



# 463 - 465 Broadway

NW corner Grand Street

**good  
space**

licensed real estate broker

## 463 BROADWAY (CORNER)

Ground Floor	Lower Level	Term	Possession	Frontage
<b>3,897sf</b>	<b>3,300sf</b>	<b>Negotiable</b>	<b>12-1-21</b>	<b>86' on Grand St 40' on Broadway</b>

## 465 BROADWAY (INLINE)

Ground Floor	Lower Level	Term	Possession	Frontage
<b>1,565sf</b>	<b>Arranged</b>	<b>Negotiable</b>	<b>Immediate</b>	<b>30' on Broadway</b>

### Space Features

- **Wraparound all-glass frontage.**
- **Ability to create a 5,462sf corner at Grade with 3,300sf at Lower Level.**
- **Space to be delivered in white box condition.**
- **ADA access.**
- **Formerly Wells Fargo Bank & Bose.**

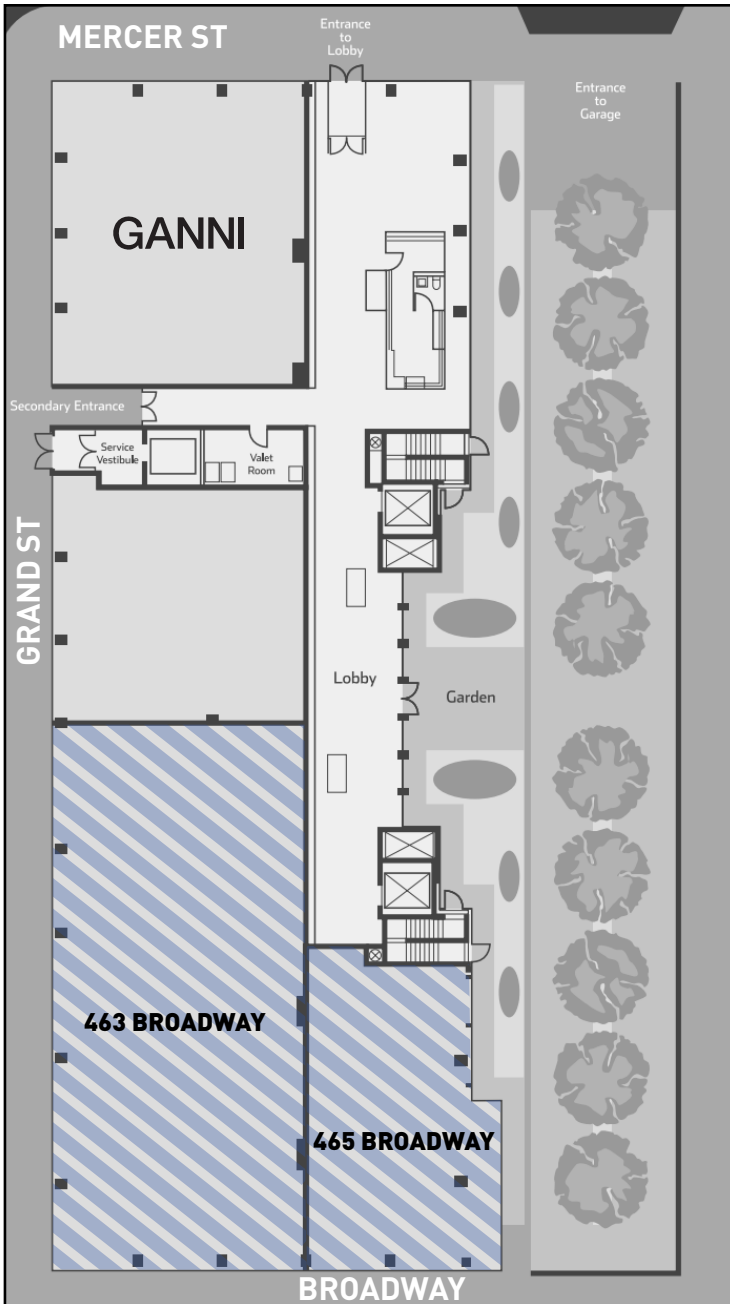
### Neighborhood Tenants

**Madewell, Zara, Kenzo, J.Crew, TJ Maxx, Ganni, Timberland, International Culinary Center, Pearl River Market**

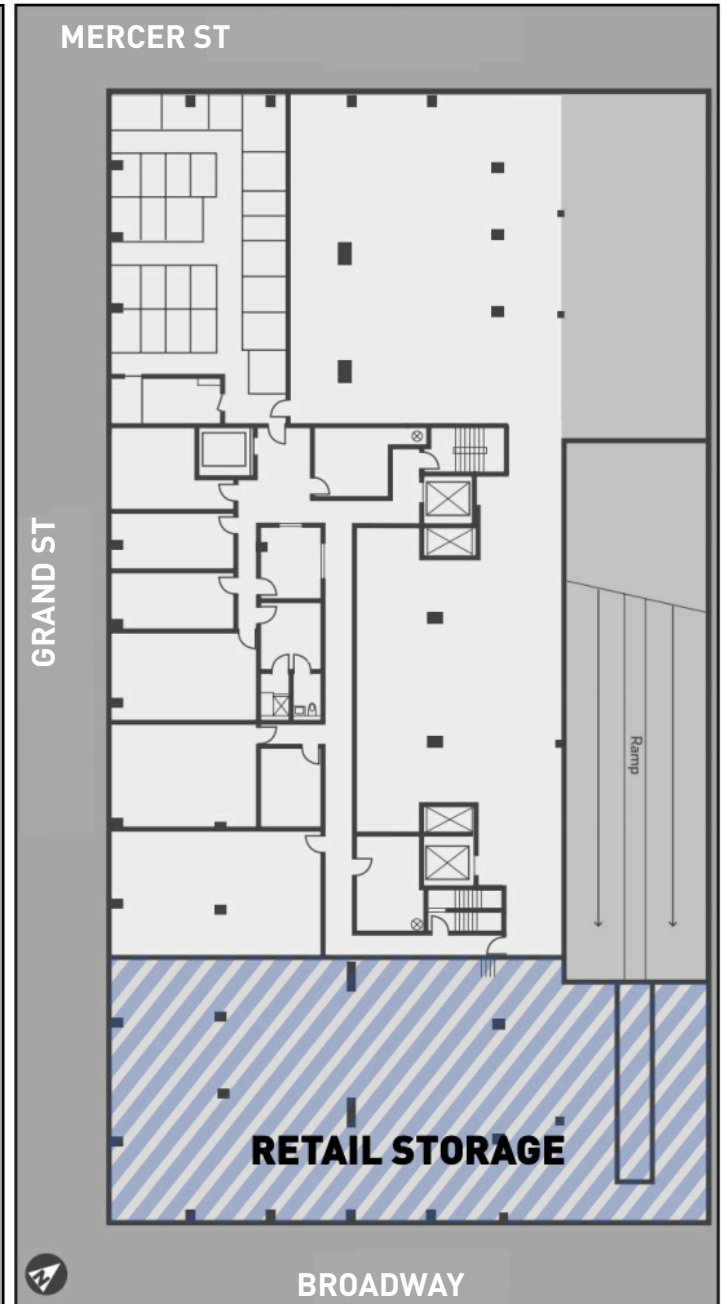
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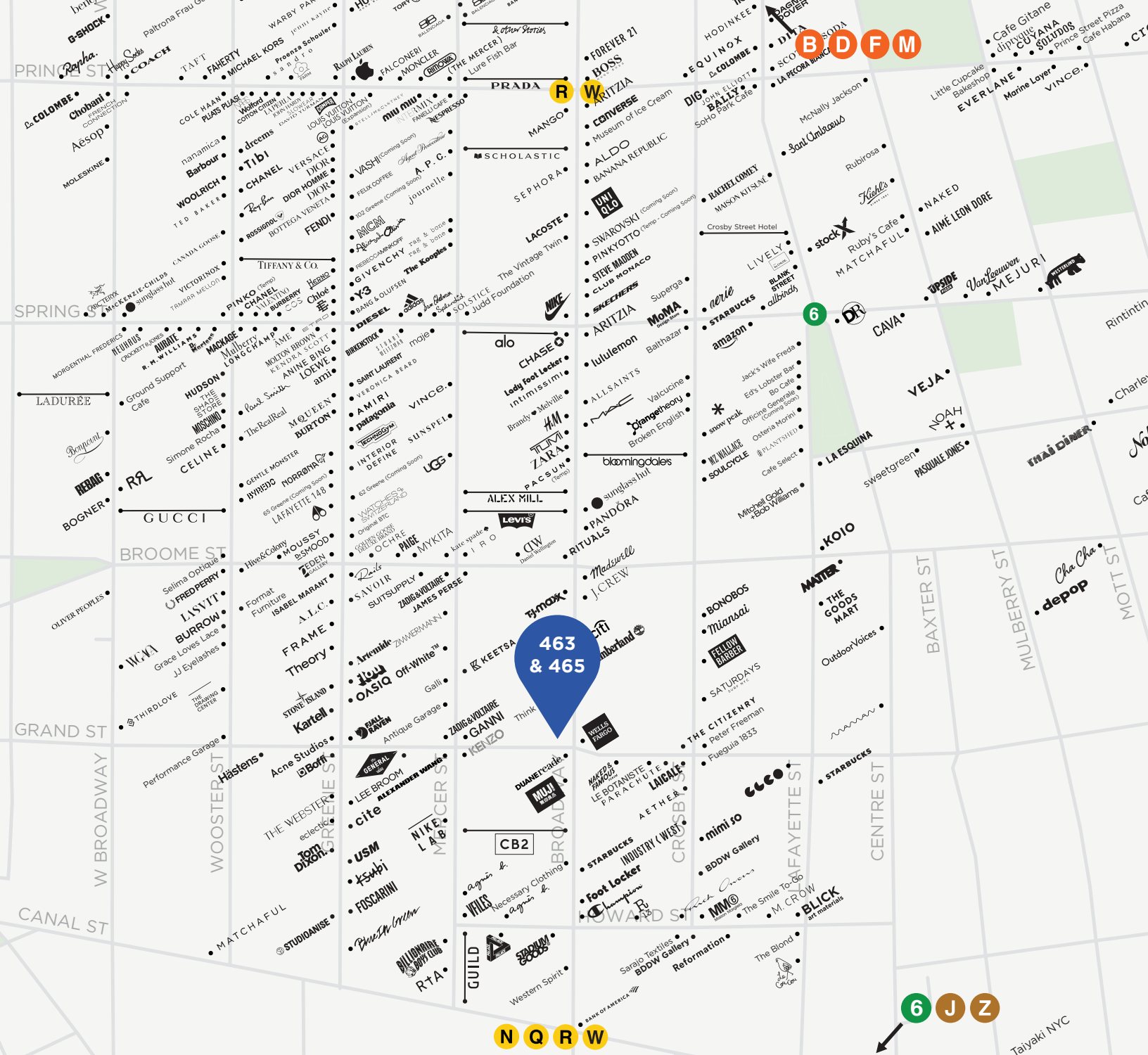
## GRADE



## LOWER LEVEL



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Annual Subway Ridership (2019)

- R
W
3.75M Prince St
- 6
4.34M Spring St
- 6
N
R
W
Q
J
Z
15.9M Canal St
- B
D
F
M
12.5M Broadway/Lafayette

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