



# 495 BROADWAY

SOHO

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FULL FLOOR AVAILABLE  
3rd Floor - 12,000 RSF

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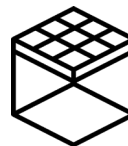
- Partially furnished pre-built complete with four large conference rooms, kitchen, bathrooms, and immense storage space.
- 14' vaulted ceilings and exposed brick
- All new windows on broadway and mercer. Facade renovation recently completed
- Subdivison available at 8,250 + 3,750



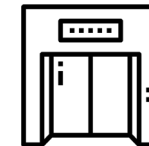
^6th Floor at 495 Broadway: Example Buildout



TURN-KEY  
LANDLORD CAN BUILD TO SUIT



13-15 FT  
CEILING HEIGHT



3 ELEVATORS  
2 PASSENGERS + 1 FREIGHT

Conveniently located between Spring and Broome streets. **495 Broadway** is a Soho asset totaling +/- 100,000 sqft with ground floor retail and 7 floors of office space above. It was built in 1893 in the Art Nouveau style. Better today than new, 495 Broadway is constantly upgraded and modernized but still paying tribute to its past.

# LOBBY RENDERING



# AN ART NUVEAU MARVEL

At the turn of the 19th century, architect Alfred Drucker designed 495 Broadway to showcase the best of Art Nouveau Style, characterized by its two-story copper fronted mansard, three large cast iron columns with iron ornamentation, and loft-like vast interiors.

Although its lofts were originally used by the New Era Printing Company, the building was soon occupied by the Butler Brothers, founded as an early mail-order business. The firm was selling to about 100,000 customers when it moved into The New Era Building, and in the subsequent 30 years, became one of the largest wholesalers in the country. From the 1960s to the late 1980s, the building was used for textile warehousing and packing. As So-Ho's popularity grew among artists and then the mainstream alike, the building became ever more attractive to other uses, becoming a home for those in marketing, technology, and fashion. After significant building upgrades, continuing with a renovation to the façade and interiors, 495 Broadway is better today than new, but still paying tribute to its past.

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FACADE RENOVATION RECENTLY COMPLETED, INCLUDING ALL NEW HIGH EFFECIENCY CUSTOM TILT-N-TURN WINDOWS ON BROADWAY AND MERCER ON THE THIRD FLOOR.

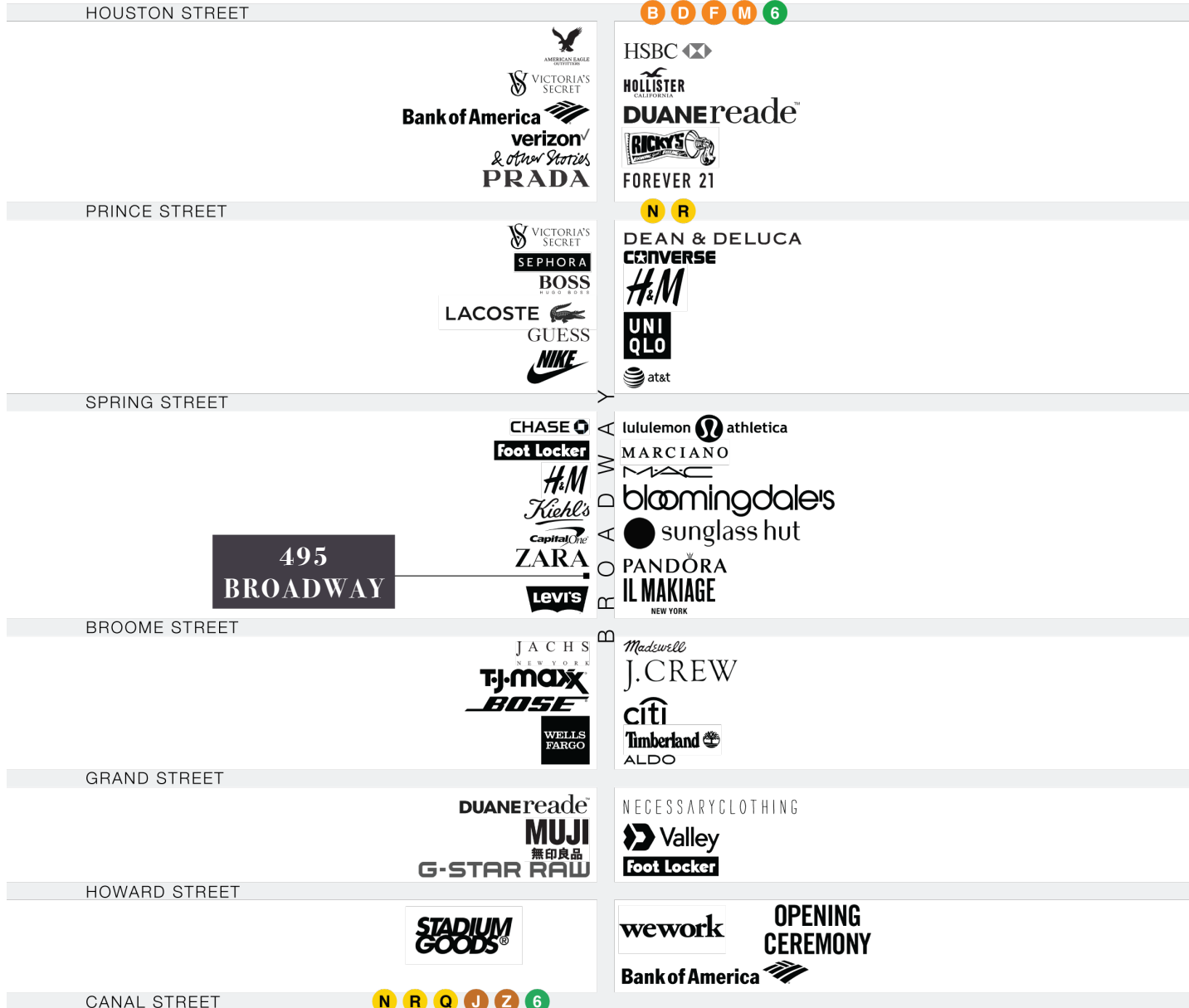
THE NEXT PHASE OF BUILDING IMPROVEMENTS WILL INCLUDE THE LOBBY RENOVATION.





# ROOFTOP RENDERING





## RESTAURANTS

Lure  
Balthazar  
Mercer Kitchen  
Crosby Street Hotel  
La Esquina  
Sadelles  
Jack's Wife Freda  
The Dutch

## FAST CASUAL

Dig Inn  
Chipotle  
Esquina  
Sweetgreen  
CAVA  
by CHOLE  
Chef Club Counter  
Areppas

## WELLNESS

Equinox  
Barry's Bootcamp  
The Bar Method  
Mile High Run Club  
New York Pilates  
Yoga Vida  
Orange Theory  
SLT

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EXISTING CONDITIONS  
OF AVAILABLE SPACE

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# FLOOR 3 AS IS

Prior Build Out, Move-In Ready

495 BROADWAY



# FLOOR 3 AS IS

cont'd



495 BROADWAY



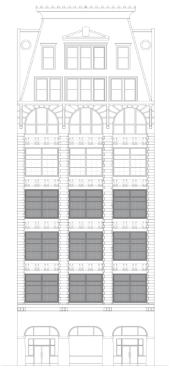
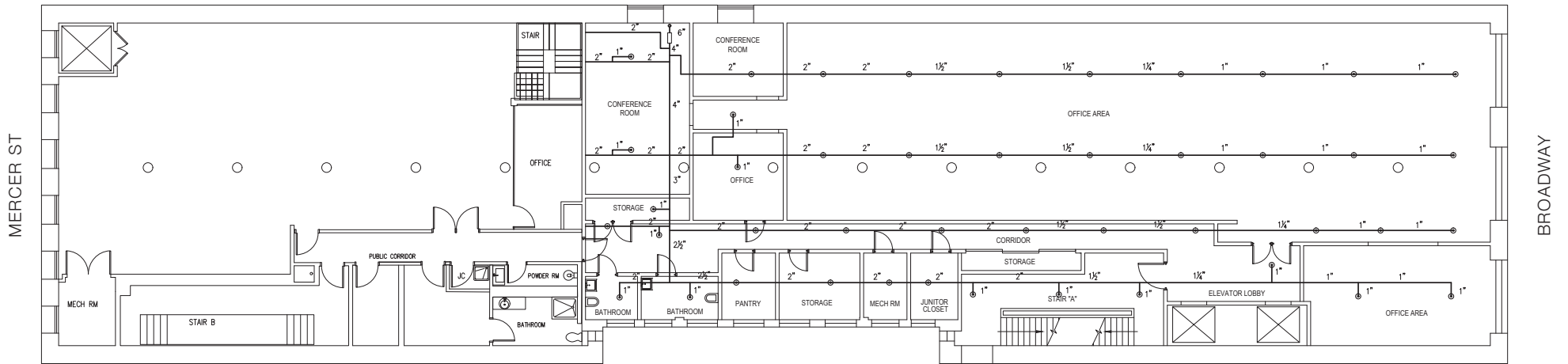
# FLOOR 3 AS IS

cont'd

495 BROADWAY



# FLOOR 3 LAYOUT AS IS





495 BROADWAY NEW YORK, NY 10012

## CONTACT US

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