451 BROADWAY

AKA 28 Mercer Street

Between Grand
& Howard Streets

44K RSF CONTIGUOUS SOHO CREATIVE OFFICE HEADQUARTERS

- Dual Exposures: Block-through building with entrances on bustling Broadway and quiet, cobblestoned Mercer Street
- Unmatched Volume: High, exposed ceilings up to 17'
- Identity: Highly visible blade sign available on Broadway
- Exclusive Outdoor Space: The 6th floor penthouse features two large private terraces with unobstructed views
- Newly installed cloud-based mobile access systems



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UP TO ~44,000 RSF CONTIGUOUS BLOCK AVAILABLE

The 3rd, 4th, 5th, And 6th Floors Can Be Combined For A Spectacular Multi-Level Corporate Headquarters Or Leased In The Configurations Detailed Below.

AVAILABILITIES & CONFIGURATIONS

Term: **5-10 Years** | Asking Rent: **Please Inquire** | Flexibility: **Can Be Leased Independently Or Combined For A Large Campus Presence**

PARTIAL 3RD FL
10,856 RSF

Possession: Immediate

- Expansive open loft space with direct access from the Mercer Street elevator
- Nearly 13′ exposed ceilings and extra-wide column spacing in certain areas
- Refinished hardwood floors and oversized windows facing north and west

ENTIRE 4TH FL
13,225 RSF

Possession: Arranged

- Move-in ready space that can accommodate 50-100 workstations
- Highly efficient layout featuring 7 meeting rooms, a large boardroom, and 5 breakout rooms
- Open café-style pantry
- Modern restrooms complete with a private shower facility

ENTIRE 5TH FL
13,225 RSF

Possession: Arranged

- Dramatic full floor with soaring 17′ ceilings
- Bright space featuring four skylights, distinctive arched windows facing Broadway, and oversized north and west facing windows
- Built with a mix of large meeting rooms and open workspace
- Can be leased independently or combined with the 6th floor

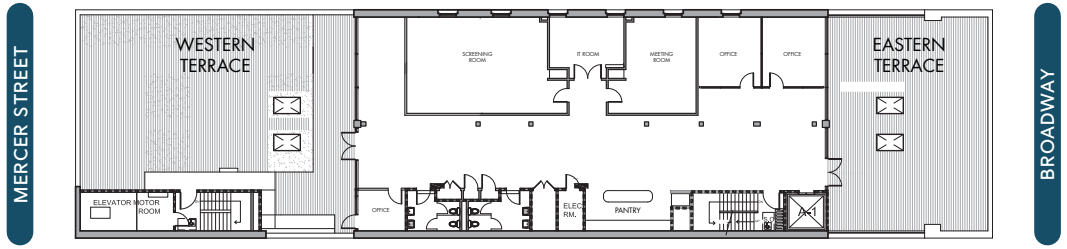
ENTIRE 6TH FL
6,600 RSF

Possession: Arranged

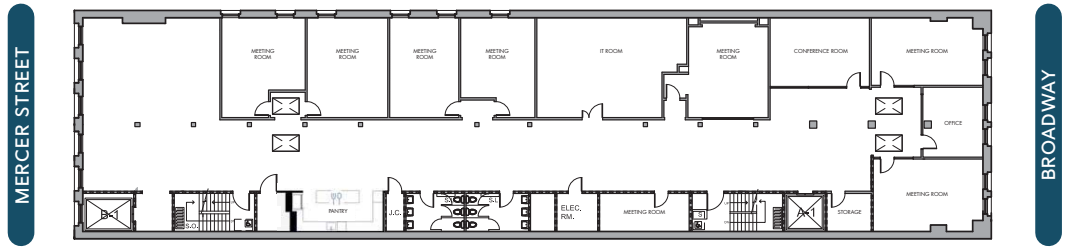
- Unique penthouse level boasting two massive private outdoor terraces
- Unobstructed views from floor-to-ceiling windows
- High-end creative buildout featuring a built-in screening room, 1 large meeting room, 3 glass offices, and a large pantry for entertaining
- Functions as a penthouse duplex and must be leased together with the 5th floor for a combined 19,825 RSF

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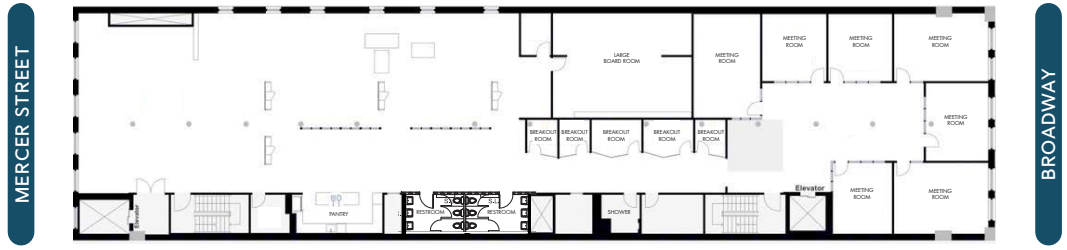
6TH FLOOR



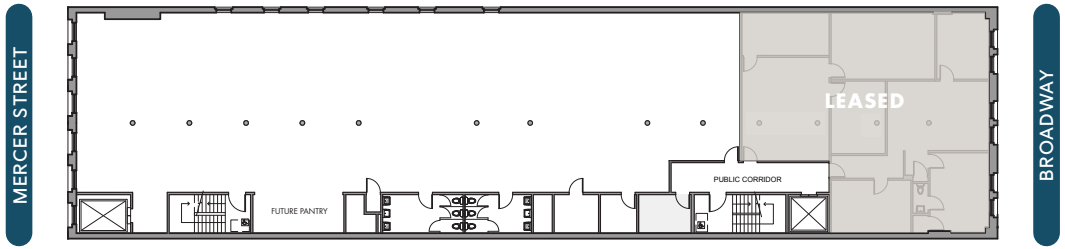
5TH FLOOR



4TH FLOOR



3RD FLOOR

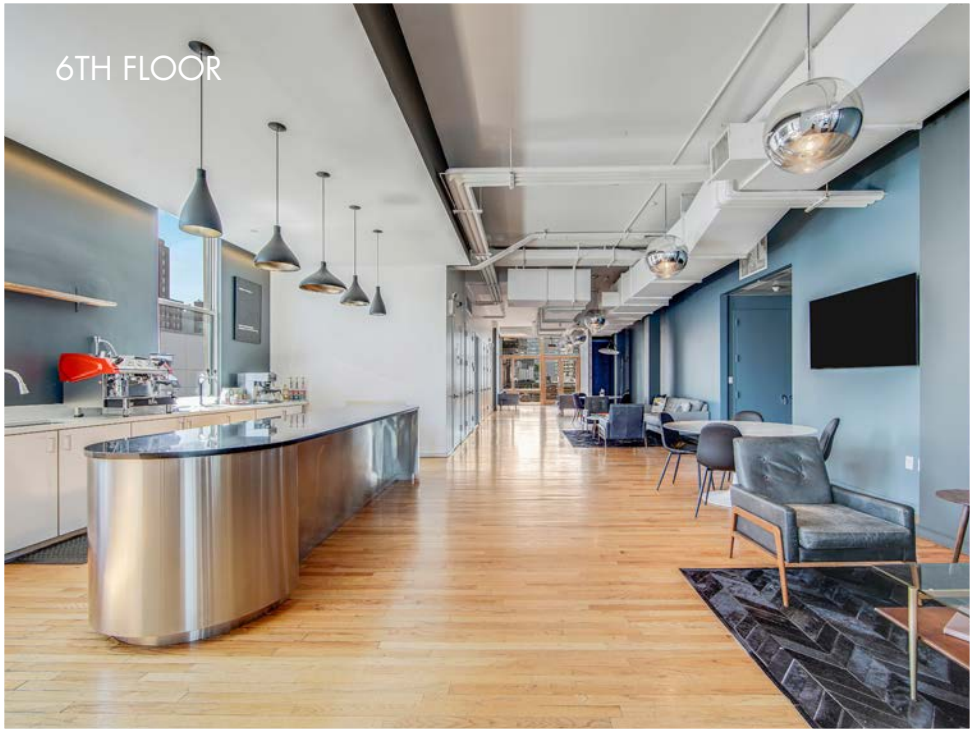


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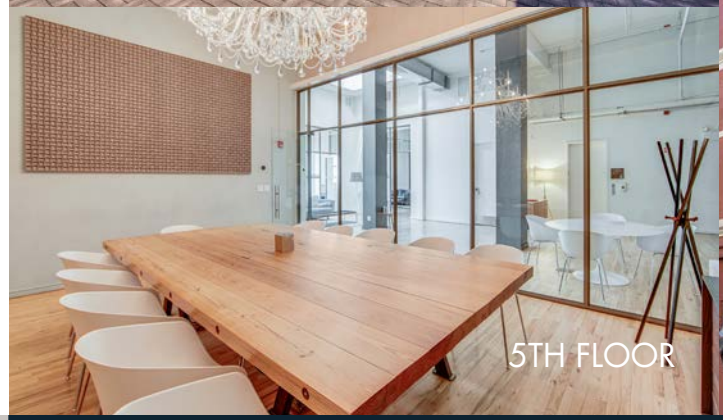
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6TH FLOOR


EASTERN TERRACE


5TH FLOOR




6TH FLOOR
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5TH FLOOR

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6TH FLOOR



WESTERN TERRACE



6TH FLOOR