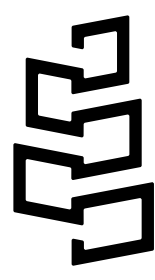
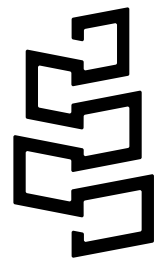


799 BROADWAY





The perfect
COMMUNITY FACILITY
location

- ➔ 10,348 RSF of available space on the 2nd floor
- ➔ Private entrance on 11th Street with private elevator and stairwell
- ➔ Medical, educational, museum or art gallery
- ➔ 15' ceilings, floor-to-ceiling glass
- ➔ 11th Street + Broadway



799
BROADWAY
@ 11th



Feel the
ENERGY
of Greenwich
Village

LOCATION

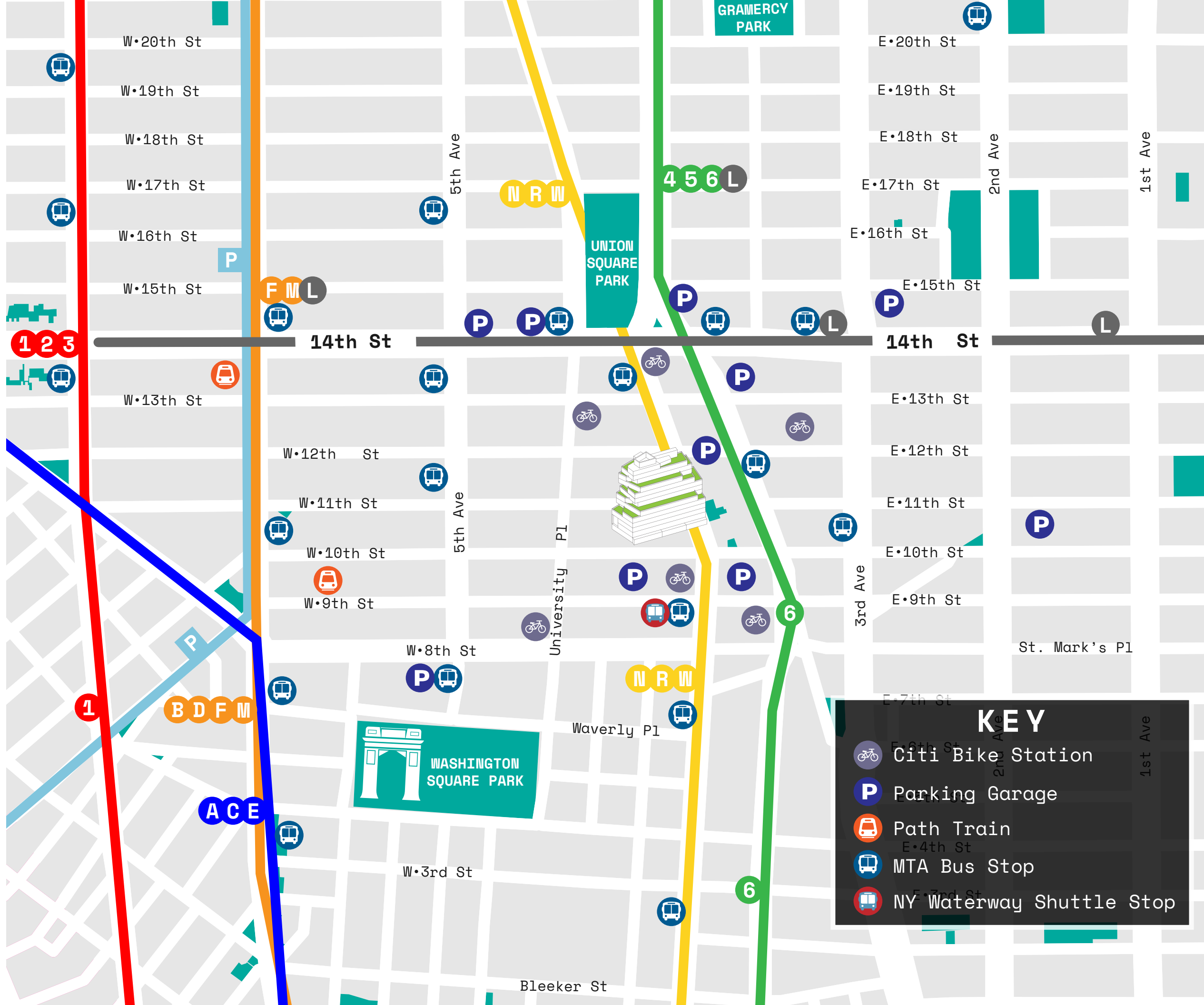
GREENWICH VILLAGE
UNION SQUARE PARK
MADISON SQUARE PARK

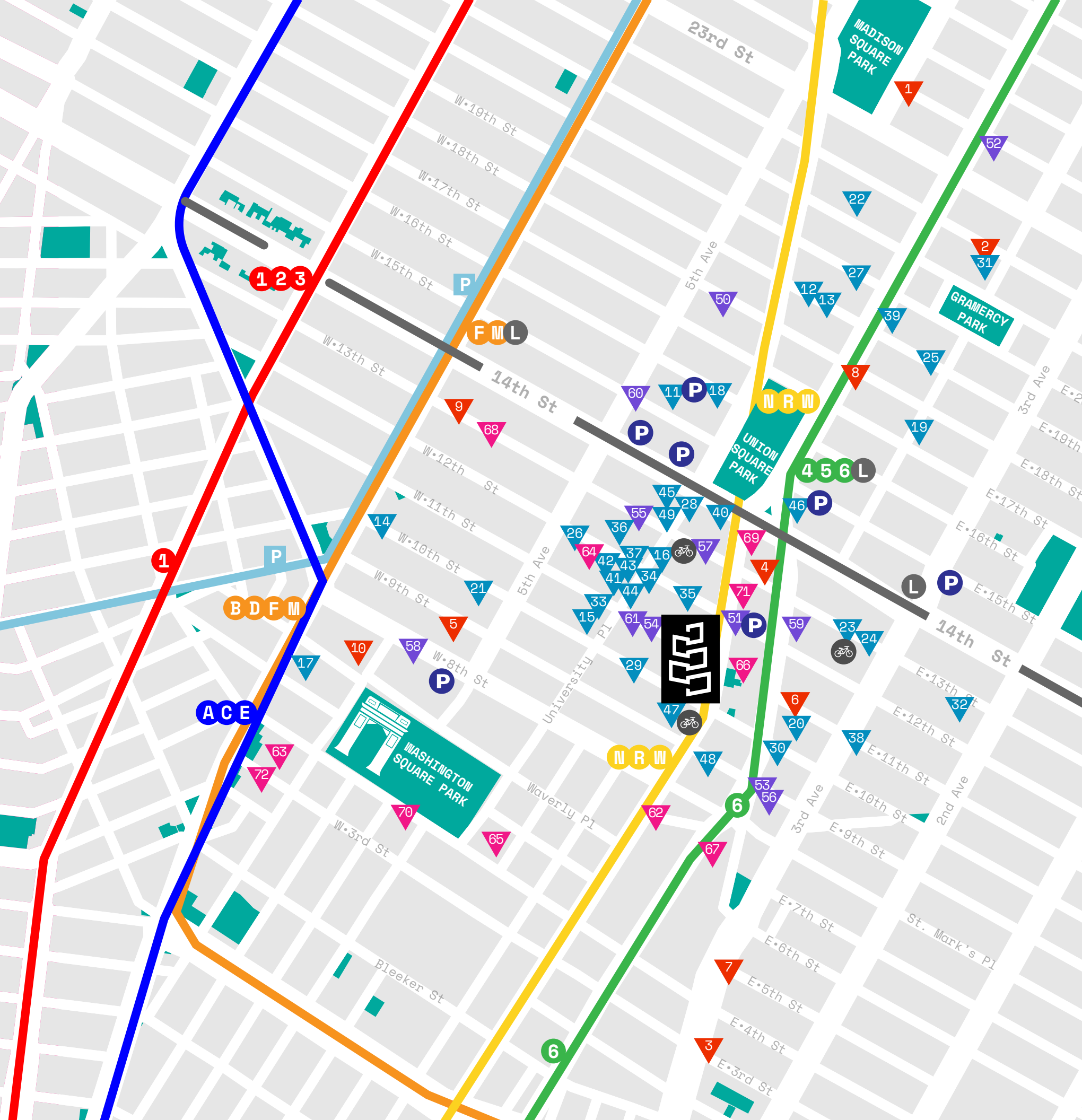
 799
BROADWAY
@ 11th



TRANSPORTATION

**799
BROADWAY**
@ 11th





NEIGHBORHOOD

hotels

- | | |
|-----------------------------|---------------------|
| 1. EDITION Hotel | 41. El Cantenaro |
| 2. Gramercy Park Hotel | 42. Japonica |
| 3. The Bowery Hotel | 43. Tortaria |
| 4. Hyatt Union Square | 44. Village Taverna |
| 5. The Marlton Hotel | 45. Lenwich |
| 6. Moxy NYC | 46. Panera Bread |
| 7. The Standard | 47. The Bean |
| 8. W New York | 48. Wegman's |
| 9. Walker Hotel | 49. P.F. Changs |
| 10. Washington Square Hotel | |

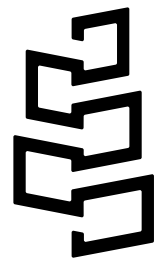
health and wellness

restaurants

- | | |
|------------------------------------|-------------------------------------|
| 11. 15 East | 50. 305 Fitness |
| 12. ABC Cocina | 51. Crunch |
| 13. ABC Kitchen | 52. Equinox Gramercy |
| 14. Alta | 53. Flywheel |
| 15. Amorino | 54. ISHTA Yoga |
| 16. Blue Bottle Coffee | 55. New York Health and Raquet Club |
| 17. Blue Hill | 56. Orange Theory |
| 18. Breads Bakery | 57. Revolve Fitness |
| 19. Casa Mono | 58. Soul Cycle |
| 20. City of Saints Coffee Roasters | 59. The Shala |
| 21. Claudette | 60. The Well |
| 22. Cosme | 61. Y7 Yoga |
| 23. Everyman Espresso | |
| 24. Feast | |
| 25. Friend of a Farmer | |
| 26. Gotham Bar and Grill | |
| 27. Gramercy Tavern | |
| 28. Ichiba | |
| 29. II Cantinori | |
| 30. Ippudo NY | |
| 31. Maialino | |
| 32. Momofuku Ssäm Bar | |
| 33. Nix | |
| 34. Peacefood | |
| 35. Ribalta | |
| 36. Striphouse | |
| 37. The Grey Dog | |
| 38. The Smith | |
| 39. Union Square Café | |
| 40. Whole Foods Market | |

cultural

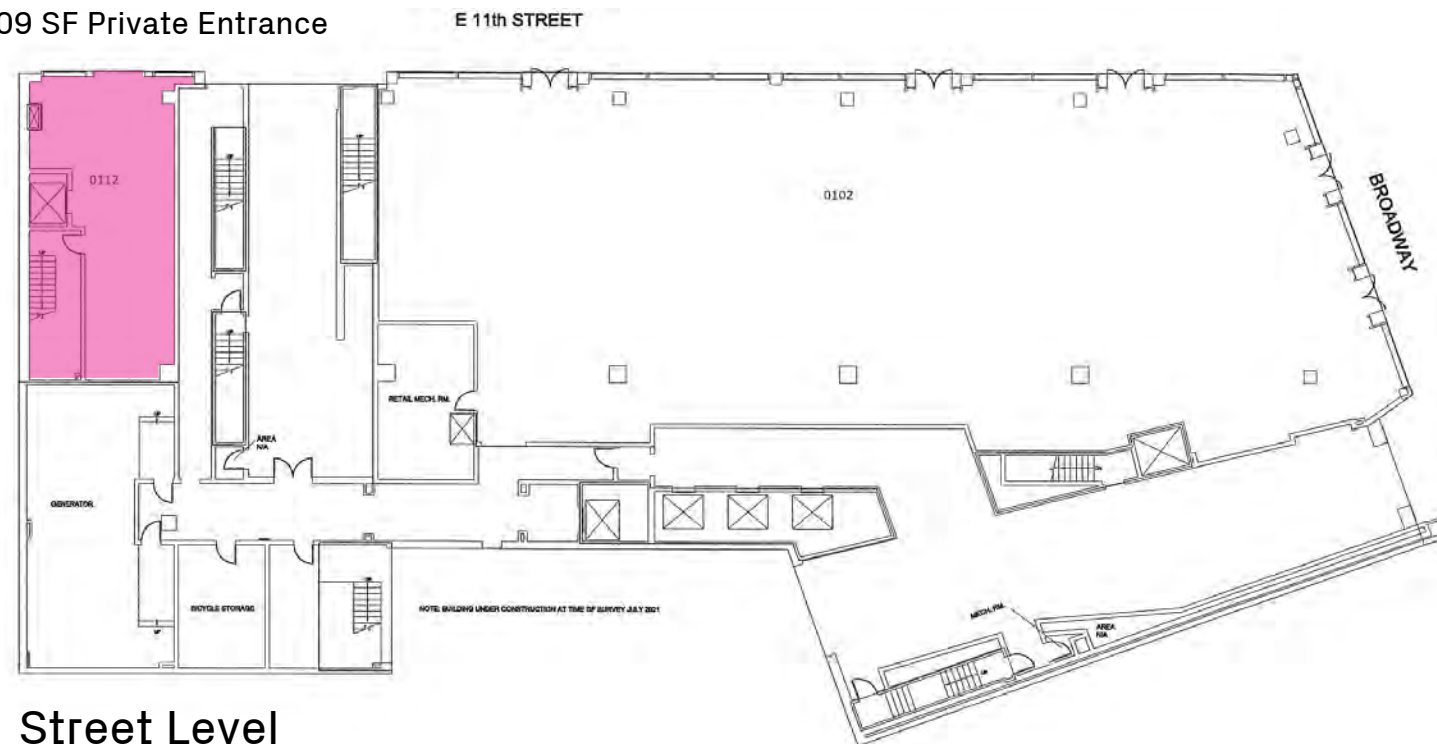
- | |
|---|
| 62. Astor Place |
| 63. Blue Note |
| 64. Cinema Village |
| 65. Frederick Loewe Theater |
| 66. Grace Church |
| 67. Public Theater |
| 68. Quad Theater |
| 69. Regal Theaters |
| 70. Skirball Center for Performing Arts |
| 71. Strand Bookstore |
| 72. The Village Underground |



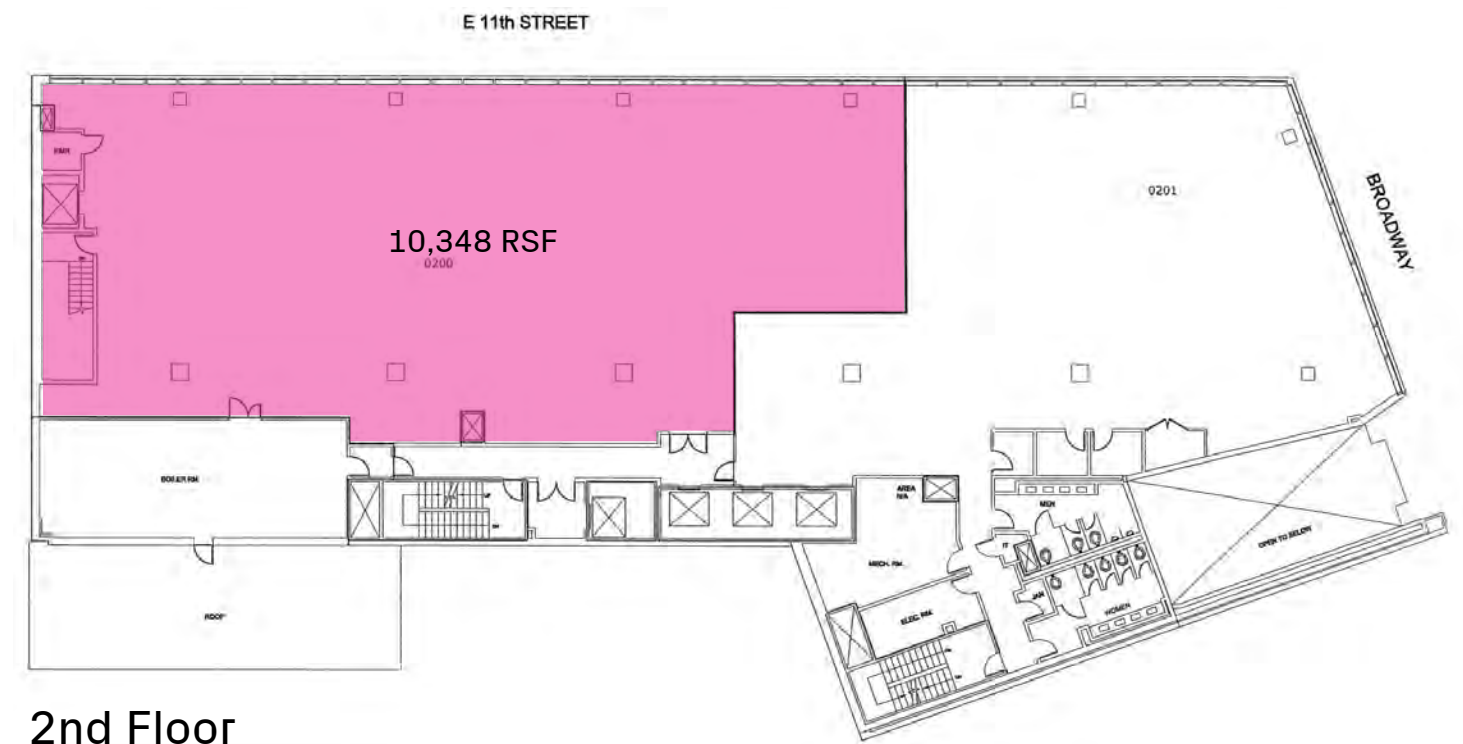
10,348 RSF OPPORTUNITY

Partial 2nd floor space available with private entrance on 11th Street

1,209 SF Private Entrance



Street Level



2nd Floor



799
BROADWAY
@ 11th



HEALTH AND WELLNESS

799 BROADWAY

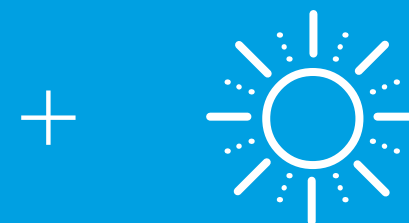
15' ceilings and 12' of glass provides workers with more light and air which studies have proven adds to overall worker productivity



Indoor Air Quality & Ventilation

Exposure to a range of airborne pollutants, allergens, asthmatics, and volatile organic compounds may occur in the workplace. CO2 can build-up throughout the day, especially in high density work environments. Better air quality not only reduces absenteeism but in a recent study has shown an average of 101% higher cognitive test results from improved ventilation.

Harvard University & Suny - The Impacts of Green Buildings on Cognitive Function - COGFX Study © 2016



Lighting & Daylight

Lighting can impact comfort, mood, health, safety, and aesthetics of office space. Poor visibility, glare, flicker, and visual discomfort can create headaches, eyestrain, and affect task performance. Studies show workers with greater access to natural light are up to 18% more productive.

World Green Building Council - Health, Wellbeing and Productivity in Offices September 2014

AIR PURIFICATION SYSTEM

UV Light Sanitation
and Bipolar Ionization

5-7 Fresh Air Changes
Per Hour Per Floor

MERV-8 and MERV-13
Filtration



WiredScore
GOLD

SmartScore
GOLD



*799 Broadway is being constructed to meet the certification standards for the following programs.





799 BROADWAY

LEARN MORE:

OFFICE INQUIRIES

BENJAMIN BASS
+1 212 812 6026
benjamin.bass@am.jll.com

SAM SEILER
+1 212 812 5753
sam.seiler@am.jll.com

MITCHELL L. KONSKE
+1 212 812 5766
mitchell.konsker@am.jll.com

STEVEN ROTTER
+1 212 812 5850
steven.rotter@am.jll.com

RETAIL INQUIRIES

PATRICK A. SMITH
+1 212 812 5888
patricka.smith@am.jll.com

MATT J. OGLE
+1 212 812 5982
matt.ogle@am.jll.com

799BROADWAYNYC.COM