

451

BROADWAY

AKA 28 Mercer Street

Between Grand
& Howard Streets

UNIQUE PENTHOUSE FLOORS WITH UNOBSTRUCTED VIEWS OF SOHO

- Two large exclusive outdoor terraces
- Soaring 17' ceilings on the 5th floor
- Highly visible blade sign on Broadway
- Multiple skylights
- Entire 5th and 6th floors must be leased together, or 5th floor can be leased independently
- Block-through building in the heart of Soho with a secondary entrance at 28 Mercer Street
- High-end, turnkey post-production office space on the 5th and 6th floors
- Furniture available



SIN VIN
COMMERCIAL REAL ESTATE & ADVISORY

ENTIRE 6TH FL
6,600 RSF

Possession: Feb 2026

Must be leased
with 5th Floor

ENTIRE 5TH FL
13,225 RSF

Possession: Feb 2026

Can be leased
independently

ENTIRE 4TH FL
13,225 RSF

Can be combined for a
total of 46,275 RSF of
contiguous space

ENTIRE 3RD FL
13,225 RSF

Possession: Immediate

DIVISIBLE



5TH FLOOR

DETAILS:

Term.....5-10 Years

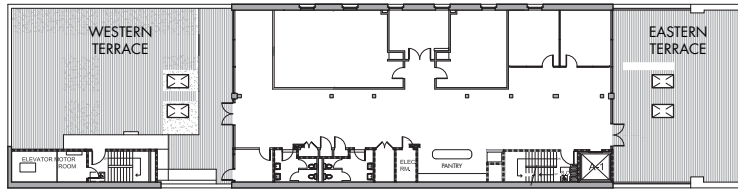
Asking Rent.....Inquire

Ceiling Heights...12-17'

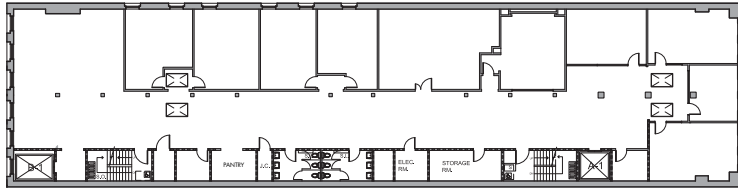


EASTERN TERRACE

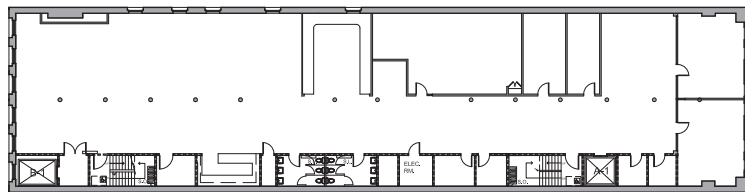
6TH FLOOR



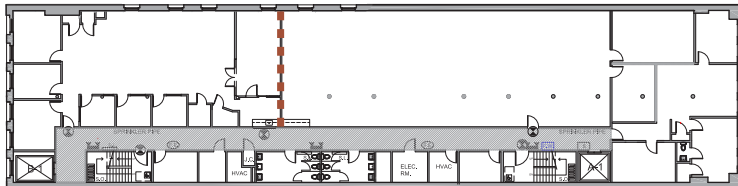
5TH FLOOR



4TH FLOOR



3RD FLOOR Proposed Divisions: 5,000 RSF - 7,500 RSF



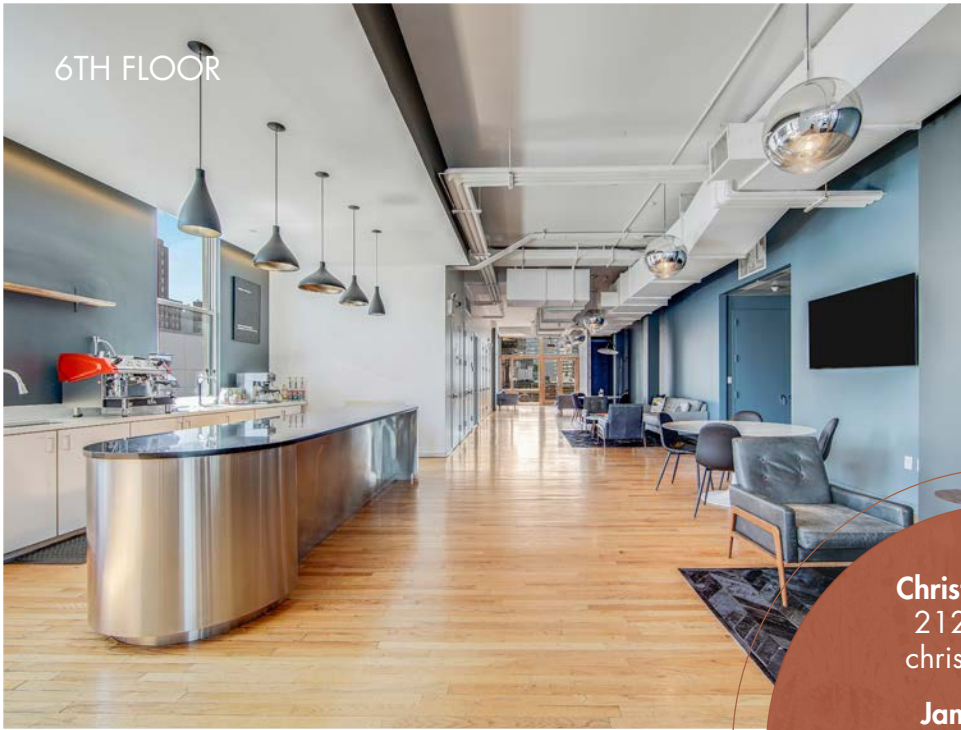
6TH FLOOR



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451
BROADWAY

6TH FLOOR



WESTERN TERRACE



5TH FLOOR

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6TH FLOOR



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5TH FLOOR