



1633 Broadway

ELECOR
PROPERTIES



1633 BROADWAY



THE WORKDAY, ELEVATED.

With significant lobby and plaza redevelopment underway, **1633 BROADWAY** is redefining the daily arrival. On site and nearby, tenants have access to food, beverage, wellness, private club spaces, and a rotating calendar of events that make the whole workday more useful, connected, and complete.

The arrival, redesigned.

The redesigned lobby presents a more open and considered arrival from the moment of entry. The new glass façade, double-height ceilings, polished floors, modern furnishings, and fully reimagined reception offer those arriving a stronger sense of presence. Just outside, the plaza offers greenery in an inviting outdoor setting for tenants and visitors.

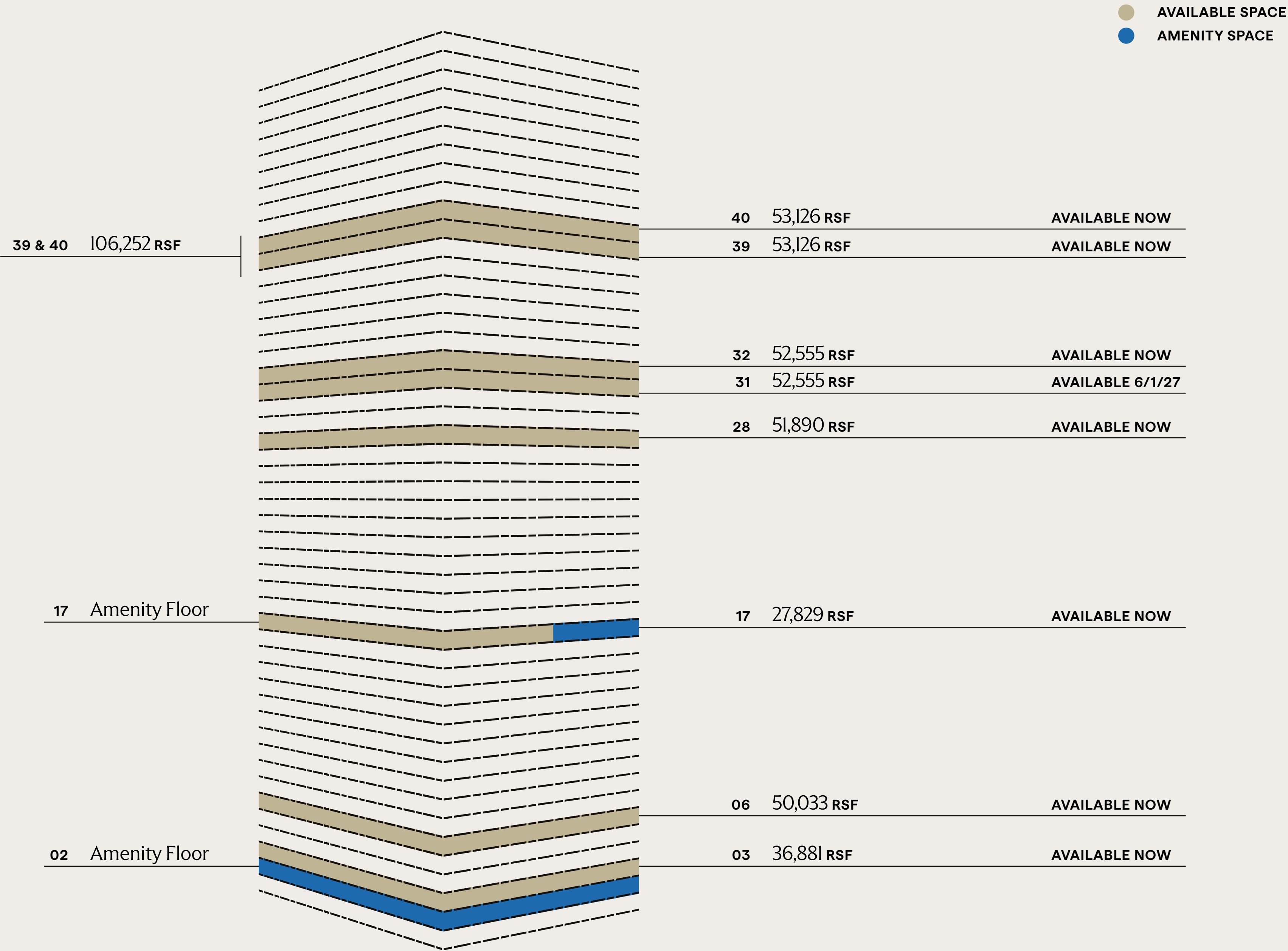
ESTIMATED COMPLETION: Q3 2027

W 50TH STREET ENTRANCE



Availabilities

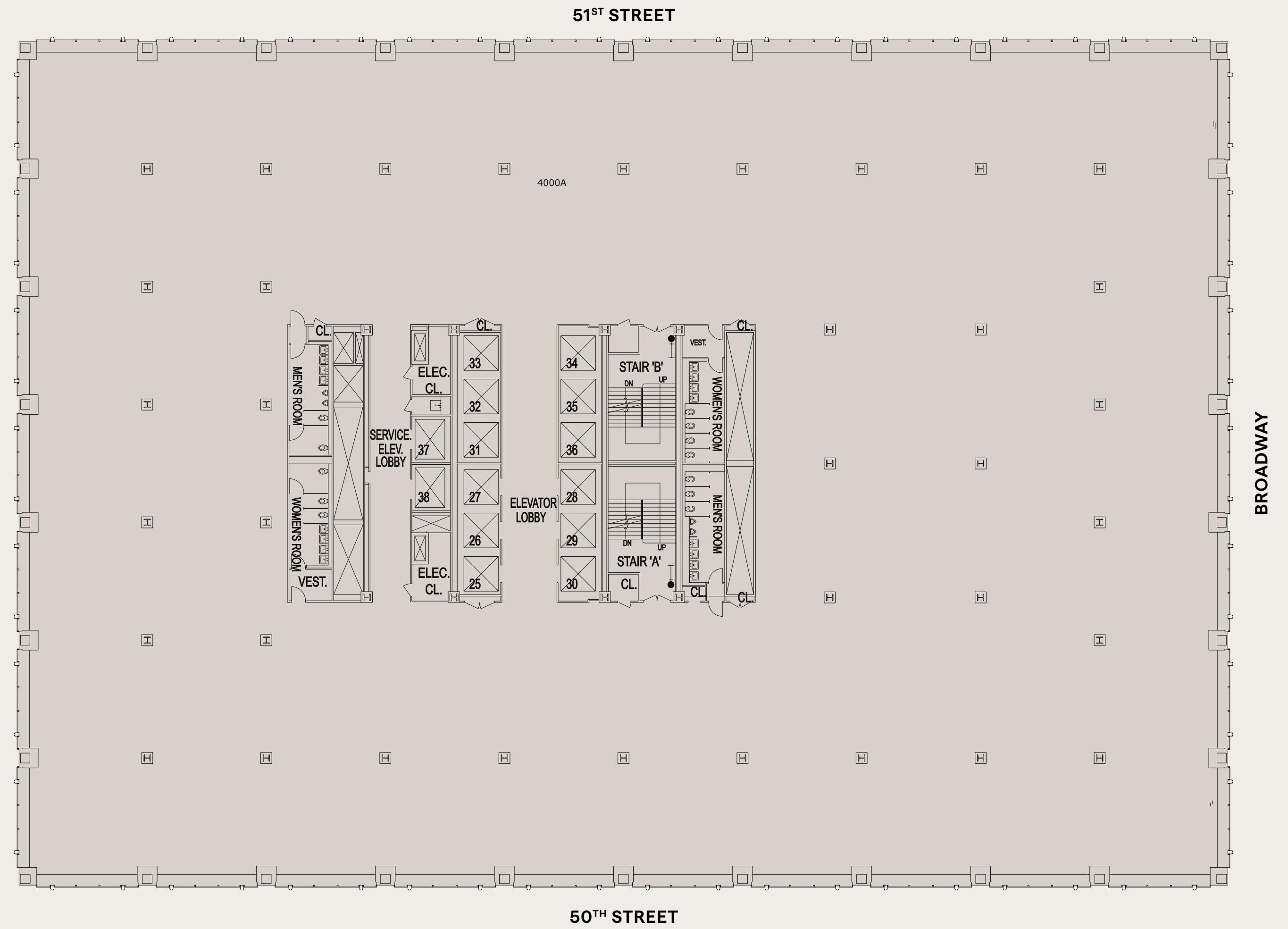
Explore current availabilities at **1633 BROADWAY**, with flexible workplace opportunities shaped by expansive floorplates, panoramic Midtown views, and direct access to subway, dining, wellness, and entertainment.



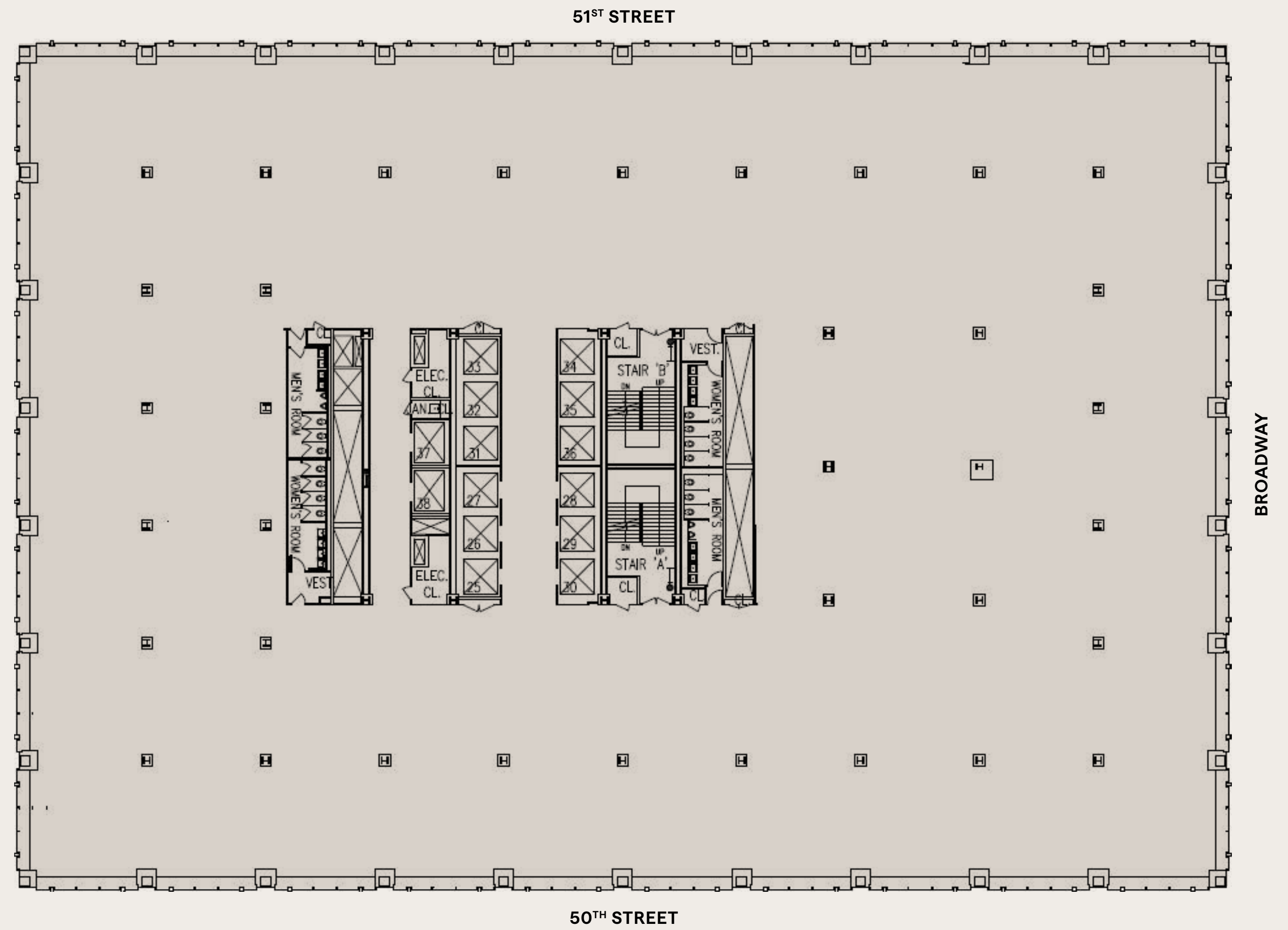
40

ENTIRE FLOOR / 53,126 RSF

CORE & SHELL



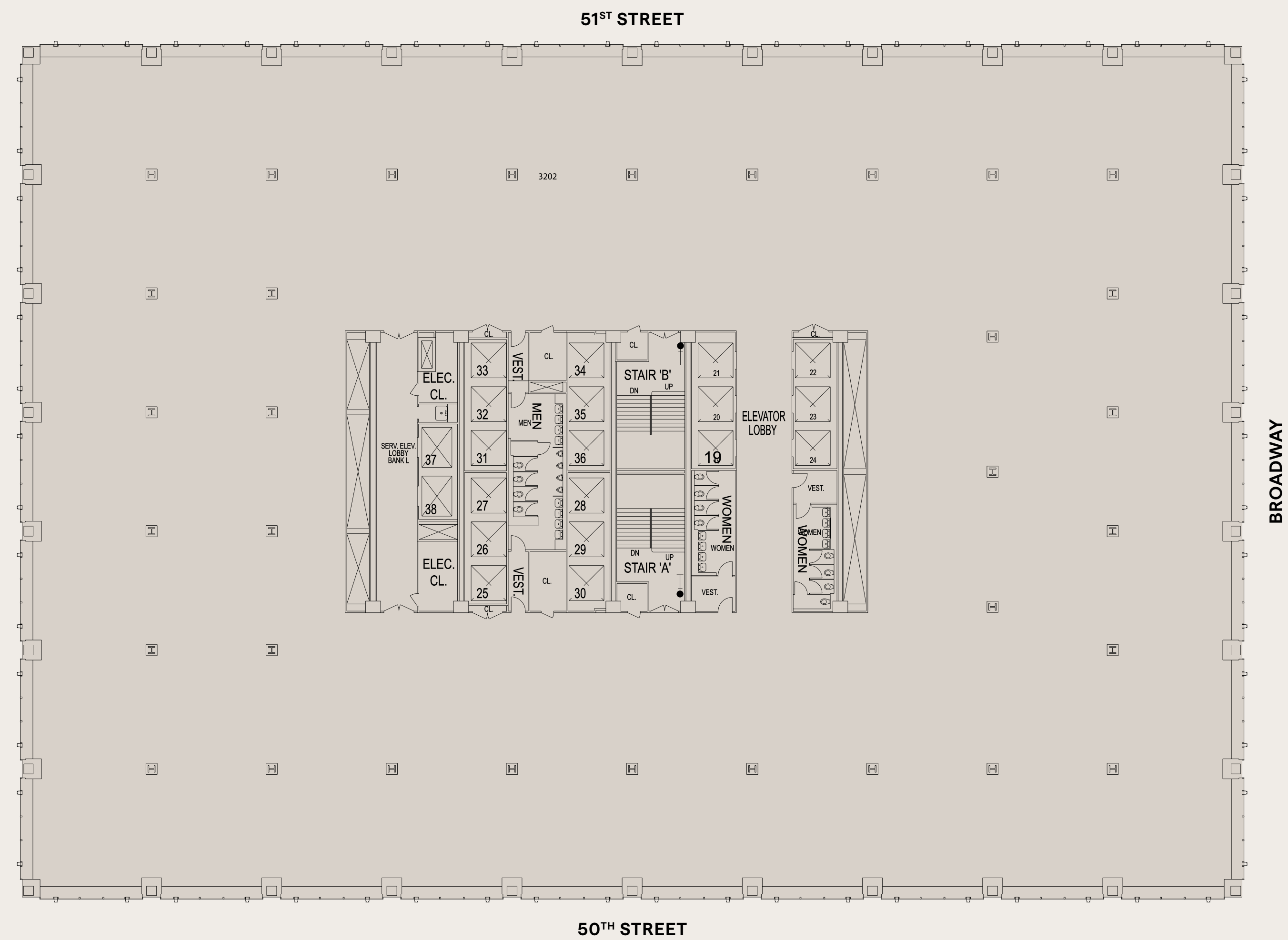
CORE & SHELL



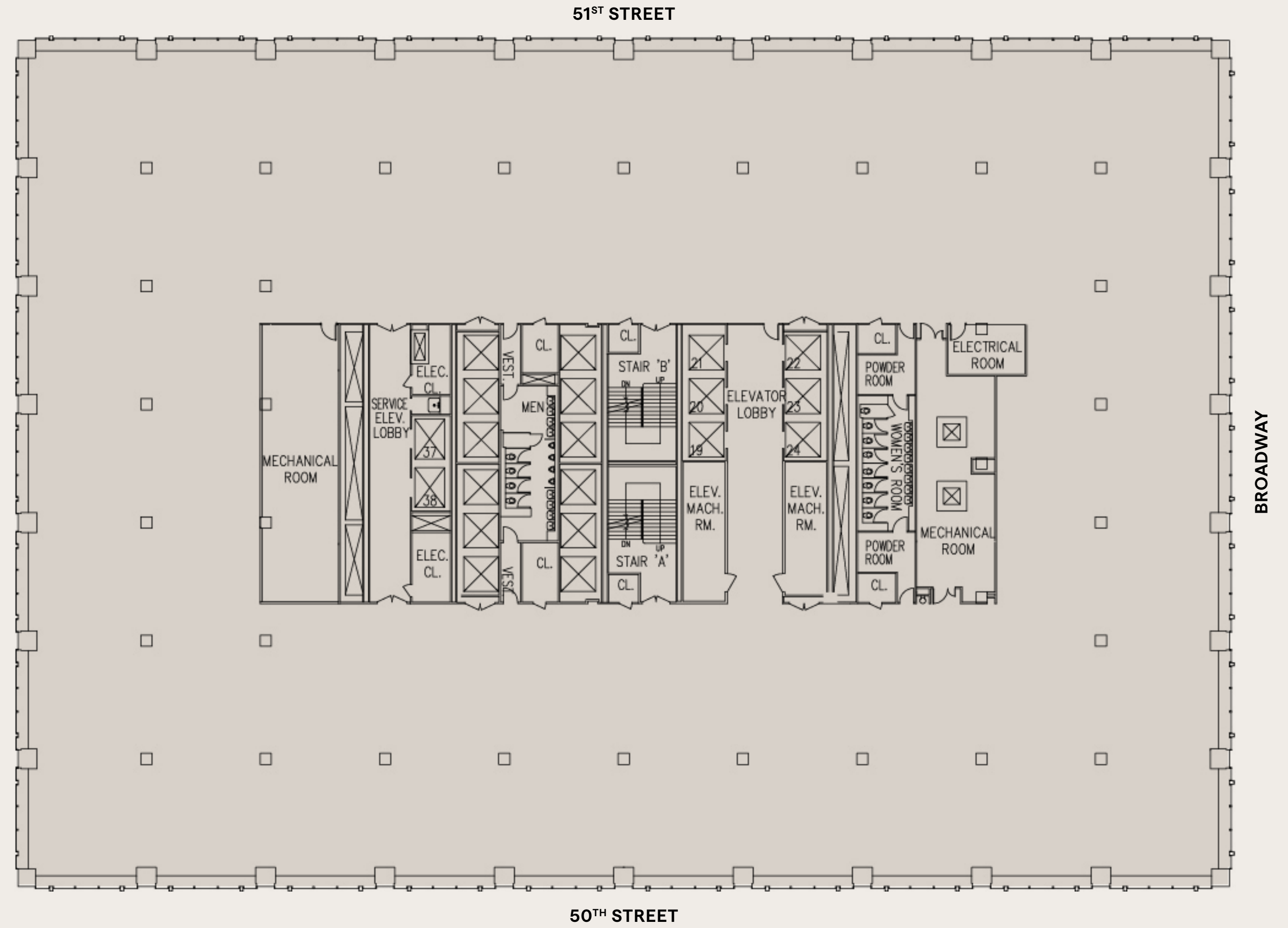
32

ENTIRE FLOOR / 52,555 RSF

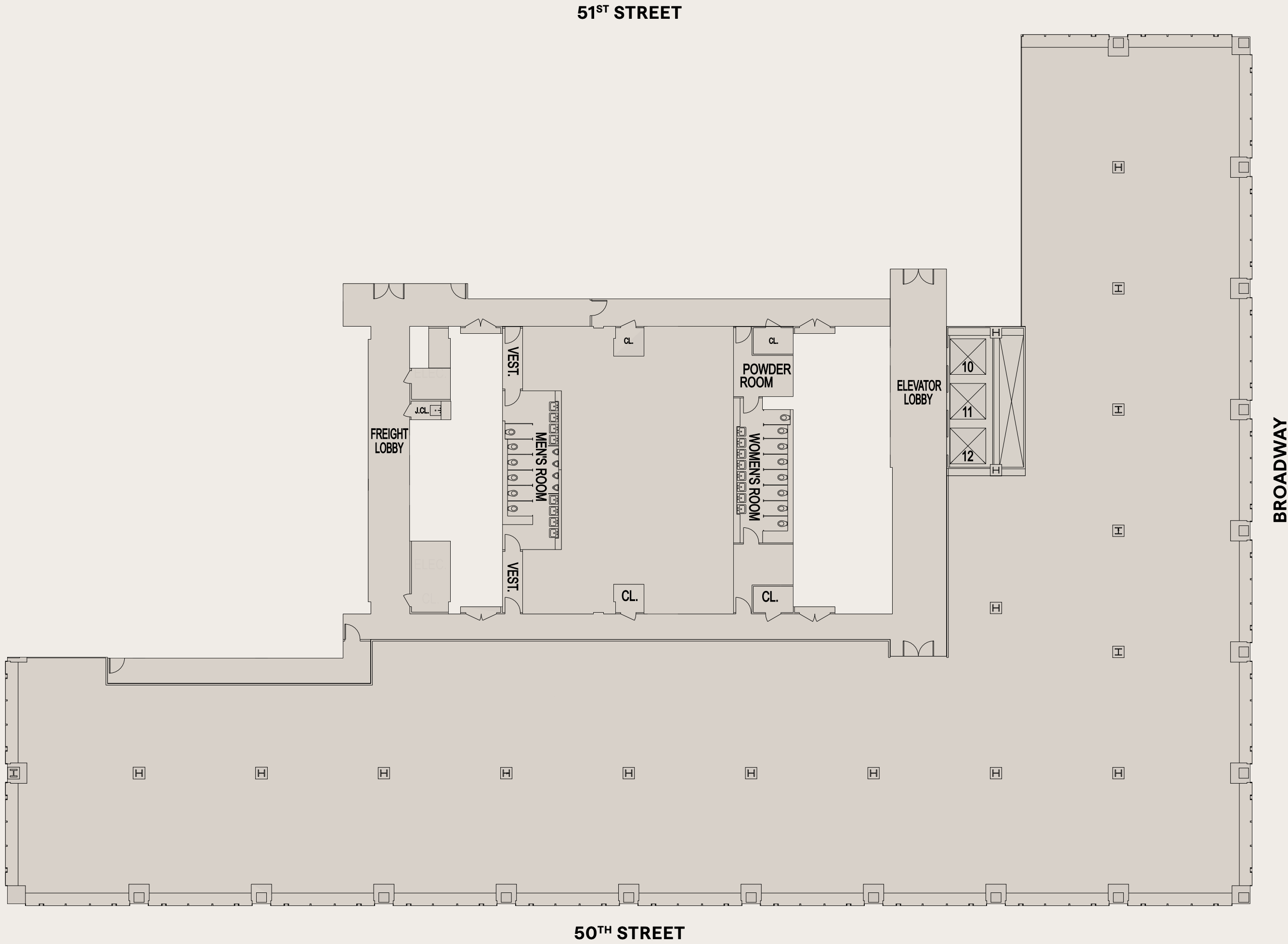
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CORE & SHELL



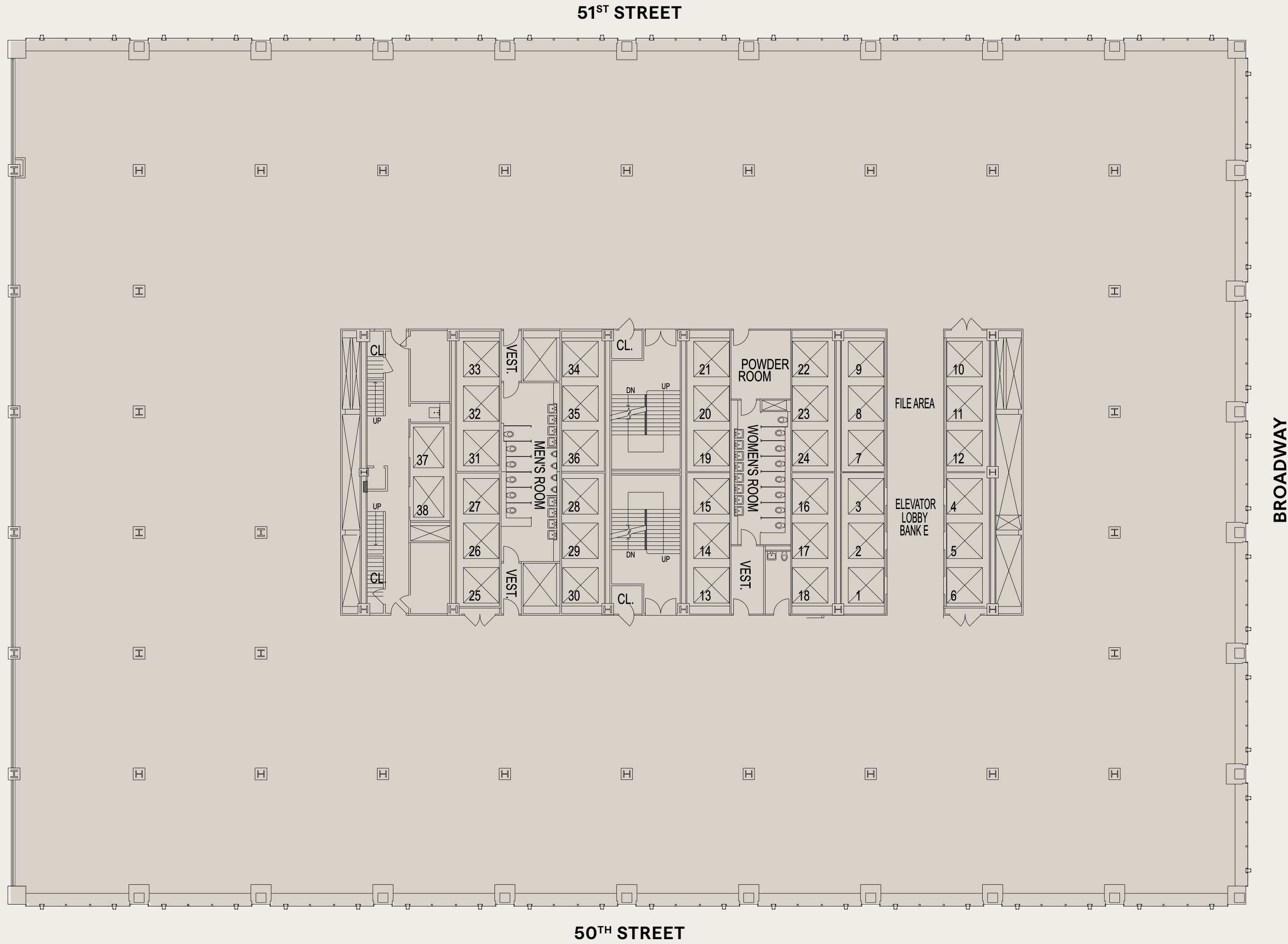
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06

ENTIRE FLOOR / 50,033 RSF

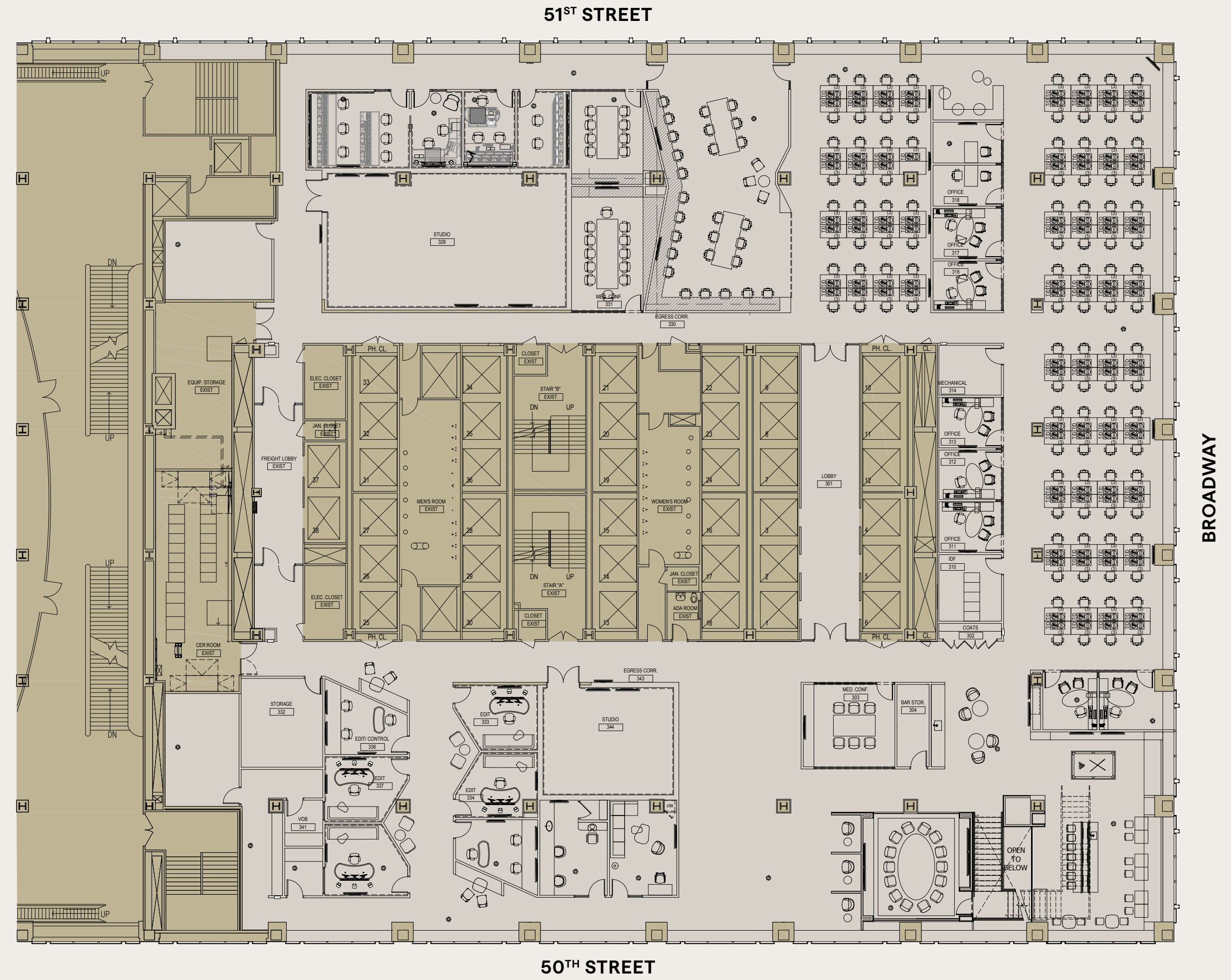
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03

ENTIRE FLOOR / 36,881 RSF

EXISTING INSTALLATION



Bespoke Buildouts

Tenants can create custom inset terraces on their own floors. These outdoor loggias provide space for open-air meetings, events, and everyday moments away from the desk.





Panoramic Perspectives

1633 BROADWAY offers views of Manhattan from every floor. From the skyline above to the energy of the streets below, the building offers tenants a broader perspective on the working day.





SAMPLE TENANT INSTALLATIONS







INTERIOR RENDERINGS





Transformative, multi-floor amenity in progress.

A new amenity experience is coming to **1633 BROADWAY**, created to support the full workday from arrival to after hours. With spaces for meetings, presentations, wellness, coffee, training, and gathering, tenants will have more ways to work, recharge, and entertain.



1633 AMENITIES COMING SOON



LA PECORA BIANCA

Signature Retail & Experiences

1633 BROADWAY brings dining, wellness, and everyday experiences directly into the workday. With notable on-site food & beverage and fitness options, tenants have more ways to use the building throughout the day.

FOOD & BEVERAGE

Notable dining directly in the building, with world renowned Taiwanese restaurant **Din Tai Fung**, ever popular Italian eatery **La Pecora Bianca**, and all-day café selections at **Rosetta Bakery**.

THEATER & ENTERTAINMENT

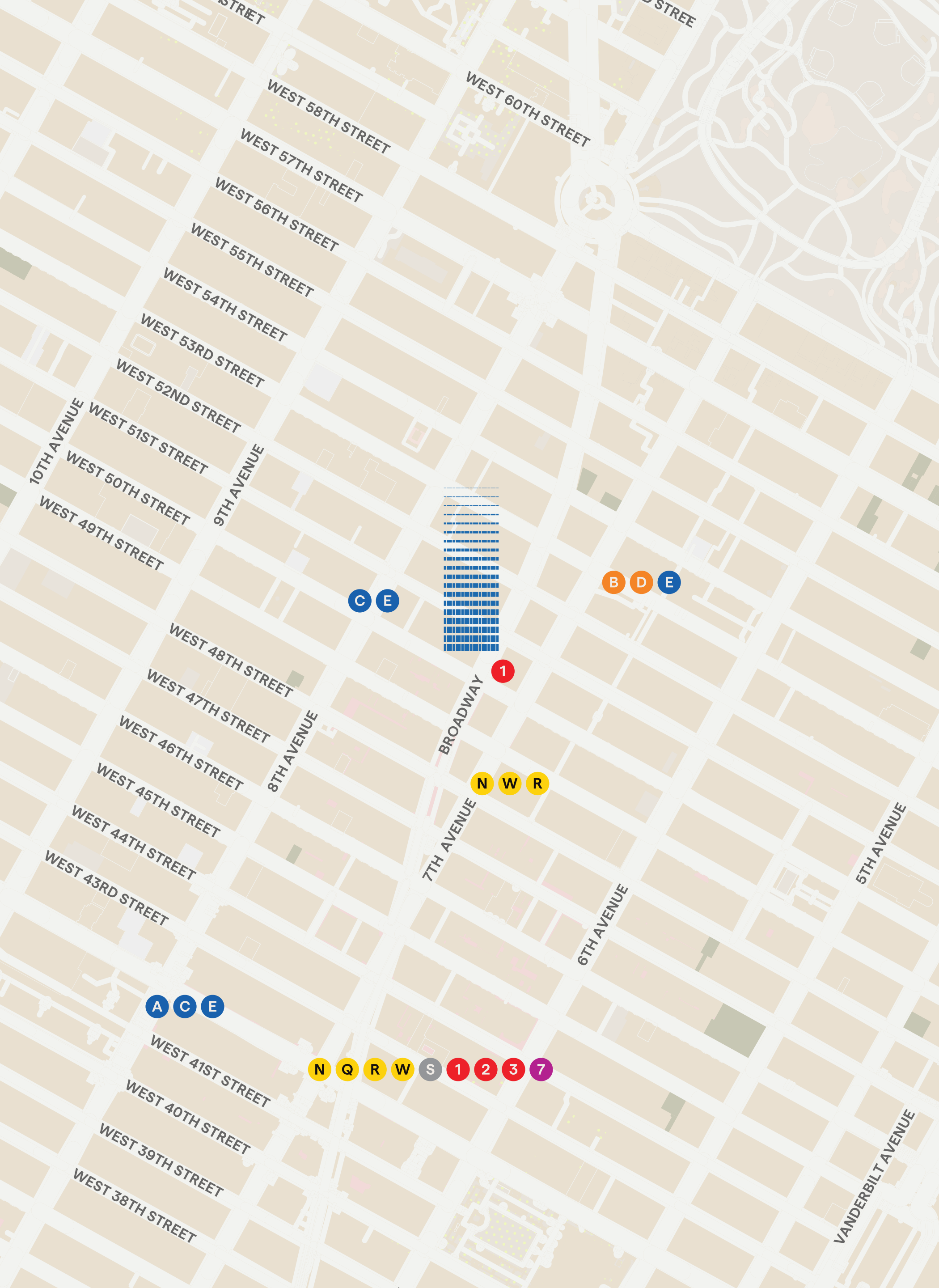
Home to the **Gershwin Theatre** and **Circle in the Square Theatre**, which brings the energy of Broadway directly to the property and makes entertainment part of the experience.

WELLNESS

Equinox gives members access to wellness without leaving the building. Weekly classes range from cycling and boxing to martial arts and Pilates.



DIN TAI FUNG



The **1** subway line is just outside the door, with more than **14** subway and bus lines within walking distance. That access makes **1633 BROADWAY** easier to reach from across the city, and easier to return to every day.

MEDIA:

- 1** 21st Century Fox (1221 AOFA)
- 2** Hearst Corporation (300 W 57)
- 3** NBC Universal (30 ROCK)
- 4** Warner Music Group (1633 BROADWAY)
- 5** Paramount Global (1515 BROADWAY)
- 6** IHeart Media (125 W 55)

TECH:

- 7** Datasite (3 COLUMBUS)
- 8** DxC Technology (152 W 57)
- 9** Samsung (152 W 57)
- 10** MongoDB (1633 BROADWAY)
- 11** TandemAI (1501 BROADWAY)

LEGAL & PROFESSIONAL

- 12** Dentons (1221 AOFA)
- 13** King & Spalding (1290 6TH AVE)
- 14** Latham & Watkins (1271 6TH AVE)
- 15** Paul, Weiss LLP (1285 6TH AVE)

FINANCIAL SERVICES:

- 16** AIG (1271 6TH AVE)
- 17** Bank of America (835 8TH AVE)
- 18** Morgan Stanley (1585 BROADWAY)
- 19** Neuberger Berman (1290 6TH AVE)
- 20** UBS (1285 6TH AVE)

ESG Initiatives

ENERGY

Electricity offset by renewable energy credits

Capital upgrades implemented to reduce energy consumption and operating expenses

Systems equipped with automated control systems

LED lighting systems installed throughout building common areas to increase energy efficiency

Real-time energy management platform (iES Mach) used by Elecor’s Engineering Team to monitor energy use in 5-minute intervals and respond to building conditions promptly

Building systems commissioned to ensure performance is optimized

Ongoing staff training to ensure operations are efficient

AIR

ActivePure air scrubbers installed, which have proven to reduce 99.99% of airborne contaminants

Mechanical systems increase the supply of outdoor air and continuously cycle fresh, filtered air throughout the building

Base building air quality is assured by WellStat, a monitoring system that provides real-time air quality levels that measure indicators including carbon dioxide, particulate matter, VOCs, temperature, humidity, and more

Building staff and contractors are required to use low VOC emitting products including solvents, carpets, adhesives, paints, and coatings to maintain optimal indoor air quality

HEALTH & SAFETY

Janitorial staff conduct high frequency cleaning and sanitization using green cleaning products

Construction materials used are LEED-compliant, recycled, responsibly sourced, and non-toxic

Training on emergency preparedness, workplace safety, and response drills coordinated periodically

WATER

Existing toilets, urinals, faucets, and showers upgraded with low-flow fixtures, performing above code requirements for water conservation

Water logs reviewed by Engineering Team to compare trends and identify potential water loss

Cooling towers disinfected twice a year and testing for legionella bacteria conducted every 90 days

SUSTAINABLE TRANSPORTATION

Complimentary bike parking

15+ subway and bus lines within walking distance (0.1-0.2 miles) of the property

Subway: 1 A C E B D F M N Q R

Bus: M7 M14A M20 M50 etc.

AMENITIES

Daily conveniences for tenants enhanced through a mobile application that facilitates:

Access control

Visitor management

Event management

Booking reservations

Service requests

Building communications

RECYCLING

Single-stream recycling implemented where metal, glass, plastic, and paper are collected as a separate recycling stream to minimize waste sent to landfills

Color-coordinated recycling procedure enforced to avoid contamination

Periodic waste audits conducted to identify areas for waste diversion improvement and develop corrective action plans

Double-barrel waste bins used by janitorial staff to ensure waste streams remain separated

Janitorial staff trained annually to maintain recycling best practices

Complimentary e-waste pick-up offered to tenants to ensure materials are properly recycled

TENANT COLLABORATION

Best practices shared with tenants to optimize sustainability through meetings, webinars, and information exchange

Tenants engaged on energy efficiency opportunities to reduce consumption

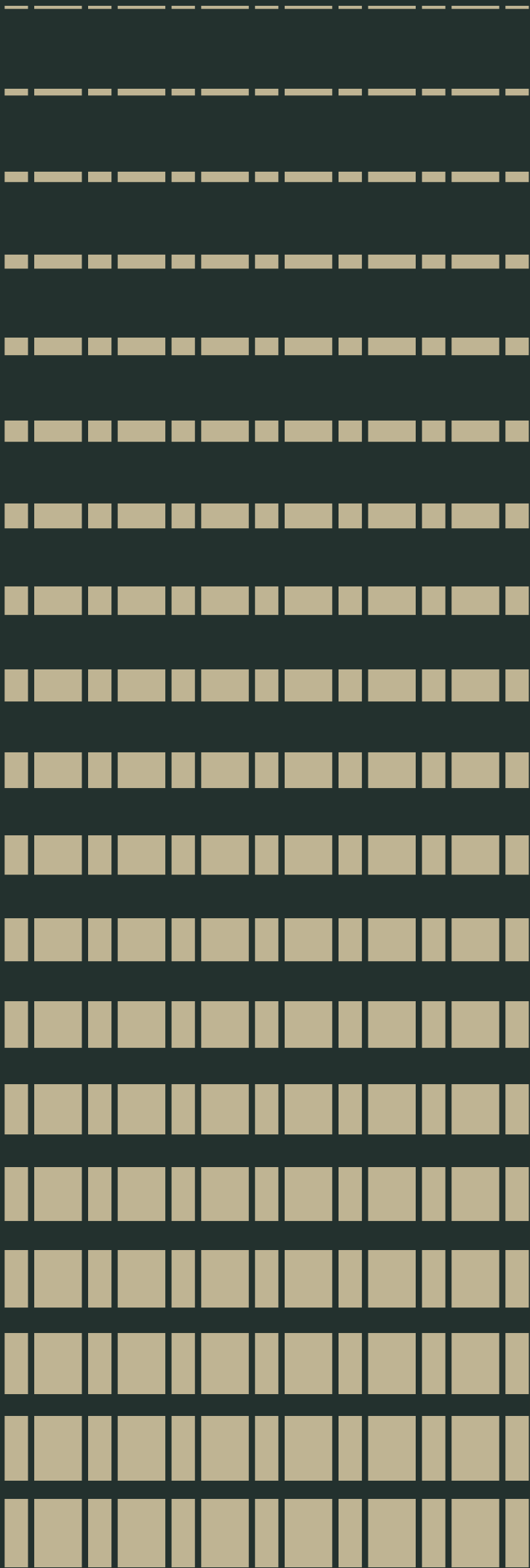
Pursuit of third-party designations, including LEED Commercial Interiors and ENERGY STAR Tenant Space, encouraged within tenant spaces

Sustainability reporting of emissions, energy, water, and waste shared to support the independent targets tenants set corporately

Energy savings opportunities within tenant spaces identified through incentive programs and engineering studies

Recycling improvements identified and communicated to tenants through office walk throughs and waste audits





FOR MORE INFORMATION, PLEASE CONTACT:

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