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BROADWAY

 OKADA & CO.



# A NOTION OF EXCELLENCE IN THE HEART OF FLATIRON

1162 Broadway offers a refined workplace experience in the heart of the Flatiron District. A thoughtfully designed lobby by Morris Adjmi sets a strong first impression, complemented by 24/7 access and a seamless tenant app for effortless entry. An on-site gym supports daily wellness, while an upcoming lobby coffee shop adds convenience, creating a balanced environment for modern tenants.

## | AVAILABLE SPACES

3<sup>RD</sup> FLOOR      2,200      SF

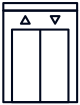
## | HIGHLIGHTS



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OFFICE | 3<sup>RD</sup> FLOOR

## A MODERN WORK CANVAS

The third floor presents a full-floor opportunity defined by natural light and clean, modern finishes. Sleek ceramic tile floors set the tone, complemented by a private office, an additional enclosed workspace, a restroom, and a fully equipped wet pantry-creating a balanced environment for both focused work and collaboration.

2,200 SF | ASK: INQUIRE WITHIN



OFFICE | CONFERENCE ROOM



DESIGNED FOR DISTINCTION



# THE GYM

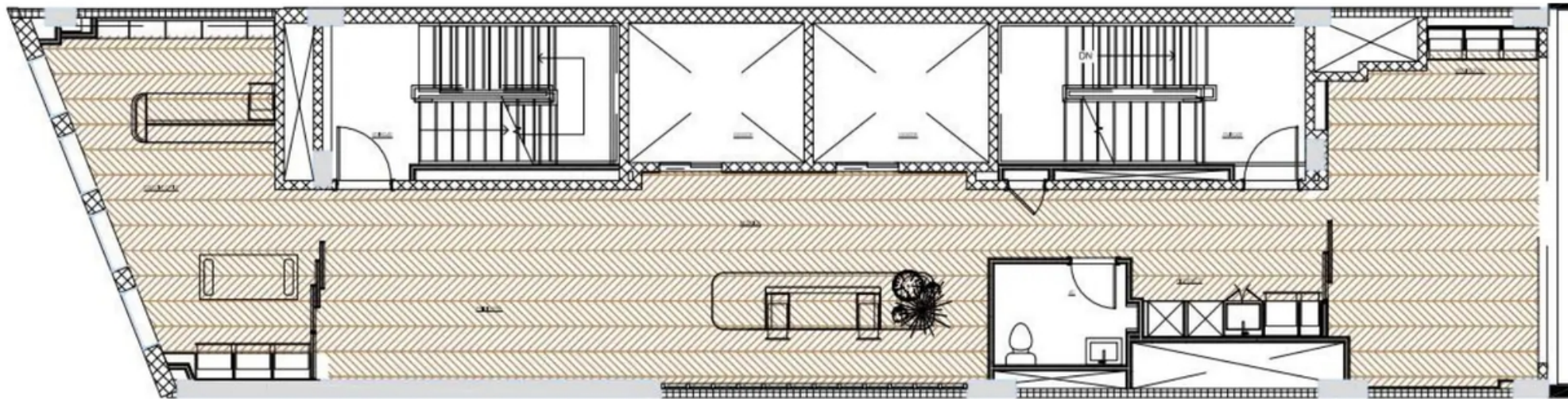
Tenants have access to a 24/7 fitness center equipped with workout equipment and two showers.



# FLOOR PLAN

2,200 SF | THIRD FLOOR

- 1 Private Office
- 1 Conference Room
- 1 Private Restroom
- 1 Wet Pantry
- Open Space





## THE NEIGHBORHOOD

1162 Broadway is ideally positioned in the heart of the Flatiron District, one of Manhattan's most dynamic hubs for fashion, technology, food, and media. The building offers convenient access to the 1, F, M, N, Q, R, W, and 6 subway lines, providing seamless connectivity throughout the city. Just steps away, Madison Square Park offers tenants a refreshing escape for a quick stroll, coffee break, or moment of relaxation during the day.



CHRISTOPHER OKADA  
CEO  
Cno@okadaco.com  
M:(917) 686-7450  
O:(212) 244-4240 Ext. 305

THOMAS CAPUANO  
Director  
Thomas@okadaco.com  
M: (914) 400-3216  
O: (212) 244-4240 Ext. 337

ALEX FLEISCHMAN  
Associate Director  
Alex@okadaco.com  
M: (917) 414-0157  
O: (212) 244-4240 Ext. 398



**OKADA & CO.**  
COMMERCIAL REAL ESTATE

135 W 36<sup>th</sup> Street, 14<sup>th</sup> Floor, New York, NY 10018