

A modern building with a dark facade and large glass windows, situated in an urban environment with older buildings nearby. The building features a prominent glass facade with dark frames and a dark, textured facade. The text is overlaid on the image.

UNPARALLELED  
DESIGN —

INSPIRING

LOCATION

# THE COOLEST OFFICE BUILDING

Elegantly designed by the award-winning architectural firm, ODA and with amenity-rich details, 809 Broadway offers 11 full-floor office suites.

Centrally located just south of Union Square on Broadway between 11th and 12th Street in Greenwich Village.

Just 2 blocks from Union Square with access to numerous subway lines; 3 blocks from the 8th Street and Astor Place subway stations; 5 blocks from the 6th Avenue subway station.

Elegantly designed by the award-winning architectural firm ODA, 809 Broadway is a premier new office building and offers an amenity-rich office environment unparalleled in Manhattan's Greenwich Village. Full-floor suites, most with private outdoor space and open city views, offer the very best in the live-work lifestyle. An exclusive private Zen garden enhances the stellar features of 809 Broadway. It is the "Coolest Office Building in the Hottest Place." The prime location of 809 Broadway provides the accessibility to all NYC has to offer, including immediate proximity to Unions Square's restaurants, bars, farmer's market, shopping and entertainment. 809 Broadway's access to main subway lines makes it a convenient commute to all other NYC neighborhoods.



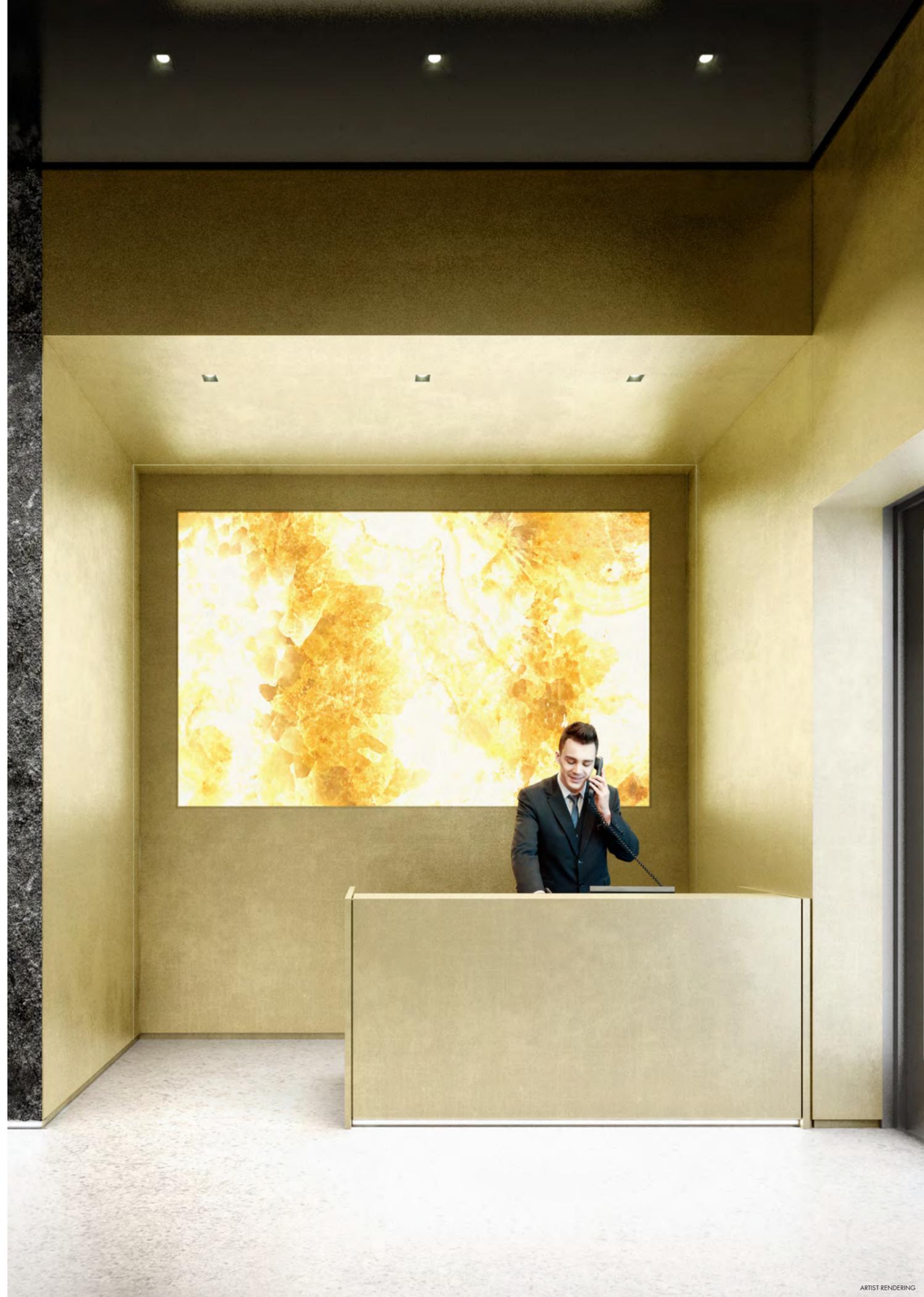
# IN THE HOTTEST PLACE





ARTIST RENDERING

The lobby of 809 Broadway evokes refinement, elegance and modernity and is finished with rich bronze panels, stone and onyx. Fully staffed with a doorman for security and convenience.



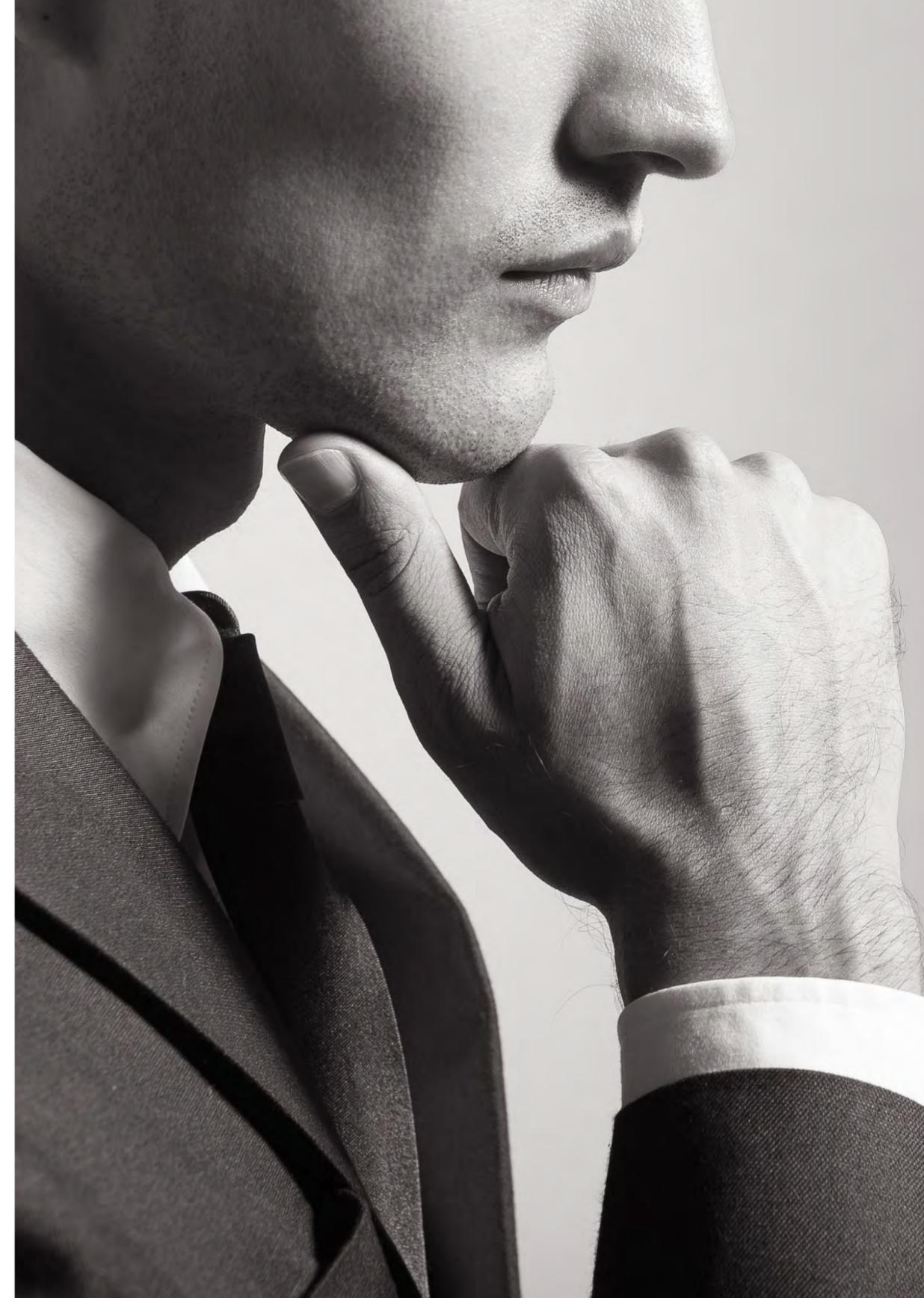
ARTIST RENDERING

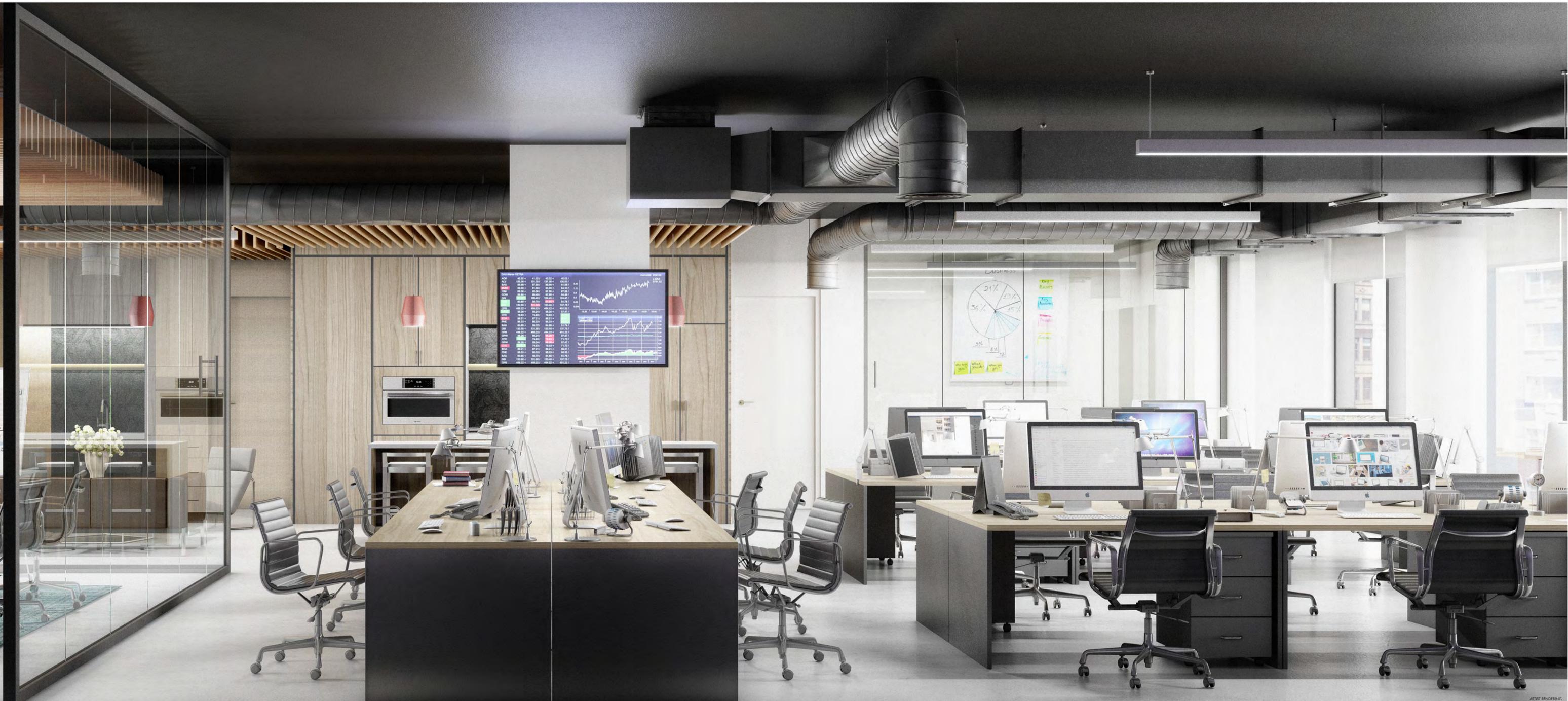
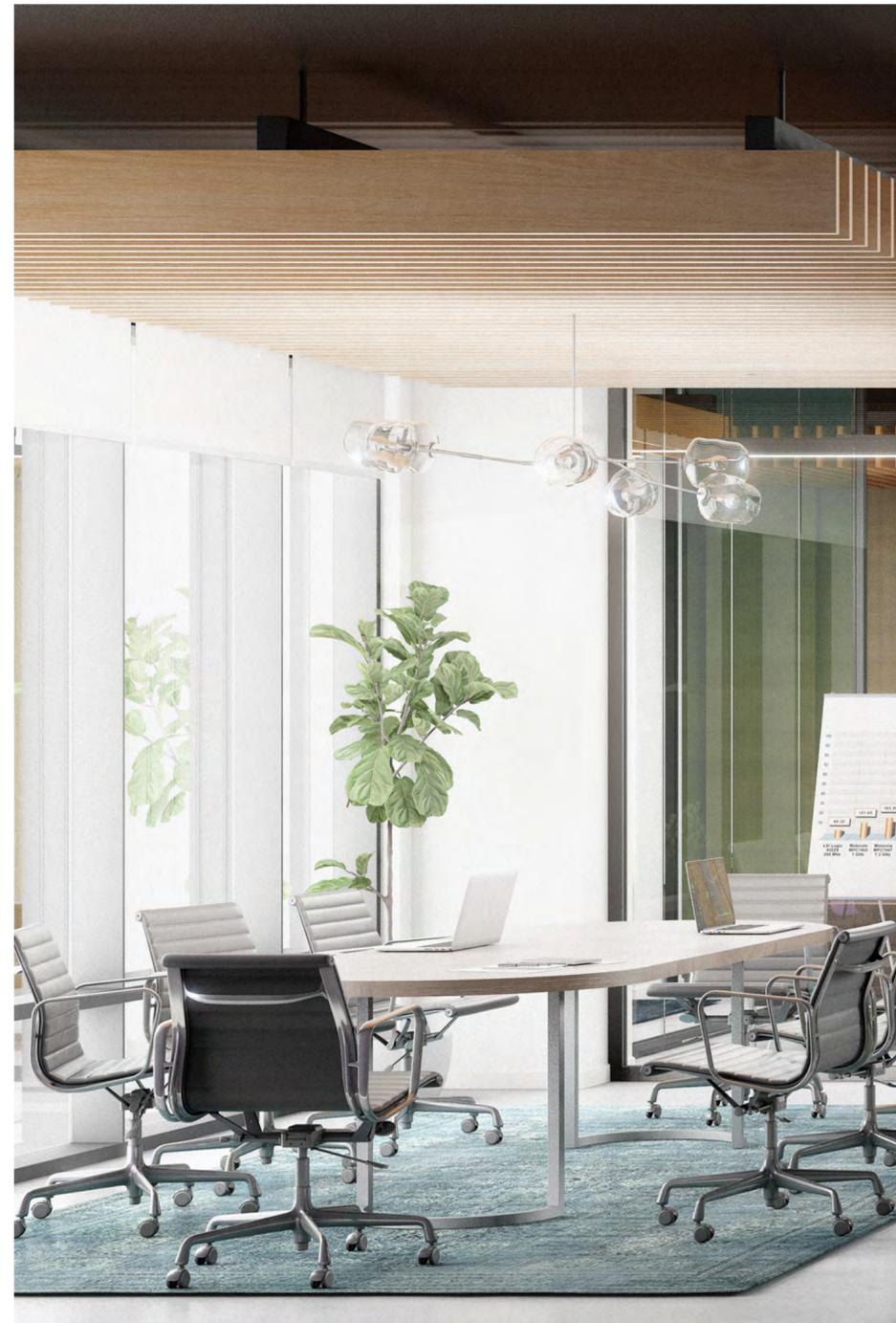


The garden of 809 Broadway is a relaxing oasis during the work day. Casually dine, converse or even entertain clients in the Zen-inspired outdoor space.



The offices at 809 Broadway have abundant natural light with east and west exposures and offer private outdoor space enhancing the employee work experience.





A NEW WAY  
TO THINK &  
WORK  
INSIDE &  
OUT

809 BROADWAY



# 2F

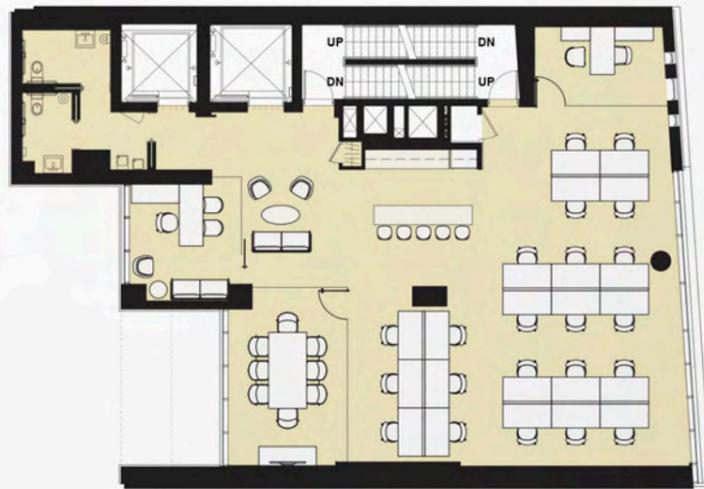
SIZE: 3,190 RSF



BROADWAY

# 5F

SIZE: 3,612 RSF



BROADWAY



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# 8F

SIZE: 3,190 RSF



BROADWAY

# 10F

SIZE: 1,734 RSF



BROADWAY



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# HERE IN SILICON ALLEY

Full-Floor Office Space, Union Square Location

Elegantly designed by the award-winning architectural firm, ODA



**G**reenwich Village, specifically Union Square, has become the newly emerging Silicon Alley, with enterprise and ingenuity at the forefront within the sectors of technology, digital media, venture capital, internet & telecommunications. New York City's position-leading legacy continues Silicon Alley's growth in research, design, and technology. 809 Broadway positions itself as the new icon for unrivaled office space in the heart of the most forward-thinking center of innovation and tech-centered business within Manhattan and the greater New York City area. With access to unparalleled culture, commerce, transportation and the collective energy that makes the West Village the apex of urban live-work lifestyle, **809 Broadway is the coolest office building in the hottest place.**



The coolest office building in "Silicon Alley"





**YEAR  
BUILT  
2018**

**NUMBER  
OF STORIES 15  
AVAILABLE  
FLOORS  
12 OFFICE  
FLOORS**



**Office Spaces** Floors 2 through 8 are each equipped with an eight (8) ton condenser unit and floors 9 through 12 are each equipped with a six (6) ton condenser units.

**Residential Apartments** (Floors 14 & 15) Landlord will provide each apartment with its own independent air cooled VRF system which will provide heating and air conditioning to the apartment.

**BUILDING HOURS** 8am - 8pm, Monday - Friday



#### TELECOM PROVIDERS

Verizon and Spectrum will be the main communications providers. The building point of entry is designed to allow (4) different providers, allowing future expansion.

**Retail space:** Telecommunications feed is in place for the tenant to request services from Verizon or Spectrum.

**Office space:** Each office space floor is equipped with a telecommunication closet (IDF closet) for each future tenant to request independent service from their desired communications provider.



**Residential floors:** Each residential unit is provided with a NID Box and Verizon Box in a selected closet in the unit. Tenant can request service from their desired provider.

**BOH** The building BOH is equipped with an IT Closet at the Cellar to service as d-mark point for the BOH communications.

**ELEVATOR(S)** Two passenger elevators: PE 1 serves floors 1 through 9 and PE 2 services the cellar to the 14th floors.

#### AUDIO VISUAL AMENITY SYSTEM

Integration Audio Visual system for amenity spaces, by creating a network with dedicated zones:

**Cellar:** Conference room; Coordinated AV system to provide video and audio conferencing. Tenants will have the capability to connect their devices via wireless access point under a secure network. Tenants will have the capability to control sound and video, with an authorized password provided by building staff.

**Cellar:** Community facility; Coordinate communication systems to request desired telecommunication provider.

**Lobby:** Created welcoming video system in a strategic way for components to be concealed in a manner that will not disrupt the designer's scheme. Coordinate location for future building link provider

**FIBER** Fiber backbone is installed in the riser to inner connect the EMR to the main IT closet in the cellar, this allows CCTV, Access and Data/tel to be fed to the elevator cabsz

**LIFE SAFETY** Fully sprinklered and is protected by a fire alarm system for both the office and residential floors. All systems are compliant with the 2008 NYC Building Code and are backed up by an emergency generator

**GENERATOR** A 350KW diesel Emergency Generator supports both Emergency Life Safety and Optional Standby Loads, which are available at tenants purchase.

#### OWNER

809 Broadway Holding, LLC

#### ARCHITECT(S)

ODA-Architecture PC

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