

61 BROADWAY

DOWNTOWN MANHATTAN

NEW YORK CITY

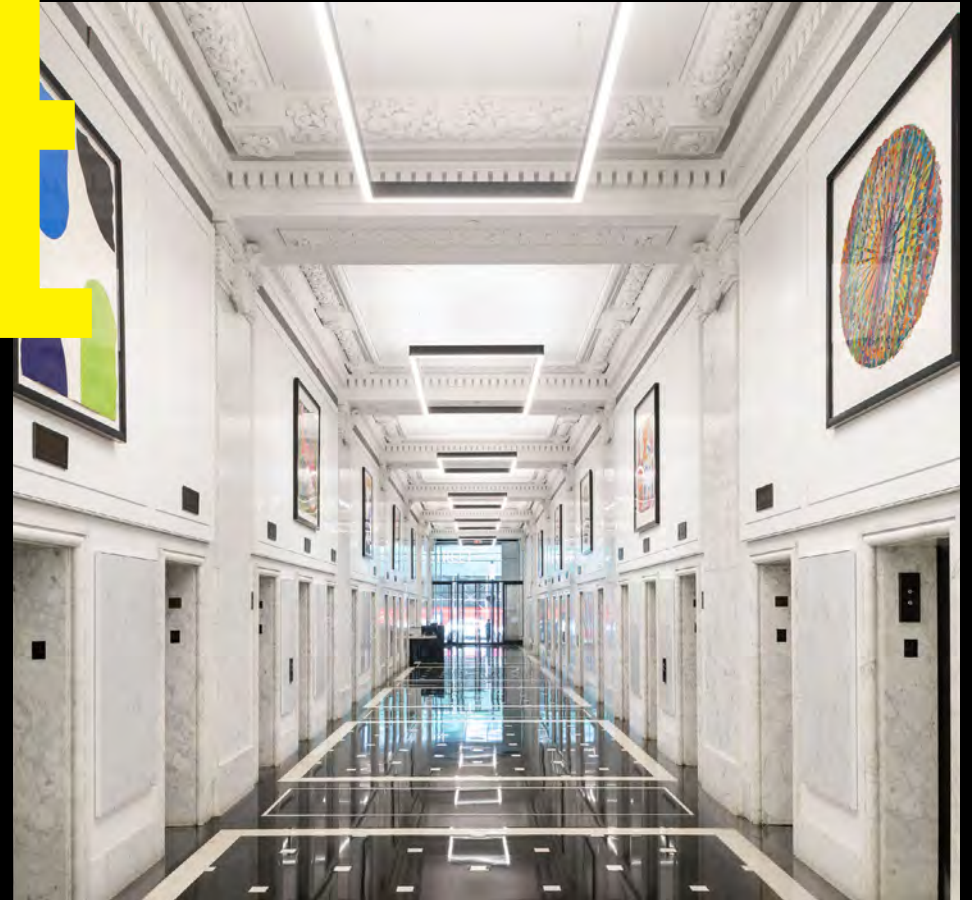
RXR

SOMETHING FOR EVERYONE

61 Broadway offers enviable luxuries including soaring ceiling heights, exposed brick walls, steel columns, and location, location, location.

Boasting flexible floorplates with sweeping views of the Hudson River, sleek interiors and modern upgrades, the building offers unique details that bring your workplace to life.

Situated in the heart of downtown Manhattan, south of Tribeca and one block west of the New York Stock Exchange, the proximity to transportation is desirable. **61 Broadway is your opportunity to impress.**



BLANK CANVASES
FURNISHED SPACES
PRE-BUILTS
AMENITIES
VIEWS
LOCATION





CONDUCTIVE TO A VARIETY OF DESIGNS
TO SUIT YOUR NEEDS

Anything you want is on the agenda. 61 Broadway is your opportunity to impress with 25,000 RSF full floors.



MODERN FURNISHED SPACES

PLUG & PLAY

Efficient floorplates conducive to multiple tenants ranging from 3k - 24k RSF.

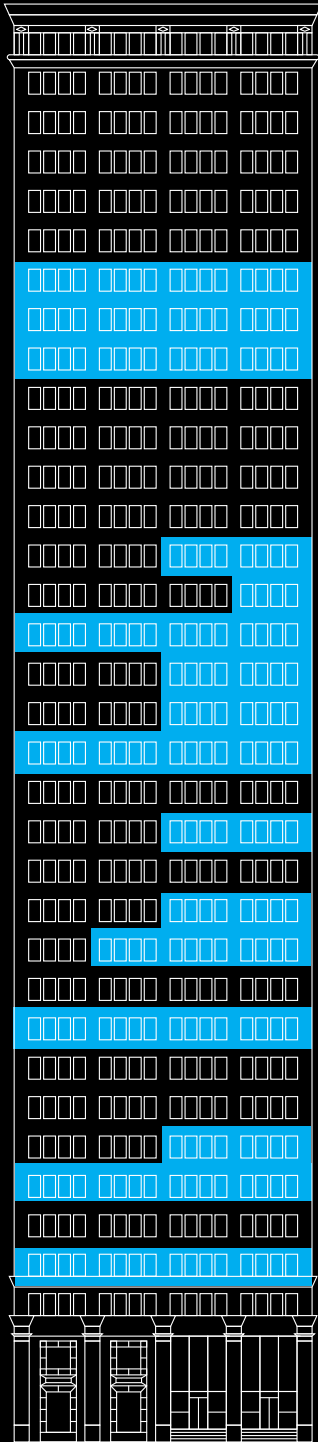


SLEEK, URBAN & MODERN
PRE-BUILTS

Layouts effective for multiple user groups. Spaces and terms flexible enough to grow with you.

AVAILABILITIES

CURRENT



FLOOR 27 24,479 RSF
 FLOOR 26 24,479 RSF
 FLOOR 25 24,479 RSF

FLOOR 20 10,149 RSF
 FLOOR 19 3,918 RSF
 FLOOR 18 23,104 RSF
 FLOOR 17 5,424 RSF & 8,852 RSF
 FLOOR 16 10,757 RSF
 FLOOR 15 23,104 RSF

FLOOR 13 9,012 RSF

FLOOR 11 10,214 RSF
 FLOOR 10 3,781 RSF & 8,522 RSF

FLOOR 8 23,400 RSF

FLOOR 5 11,742 RSF
 FLOOR 4 23,104 RSF

FLOOR 2 22,488 RSF

BLOCKS OF SPACE AVAILABLE

FLOOR 25-27
73,437 TOTAL RSF

FLOOR 15-18
71,241 TOTAL RSF

MEET UP. COLLABORATE. CHILL OUT. ESCAPE & ACCOMPLISH IT ALL IN

THE
EXCHANGE

11,500 SF exclusive tenant amenity lounge featuring three conference spaces, flexible collaboration opportunities, areas to socialize and dedicated fitness/wellness rooms.





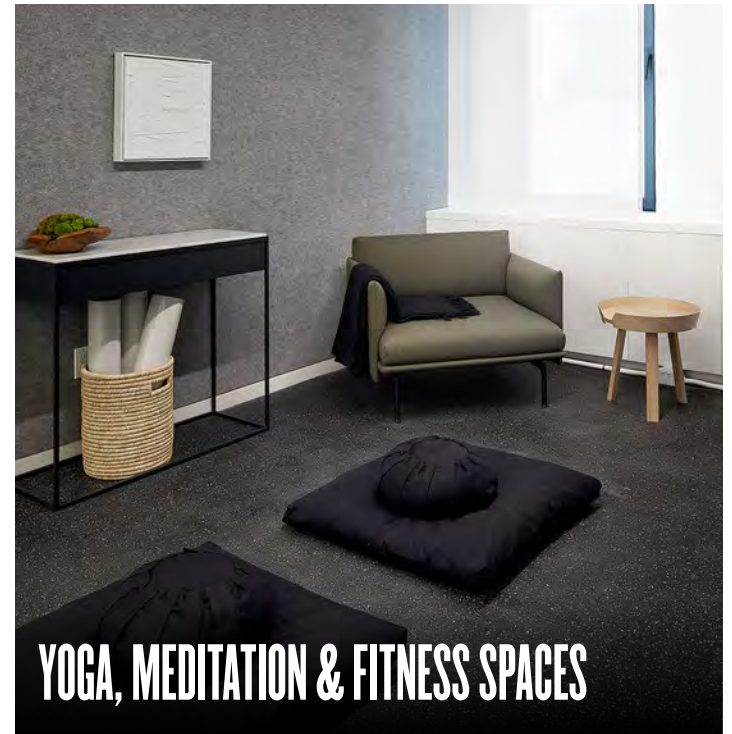
SOCIALIZE OR CHILL OUT



FLEXIBLE COLLABORATION

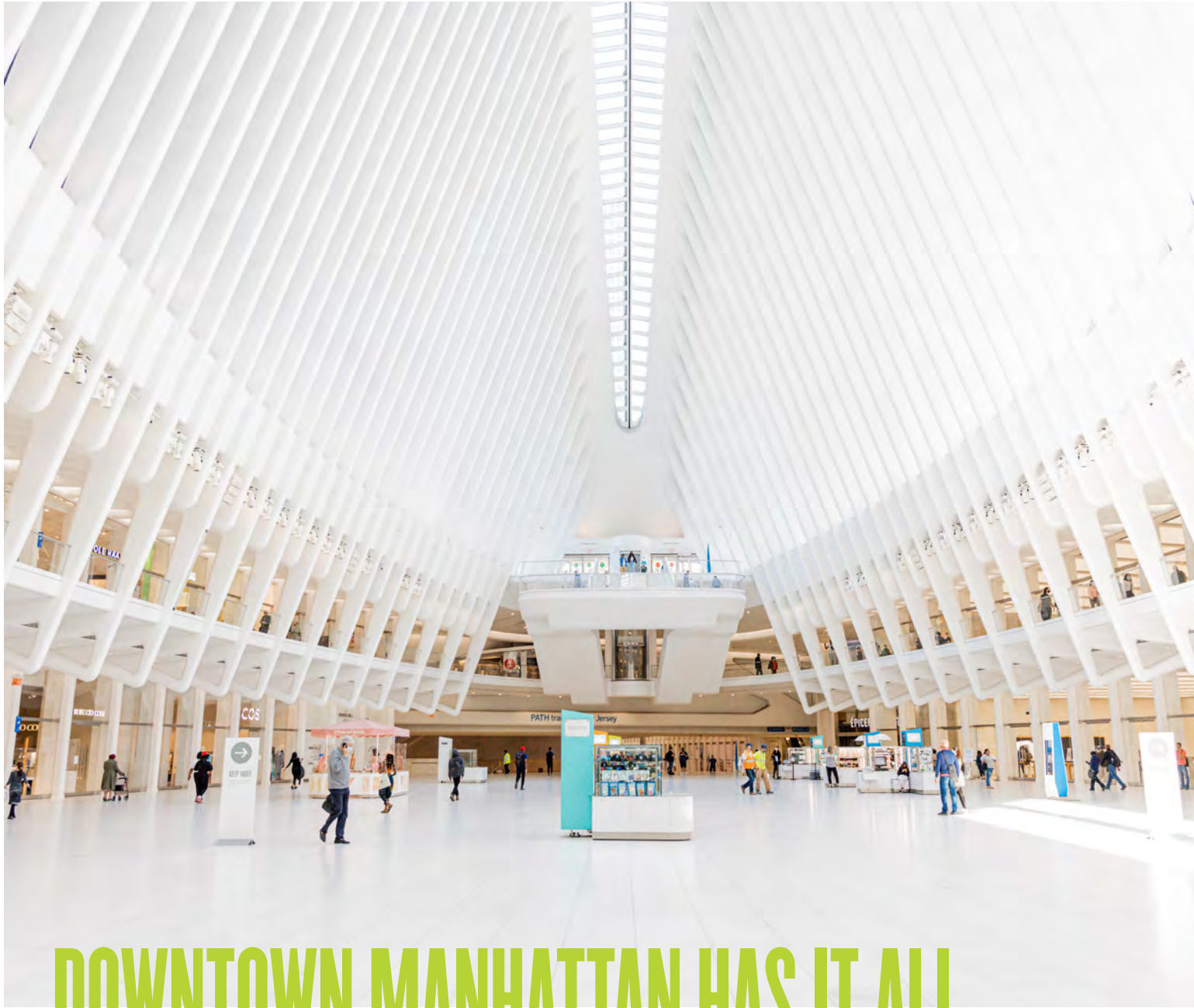


MEETING ROOMS



YOGA, MEDITATION & FITNESS SPACES





2.2 MILLION
MANHATTAN DAILY
RIDERSHIP

222,000
AVERAGE WEEKEND DAY
PEDESTRIAN COUNT

106,000
AVERAGE WEEKDAY
PEDESTRIAN COUNT

110 MILLION
ANNUAL SUBWAY
RIDERSHIP

**Ridership and Counts
reflect Lower Manhattan*

WALK SCORE



TRANSIT SCORE



BIKE SCORE



DOWNTOWN MANHATTAN HAS IT ALL.
WALK, BIKE OR TAKE THE MTA & GET WELL CONNECTED.

THE ULTIMATE ACCESSIBILITY & CONNECTIVITY

RESTAURANTS & BARS

- Saga + Overstory
- The Capital Grille
- Harry's Italian
- Gansevoort Liberty Market
- Casa Cipriani Club New York
- Bobby Van's
- Reserve Cut
- Joseph's Restaurant
- Delmonico's
- Luke's Lobster fidi
- Harry's
- Cava
- Ulysses
- The Malt House
- Trinity Place
- Ancora Ristorante
- The View @ The Battery
- Fraunces Tavern
- Dead Rabbit
- Sweetgreen
- Joe & the Juice
- La Colombe
- Crown Shy
- Mezcali
- Hole in the Wall
- Eataly
- Da Claudio
- Le Grath
- Temple Court
- Industry Kitchen
- Westville Wall Street
- Manhatta
- The Fulton
- Malibu Farm
- Luchadores
- Seaport Food Lab
- The Tin Building by Jean-Georges
- Whole Foods

RETAIL

- Loft
- Brookfield Place
- TJ Maxx
- Westfield World Trade Center
- Tiffany & Co.
- Hermès
- Le Labo
- The Seaport
- Zara

FITNESS

- Lifetime Fitness
- Crunch
- NYSC
- Retro Fitness
- Life Time Fitness
- Gloveworx
- Soul Cycle
- Equinox
- Tend Dental

HOTELS

- W Downtown
- Doubletree By Hilton
- Hampton Inn
- Andaz Wall Street
- Hyatt Centric
- New York Marriott Downtown
- The Beekman
- Millennium Downtown NYC
- Gild Hall
- Moxy Downtown
- Hotel Indigo - NYC Downtown
- Holiday Inn Express
- Club Quarters Hotel
- The Wall Street Hotel
- Four Seasons Downtown
- Mr. C Seaport

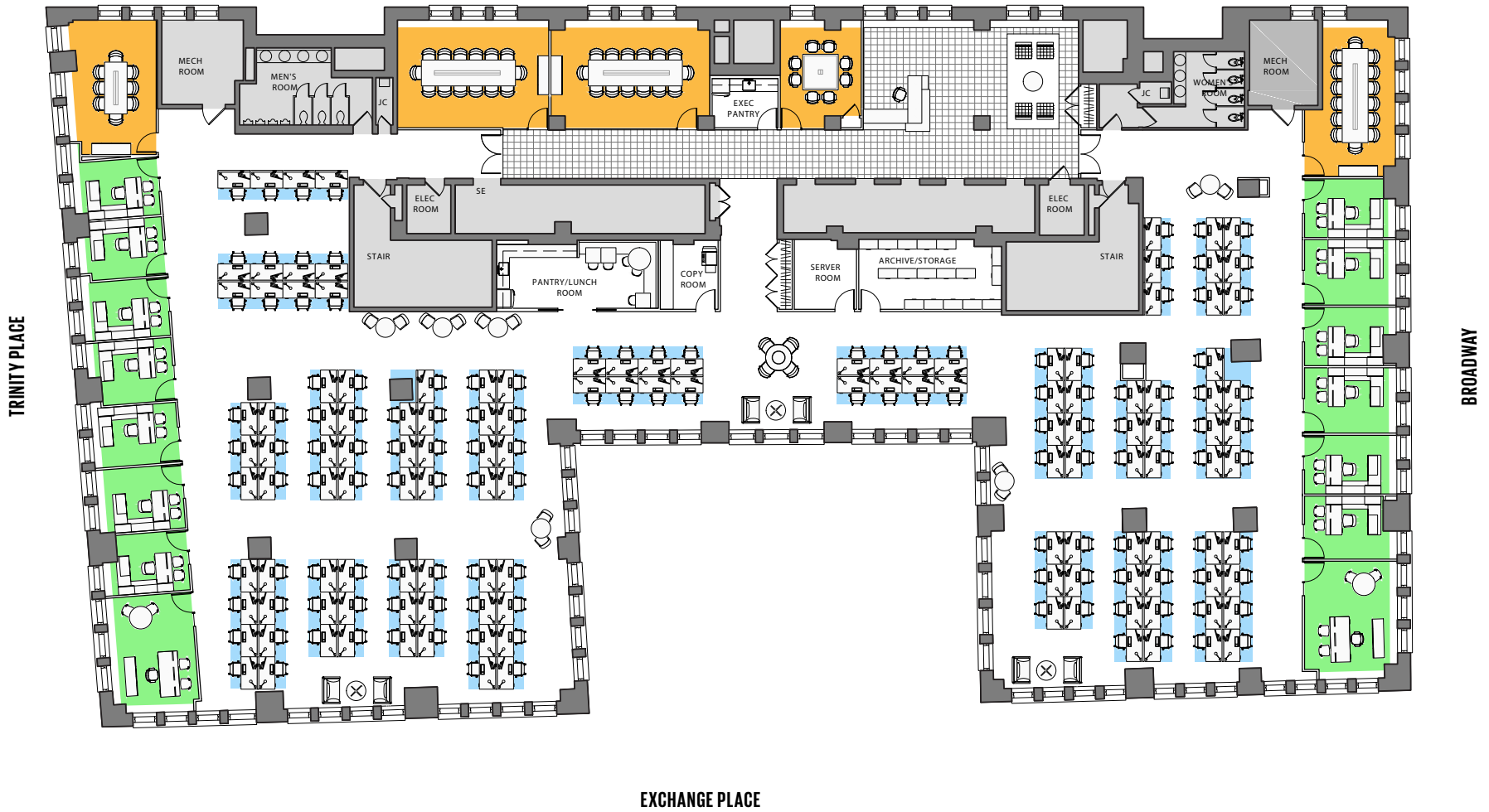
TRANSPORTATION

- 13 Subway Lines
- 6 Ferry Terminals & 13 Routes
- PATH train to New Jersey
- Fulton Center Transportation Hub
- World Trade Center Transportation Hub



- Parking
- 5 Minute Walk
- 5-10 Minute Walk
- 10-15 Minute Walk
- 15+ Minute Walk

CURRENT AVAILABILITIES



TYPICAL FULL FLOOR

TEST FIT

- Offices
- Conference & Meeting
- Workstations

Executive Office	2	Copy	2	Total Persons	152
Private Office	13	Pantry	2	TOTAL RSF	24,479
Workstations	137	Server Room	1		
Conference Room	5	Storage	1		

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