

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



**SINVIN**  
COMMERCIAL REAL ESTATE & ADVISORY

**ENTIRE 6TH FL**  
**6,600 RSF**

**Possession: Dec 2026**  
Must be leased  
with 5th Floor

**ENTIRE 5TH FL**  
**13,225 RSF**

**Possession: Dec 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

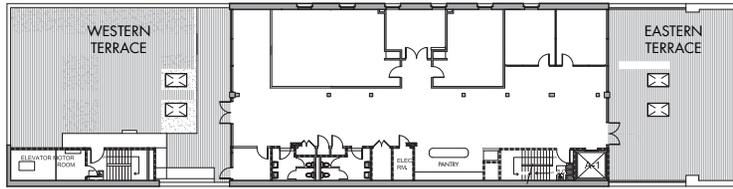
## DETAILS:

Term.....5-10 Years  
Asking Rent.....Inquire  
Ceiling Heights...12-17'

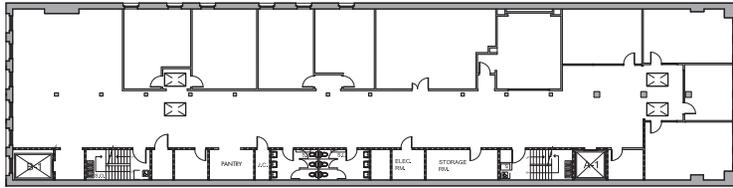


EASTERN TERRACE

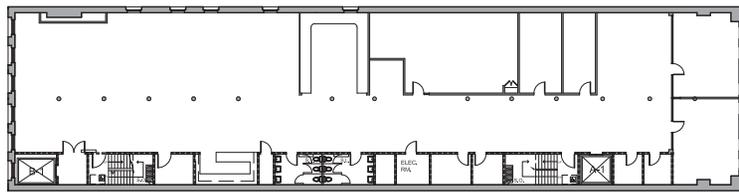
### 6TH FLOOR



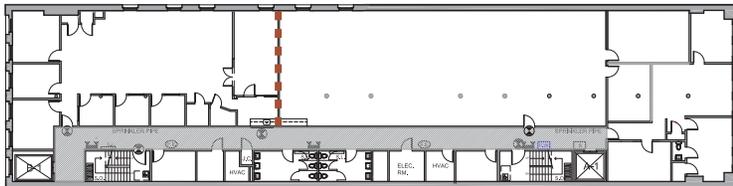
### 5TH FLOOR



### 4TH FLOOR



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

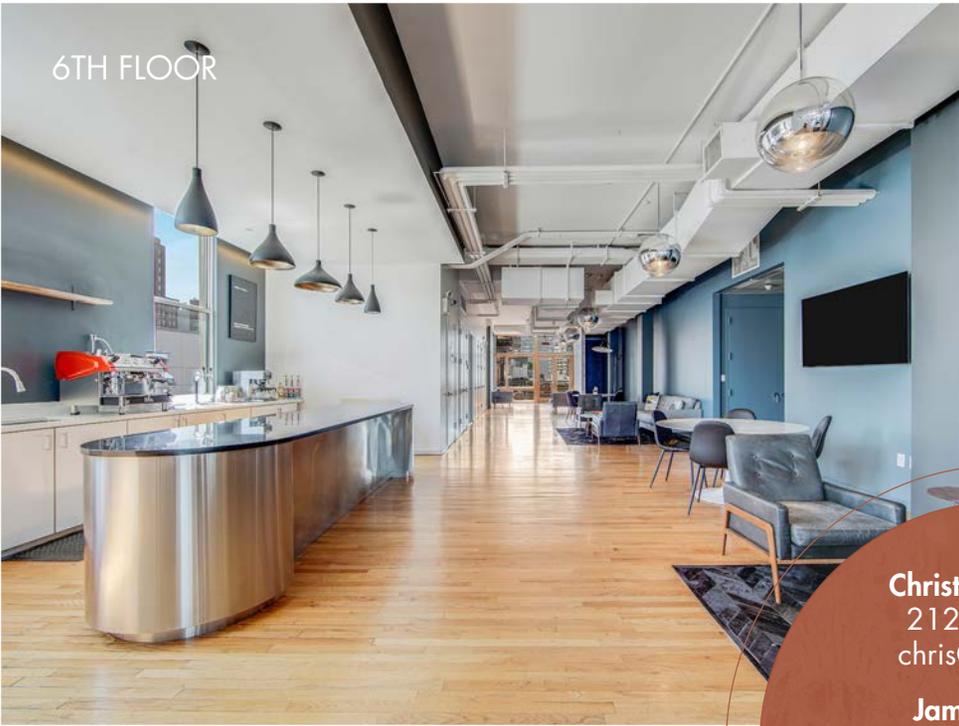


6TH FLOOR



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