

UNPARALLELED  
DESIGN —

INSPIRING

LOCATION

# THE COOLEST OFFICE BUILDING

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 Union 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.



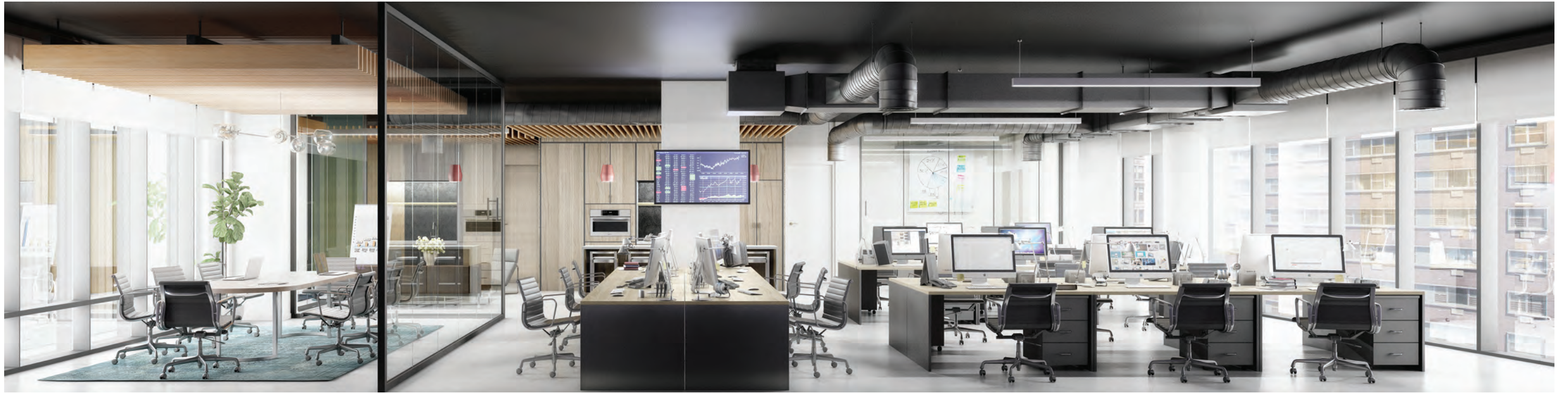
ARTIST RENDERING



**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.





The tenth floor terrace at 809 Broadway is perfect for office gatherings and entertaining as well as a casual lunch meetings.

ARTIST RENDERING



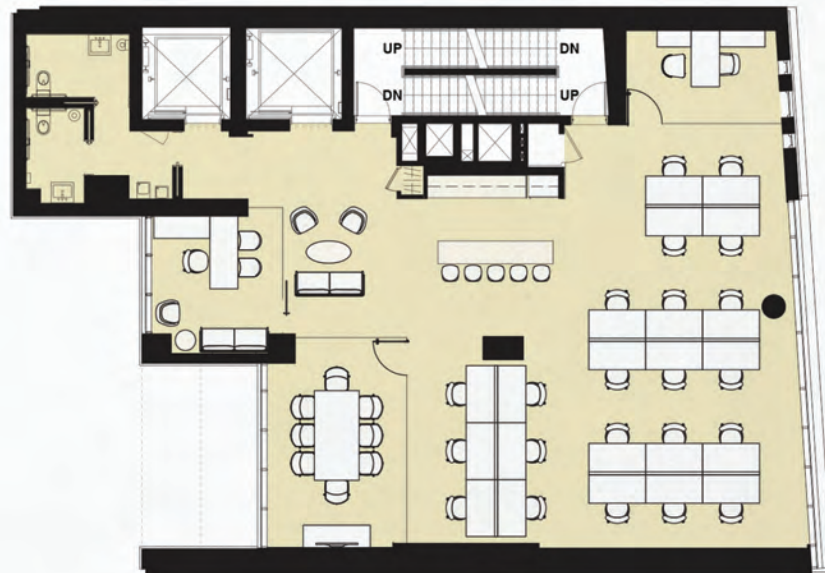
# 2F

SIZE: 3,190 RSF



# 5F

SIZE: 3,612 RSF



# 8F

SIZE: 2,508 RSF



# 10F

SIZE: 1,734 RSF



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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 emerged Silicon Alley, with enterprise and ingenuity at the forefront of technology, digital media, venture capital, internet & telecommunications sectors. 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 boutique 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 Greenwich 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"



# POINTS OF INTEREST

Dining, Shopping, Banking & Transportation  
Silicon Alley, Union Square & Greater Manhattan



- 1 La Colombe Noho
- 2 Union Fare
- 3 Ennju
- 4 Blue Water Grill
- 5 Tarallucci e Vino Union Square
- 6 Tocqueville
- 7 Luke's Lobster Union Square
- 8 Ichabod's
- 9 Irvington NYC
- 10 Union Square Cafe
- 11 Yama
- 12 Maoz
- 13 Ribalta
- 14 Cuba
- 15 Il Mulino New York
- 16 La Lanterna di Vittorio
- 17 North Square
- 18 Knickerbocker Bar & Grill
- 19 Gotham Bar & Grill
- 20 Bessou
- 21 ACME
- 22 Bond Street
- 23 The Smile
- 24 Sushi on Jones
- 25 Misirizzi
- 26 GATO
- 27 Saxon + Parole
- 28 Indochine
- 29 The Bari
- 30 The Library at the Public
- 31 Via Della Pace
- 32 Mighty Quinn's Barbeque
- 33 Frank
- 34 The Eddy
- 35 Caracas Arepa Bar
- 36 Noretuh



- 37 Kyo Ya
- 38 Cagen
- 39 Cafe Mogado
- 40 Hanoi House
- 41 Yuca
- 42 Pylos
- 43 Ippudo



- 44 La Colombe Noho
- 45 Union Fare
- 46 Irving Farm Coffee Roasters
- 47 Maison Kayser
- 48 Toby's Estate Coffee
- 49 Pret A Manger
- 50 The City Bakery
- 51 Baked by Melissa
- 52 Le Cafe Coffee
- 53 Max Brenner Chocolate Bar
- 54 Le Pain Quotidien
- 55 Argo Tea Cafe
- 56 Starbucks

- 57 Whole Foods Market
- 58 Beecher's Handmade Cheese
- 59 Bedford Cheese Shop
- 60 Porto Rico Importing Co.
- 61 The Food Emporium
- 62 Natural Green Market



- 63 Chase
- 64 Wells Fargo
- 65 Amalgamated Bank
- 66 Bank of America Financial
- 67 Signature Bank
- 68 TD Bank

- 69 Equinox Flatiron
- 70 SoulCycle Union Square
- 71 New York Health Club
- 72 Crossfit Union Square
- 73 Revolve Fitness NY
- 74 NYU Palladium Athletic
- 75 Flywheel Sports NoHo



- 76 Jack Rabbit Union Square
- 77 Anthropologie
- 78 Barnes & Noble
- 79 Banana Republic
- 80 MUJI Cooper Square
- 81 Filson
- 82 Blick Art Materials
- 83 Olde Good Things
- 84 Rag & Bone
- 85 Lost City Art
- 86 Good Records NYC
- 87 Sephora
- 88 Club Monaco
- 89 Azaleas
- 90 DUO NYC
- 91 Cloak & Dagger
- 92 Strand Bookstore
- 93 Nordstrom Rack
- 94 ABC Home
- 95 Brooks Brothers
- 96 Kate Spade
- 97 Michael Kors
- 98 Nike Running Flatiron
- 99 Flight Club
- 100 Mile High Run Club
- 101 Staples
- 102 Fedex



**YEAR  
BUILT  
2018**

**NUMBER  
OF STORIES 15  
AVAILABLE  
SPACE  
120 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  
Building access 24/7 365 days per year

#### TELECOM PROVIDERS

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

**Office space:** Each office space floor is equipped with a telecommunication closet (IDF closet) for each 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.

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

#### AMENITIES

Private Tenant Garden, Conference Facility For Up To 14 People, Storage Available, Bike Storage.

**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:** Welcoming video system with components concealed in a manner that will not disrupt the designer's scheme. Coordinate location for future building link provider

**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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