

1411

BROADWAY



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A FULL-BLOCK BUILDING

1411 Broadway is a full-block building on Broadway between West 39th and West 40th Streets. The only building in the area with a plaza, it has recently undergone significant capital improvements. An updated lobby features a striking monumental artwork, and new elevators have been installed. An extraordinary roof deck is also planned (delivery 1H 2027) with amenity programming and never-before-seen views of the city.



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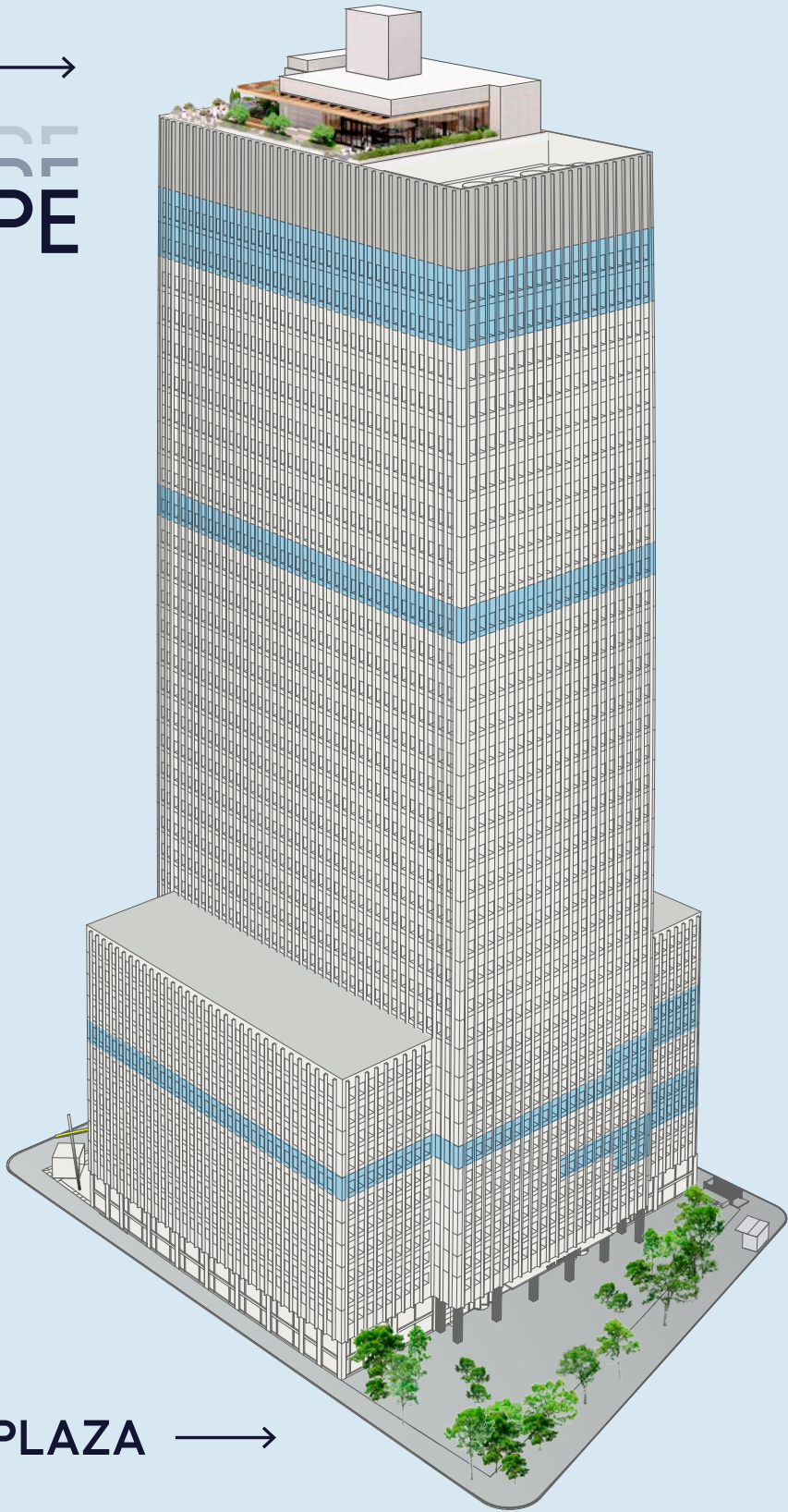
BUILDING AVAILABILITIES

For floor-plans please download
our availability:

DOWNLOAD AVAILABILITY

ROOF TERRACE →

SKYSCAPE
SKYSCAPE
SKYSCAPE



THE PLAZA →

Floor	RSF	Availability
40	Mechanical	
39	25,261 RSF	Immediate
38	25,261 RSF	Immediate
30	25,261 RSF	1/2026
10*	5,559 RSF	Immediate
	12,823 RSF	Immediate
9	25,207 RSF	Immediate
7	21,202 RSF	Immediate
6	11,568 RSF	Immediate

*Both 10TH Floor listings can be combined together.

INVITING, ACTIVATED NEW LOBBY EXPERIENCE

Designed by KPF, the scope included the installation of a monumental 8' x 63' Yaacov Agam artwork, a continuous counter stretching the length of the artwork that provides various levels of standing and seating options, private seating banquettes, task lighting, and seasonal landscaping.

The elevators have been modernized and cabs renovated as part of the lobby redevelopment program.





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BUILDING SAMPLE FINISHES

Modern building finishes that reflect a clean, sleek, and functional aesthetic and high-quality materials.





SKYSCAPE

AT 1411 BROADWAY

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SPECTACULAR 360 CITYWIDE VIEWS

Skyscape at 1411 Broadway is the building's brand new amenity deck for the exclusive use of 1411's tenants and their guests. The space features a bar and lounge, conferencing facilities for up to 80 people, and a phenomenal landscaped outdoor terrace area with seating and tables.

Skyscape is the perfect place to hold private events, meetings, after work drinks, or to simply enjoy a change of scenery and breathtaking views during the working day.

Delivery 1H 2027.



SKYSCAPE

AT 1411 BROADWAY

FOR COFFEE, LUNCH, OR DRINKS AFTER WORK

Tenants at 1411 Broadway can enjoy never-before-seen views of the city during the day and at night at Skyscape. With indoor and outdoor seating and a bar lounge area, the building's exclusive amenity deck can be enjoyed all year round.



SKYSCAPE

AT 1411 BROADWAY

INDOOR LOUNGE

The indoor lounge at Skyscape provides soft seating areas, a bar, meeting spaces, and work stations, creating an activated area suited to a multitude of different uses.





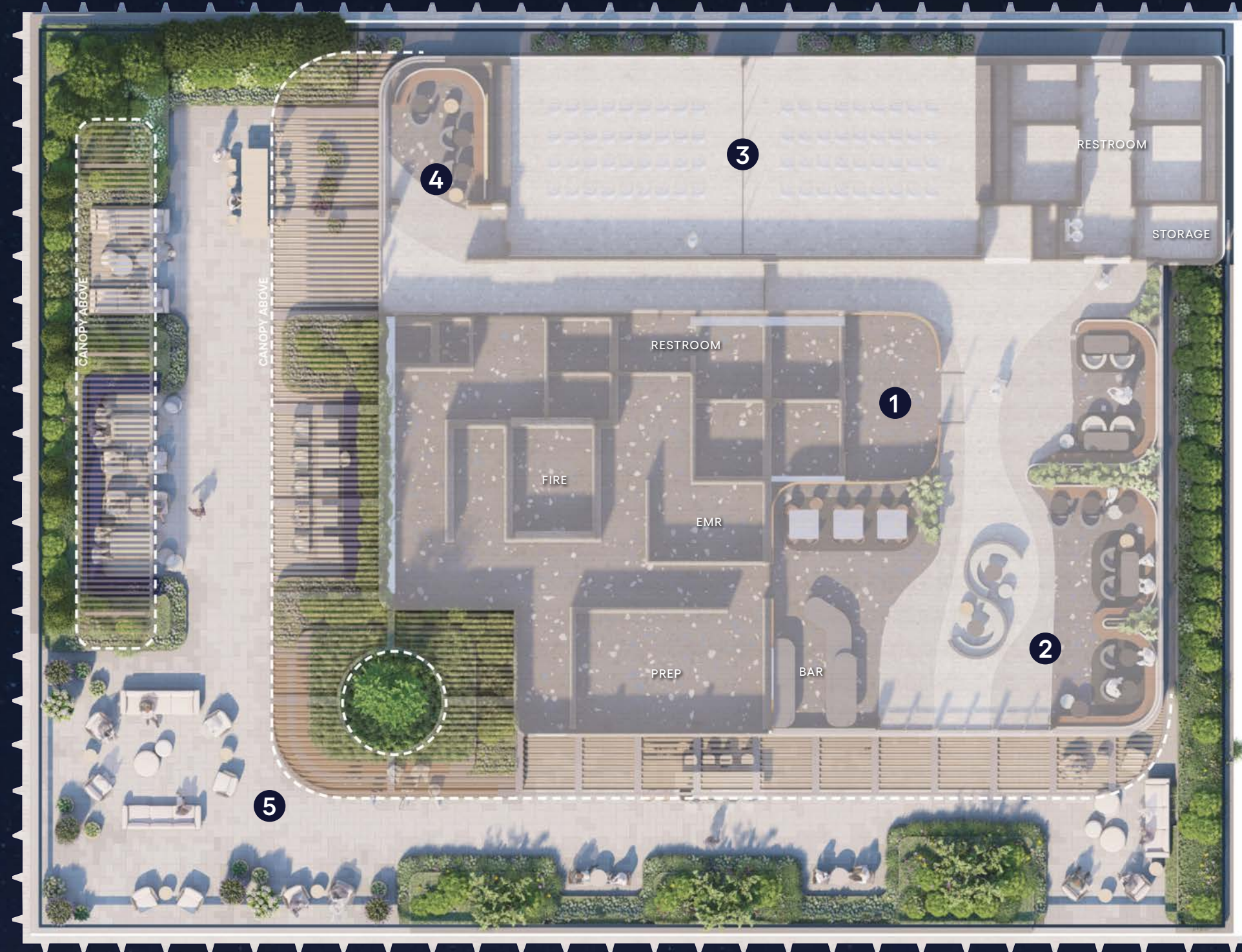
SKYSCAPE

AT 1411 BROADWAY

ROOF TERRACE

1. Arrival
2. Lounge
3. Conference
4. Pre-Function
5. Outside Terrace

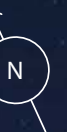
SEVENTH AVENUE



BROADWAY

WEST 40TH STREET

WEST 39TH STREET











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A PERFECT LOCATION

1411 Broadway is located in the heart of midtown Manhattan, close to Bryant Park, Grand Central Station, and Penn Station. It is incredibly well connected via numerous subway lines and easy to get to from out of town.



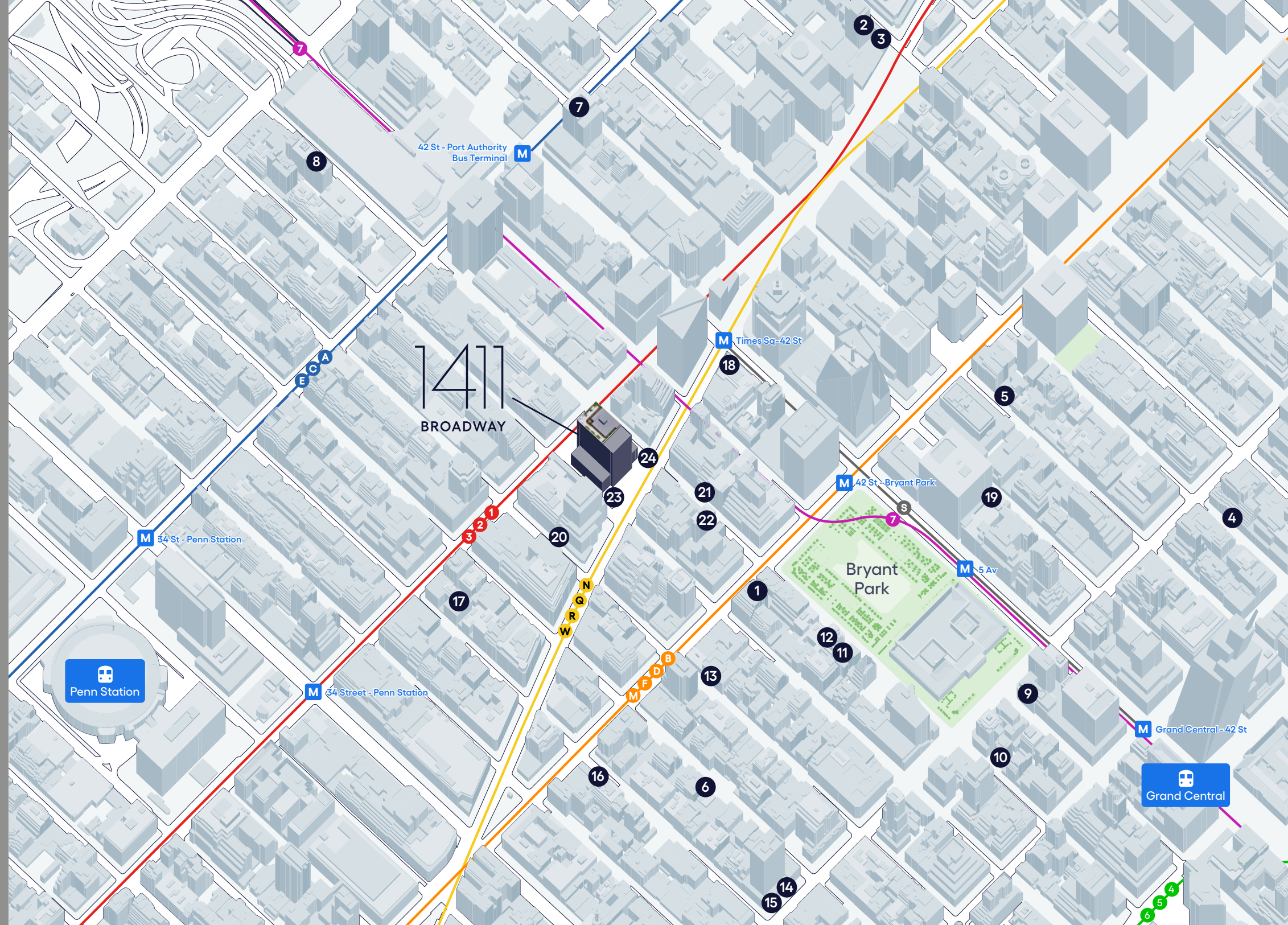


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A PERFECT LOCATION

1. Angelina Paris
2. W New York Times Square
3. Blue Fin
4. Morton's Steakhouse
5. The Algonquin Hotel
6. Frankie & Johnnie's Steakhouse
7. The Westin NY at Times Square
8. Four Points by Sheraton
9. Andaz 5th Avenue
10. Courtyard by Marriott
11. Bryant Park Hotel
12. Koi
13. The Refinery Hotel
14. The Langham
15. Al Fiori
16. Keen's Steakhouse
17. Moxy Hotel
18. Knickerbocker Hotel
19. Gabriel Kreuther
20. Arno
21. Mexicue
22. Croton Reservoir
23. Chase Bank
24. Starbucks



BUILDING SPECIFICATIONS

YEAR COMPLETED:

1970. With 40M of additional renovations underway with the lobby activation and roof deck amenity.

BUILDING AREA:

1,200,000 RSF

BUILDING HEIGHT:

40 floors above grade,
2 floors below grade.

FLOOR LAYOUT:

Center core with windows on all four exposures.

FLOOR SIZES:

Mezzanine: 19,231+/- RSF
Floors 2–12: 44,181+/- RSF
Floors 13–14: N/A Mechanical
Floors 15–24: 24,845+/- RSF
Floors 25–26: 24,339+/- RSF
Floors 27–39: 25,261+/- RSF

LOCATION:

Situated on Broadway and 40th Street, Seventh Avenue and 39th Street.

DESIGN AND CONSTRUCTION:

Architect: Irwin S. Chanin

CONSTRUCTION:

Steel frame construction, fireproofed columns and poured concrete slabs.

SLAB-TO-SLAB HEIGHT:

Floors 2–37: 11'6"+/- slab-to-slab
Floor 38: 12'1"+/- slab-to-slab
Floor 39: 15'5"+/- slab-to-slab

FLOOR LOAD:

Below grade: 100psf
Ground: 100psf
Floors 2–12: 75psf
Floors 13–14: 150psf
Floors 15–39: 75psf

PASSENGER ELEVATORS:

Base (L–9): 6 cabs
Low rise (9–12): 4 cabs
Mid rise (15–22): 4 cabs
High rise (23–29): 8 cabs

FREIGHT ELEVATORS:

Sub-basement to 40: 2 cabs
Sub-basement to 12: 1 cab

LOADING DOCK:

Enclosed, 4-bay loading dock off 40th Street.

GENERATOR:

1-225 KW natural gas generator on the 40th floor for life safety use only.

HVAC:

2-pipe perimeter induction and central air handler units, with chilled water and hot water heating coils, provide heating and cooling.

The system includes two 1,500 ton, R11 centrifugal compressors with Murray steam turbines located on the 40th floor. Four cell Marley cooling tower on roof.

Auxiliary condenser water is provided by a 500 ton Evapco and a 500-ton Marley cooling tower on the roof. The office portion of the building is divided into three zones (Low zone 2–12, Mid zone 15–26 and High floors 27–39). Steam provided by ConEdison.

TELECOM/CATV:

Current providers are AT&T, Cablevision Lightpath, Cogent, Pilot Fiber, Spectrum (formerly TWC), Verizon, Wave2Wave (wireless broadband).

OTHER SYSTEMS AND FACILITIES:

Security desk attended 24/7.
Lobby monitored by CCTV.

LIFE/SAFETY:

Honeywell GameWell FCI Fire Alarm Control System

LOBBY:

Entrances on Broadway and Seventh Avenue. 24/7 tenant access.

STORAGE:

Below grade storage available.

PARKING:

150-car garage on-site with entrance on 40th Street.

TRANSPORTATION:

Grand Central Terminal, Penn Station, Port Authority Bus Terminal and thirteen subway lines.

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SKYSCAPE

AT 1411 BROADWAY

A TRUSTED AND EXPERIENCED TEAM



Ivanhoe Cambridge, the real estate portfolio of CDPQ, develops and invests in high-quality real estate properties, projects and companies that are shaping the urban fabric in dynamic cities around the world.



The Swig Company invest in office and residential properties in core urban markets, with surrounding capabilities in repositioning and management.

Hines

Hines is a leading global real estate investment manager who own and operate \$93.2 billion of assets across property types and on behalf of a diverse group of institutional and private wealth clients.

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