

# 1633 Broadway

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**PLUG & PLAY**  
SUBLEASE OPPORTUNITY



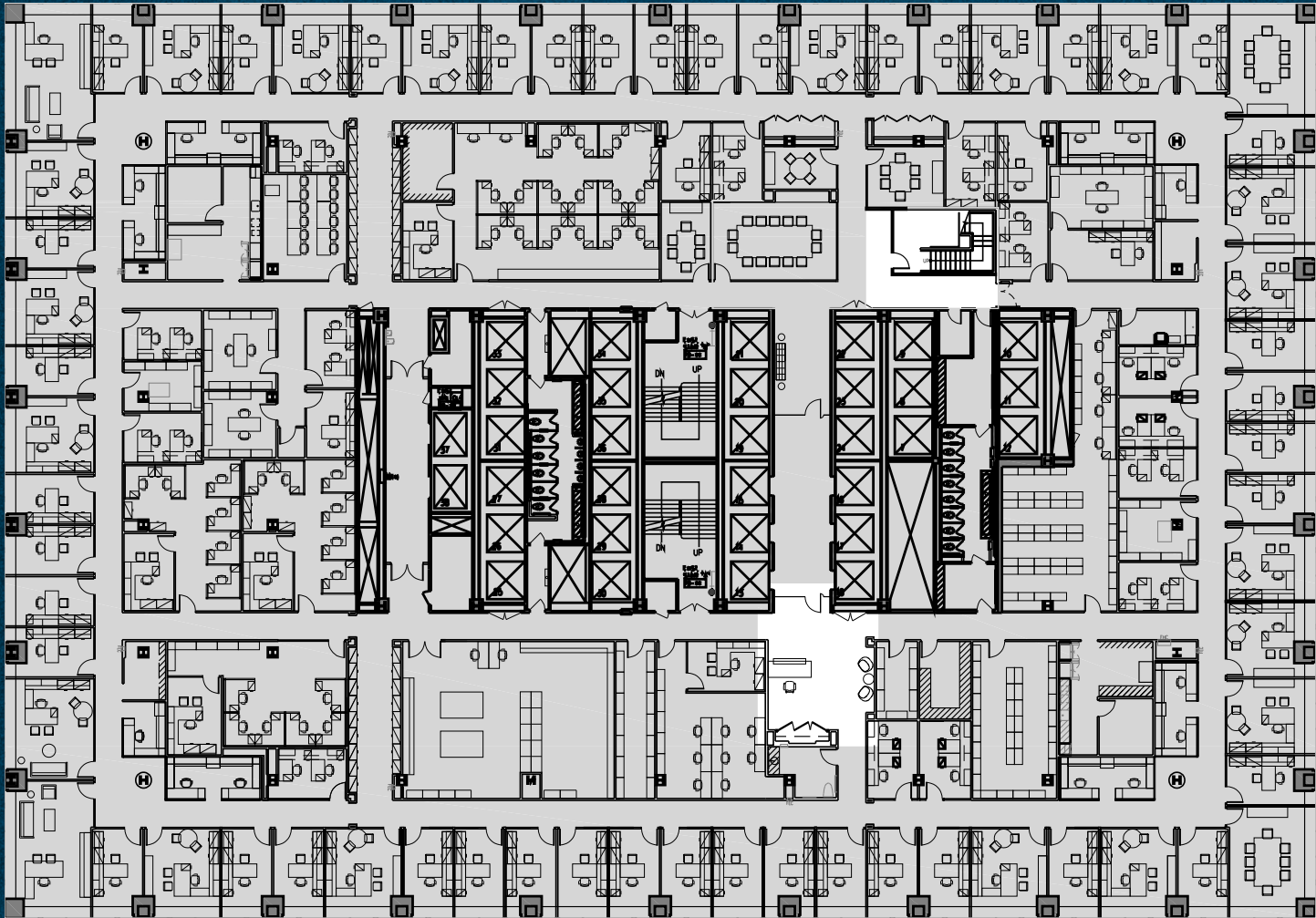
**CUSHMAN &  
WAKEFIELD**



# Premier Sublease Opportunity

1633 Broadway

ENTIRE 19TH FLOOR - 50,891 RSF  
Fully Built, Furnished & Move-In Ready



Broadway

50th Street



## Space Highlights

-  High-end, built law firm installation
-  Fully furnished and thoughtfully designed
-  Office-intensive layout ideal for professional services
-  Surrounded by natural light from all four sides, offering sweeping city views

| POSSESSION | TERM                                                 | ASKING RENT  |
|------------|------------------------------------------------------|--------------|
| Immediate  | Through March 2037<br><i>Shorter term considered</i> | Upon Request |

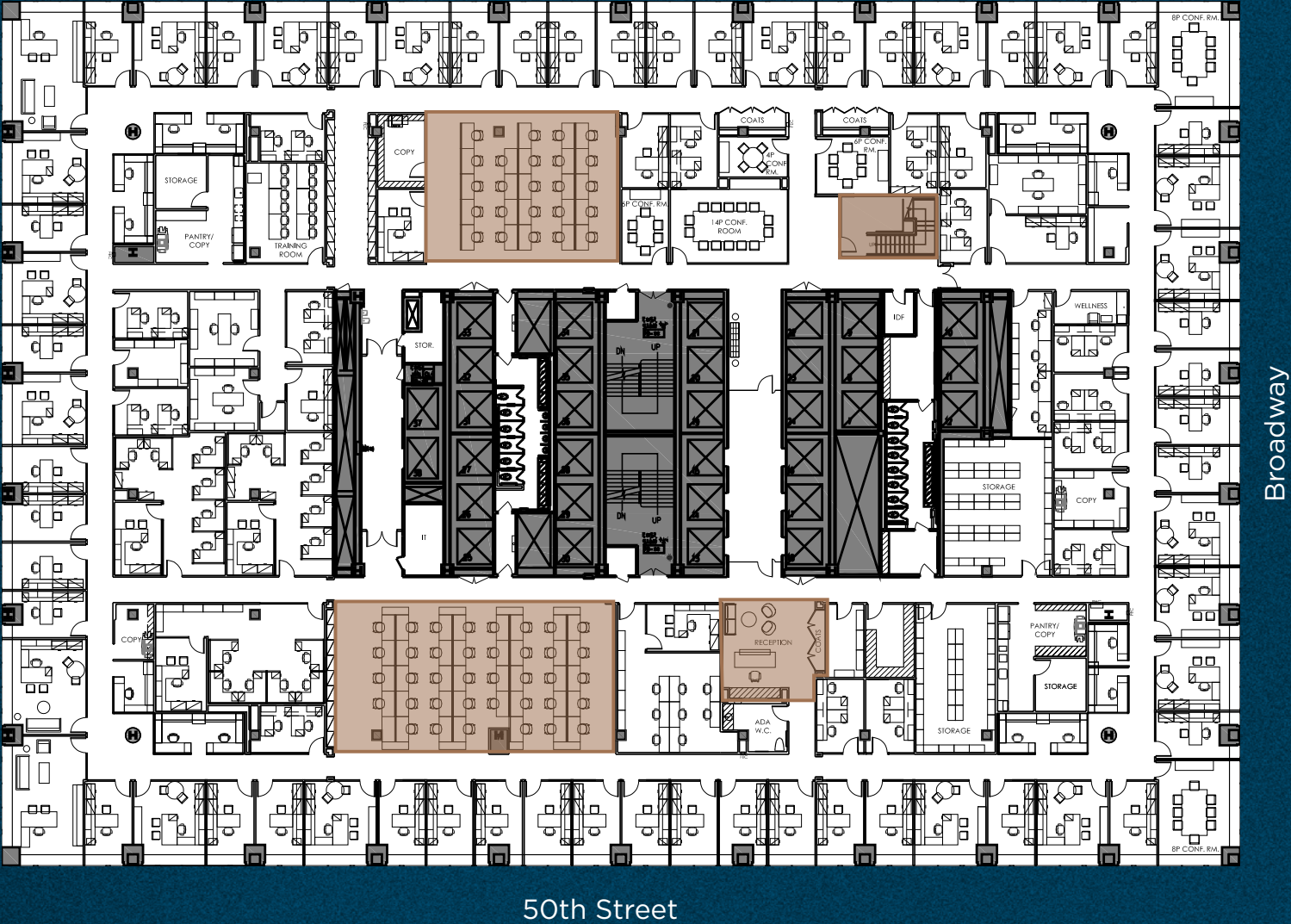


# Test Fits

ENTIRE 19TH FLOOR - 50,891 RSF  
Law Firm Test Fit



ENTIRE 19TH FLOOR - 50,891 RSF  
Financial Services Test Fit







# Building Features



Premier Midtown office tower with institutional ownership



Exceptional on-site amenities, including Equinox Fitness Club, Rosetta Bakery, and the newly opened Din Tai Fung



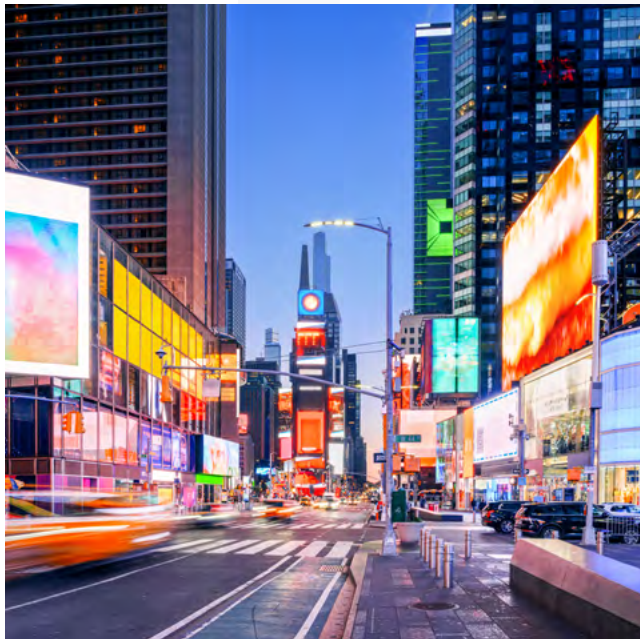
Expansive Plaza with direct subway access, providing unparalleled connectivity



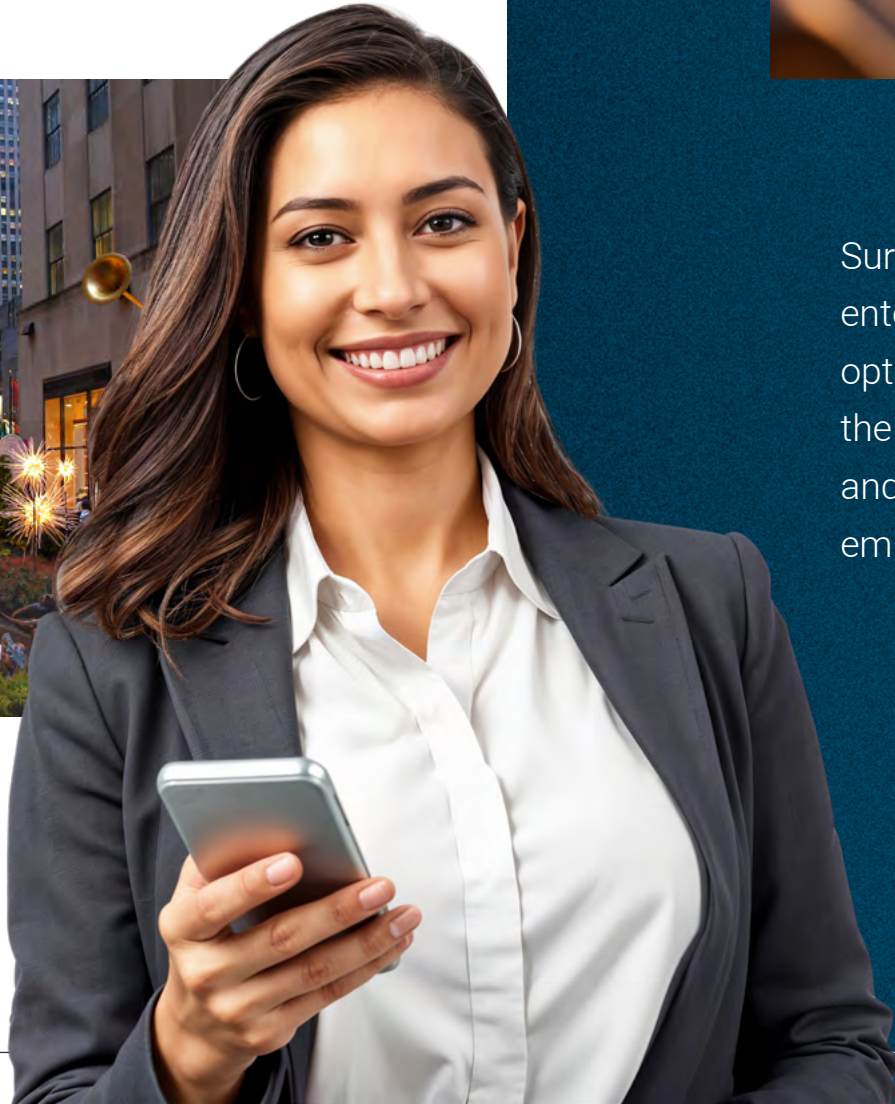
1633 Broadway



# In the Heart of it All



Steps from Times Square, Bryant Park, and Rockefeller Center, 1633 Broadway places your business at the center of Manhattan’s most dynamic neighborhood.



Surrounded by top-tier dining, entertainment, and transit options, this location offers the ultimate in convenience and connectivity for your employees and clients alike.



- 64+ Restaurants
- 33+ Hotels
- 6+ Shops
- 7+ Gyms
- 2+ Entertainment



# 1633 Broadway

Contact Us Today For An Exclusive Tour:

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