booths
- 2 break-out/huddle rooms
- One 10-person conference room
- Large fully equipped pantry with seating



Virtual Tour
360°
Furnished

Virtual Tour
360°
Unfurnished

SoHo area overview





SoHo has long been one of the City's preeminent retail districts and most sought-after neighborhoods distinct for its cast-iron facades, cobblestone streets, art galleries, world-class retail, 5-star hotels, boutique offices and luxurious residences.

SoHo's culinary scene includes some of the world's top restaurants, among them, Raoul's, Omen Azen, Blue Ribbon Sushi, Estela, Le Coucou, Lure Fishbar, Balthazar, Lucky's Steakhouse, and many more. This concentration of fine dining is a testament to the area's appeal, further rendering SoHo a premier, high-end residential neighborhood.

The neighborhood is home to an eclectic mix of flagship stores along the main avenues and high-end independent boutiques along the side streets. The SoHo office market seamlessly blends historic charm with modern amenities, attracting creative industries, tech companies, and boutique firms. High demand for office space is driven by excellent transportation, diverse retail and dining options, and a lively atmosphere. Many buildings have been updated to preserve their historic architecture while meeting contemporary business needs, making SoHo an appealing and dynamic location for businesses.



525 BROADWAY SOHO / NY

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