



**799**  
**BDWY**



**WORK WITHOUT *LIMITS.***





# KNOW WHEN TO *MOVE.*

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*The time is now  
to be part of what  
comes next.*

In a city of visionaries, **799 Broadway** saw it first. This trailblazing, 12-story corner of light-filled energy set the standard for how New York's elite workforce wants to work, play, and live. Exceptional design, forward-thinking amenities, and an unbeatable Greenwich Village address just south of Union Square create an environment that doesn't just attract top talent—it inspires them to lead differently. With only 22,507 RSF of premier office space remaining, **799 Broadway** is the established choice for firms that stand confidently apart.







# THE PLACE *TO BE.*

- With unparalleled transportation access, convenient proximity to Midtown, Downtown, and Brooklyn is guaranteed, ensuring seamless commutes from all outer boroughs and major suburbs.
- Surrounded by New York's most desirable residential neighborhoods
- Lively neighborhood vibe where cultural icons, eclectic restaurants and nightlife, and designer shopping are a quick walk from the office



## New York's Most Coveted Triangle

- Union Square
- Washington Square Park
- Astor Place





# Transportation



-  Citi Bike Station
-  Parking Garage
-  Path Train
-  MTA Bus Stop

# Neighborhood



## LIVE, WORK, PLAY

### Hotels

1. Gramercy Park Hotel
2. The Bowery Hotel
3. Hyatt Union Square
4. The Marlton Hotel
5. Moxy NYC
6. The Standard
7. W New York
8. Walker Hotel
9. Washington Square Hotel

### Restaurants

10. 15 East
11. ABC Cocina
12. ABC Kitchen
13. Alta
14. Amorino
15. Blue Bottle Coffee
16. Blue Hill
17. Breads Bakery
18. Casa Mono
19. Claudette
20. Cosme
21. Everyman Espresso
22. Feast
23. Friend of a Farmer
24. Gotham Bar and Grill
25. Gramercy Tavern
26. Ichiba
27. Il Cantinori
28. Ippudo NY
29. Maialino
30. Momofuku Ssäm Bar
31. Nix
32. Peacefood
33. Ribalta
34. Striphouse
35. The Grey Dog
36. The Smith

37. Union Square Café
38. Whole Foods Market
39. El Cantenaro
40. Japonica
41. Tortaria
42. Village Taverna
43. Lenwich
44. Panera Bread
45. The Bean
46. Wegman's
47. P.F. Changs

### Health And Wellness

48. 305 Fitness
49. Crunch
50. Flywheel
51. ISHTA Yoga
52. New York Health and Raquet Club
53. Orange Theory
54. Revolve Fitness
55. Soul Cycle
56. The Shala
57. The Well
58. Y7 Yoga

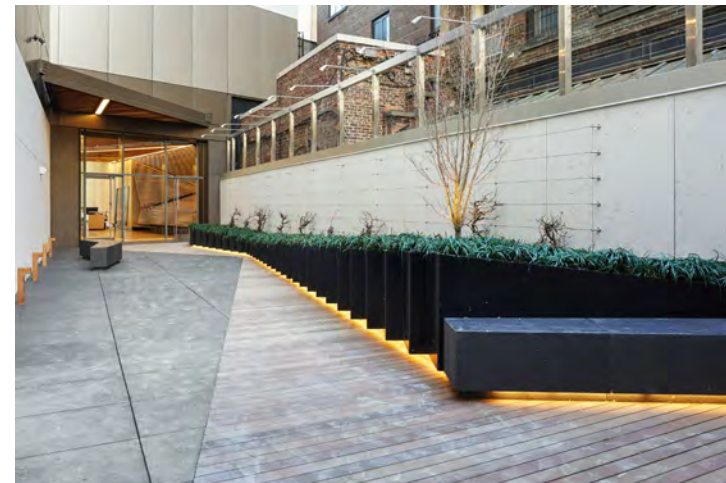
### Cultural

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



# CALM AND *CLASS.*

With soaring 30' ceilings grounded by natural materials, the lobby at **799 Broadway** exudes a calm, collected blend of downtown warmth and uptown sophistication. A private courtyard and the iconic Grace Church grounds a stone's throw away create a serene sanctuary, enveloped by the dynamic neighborhood energy that defines Greenwich Village.



Main Entrance





# LOUNGE & *FITNESS CENTER.*

An ideal spot to take ten or have an impromptu meeting, the lounge is stocked with a bevy of snack and beverage options to fuel employees every brainstorm.

- Conferencing and flexible meeting spaces
- On tap cold brew bar
- Peloton fleet and state-of-the-art fitness equipment
- Spa-like showers with luxurious amenities

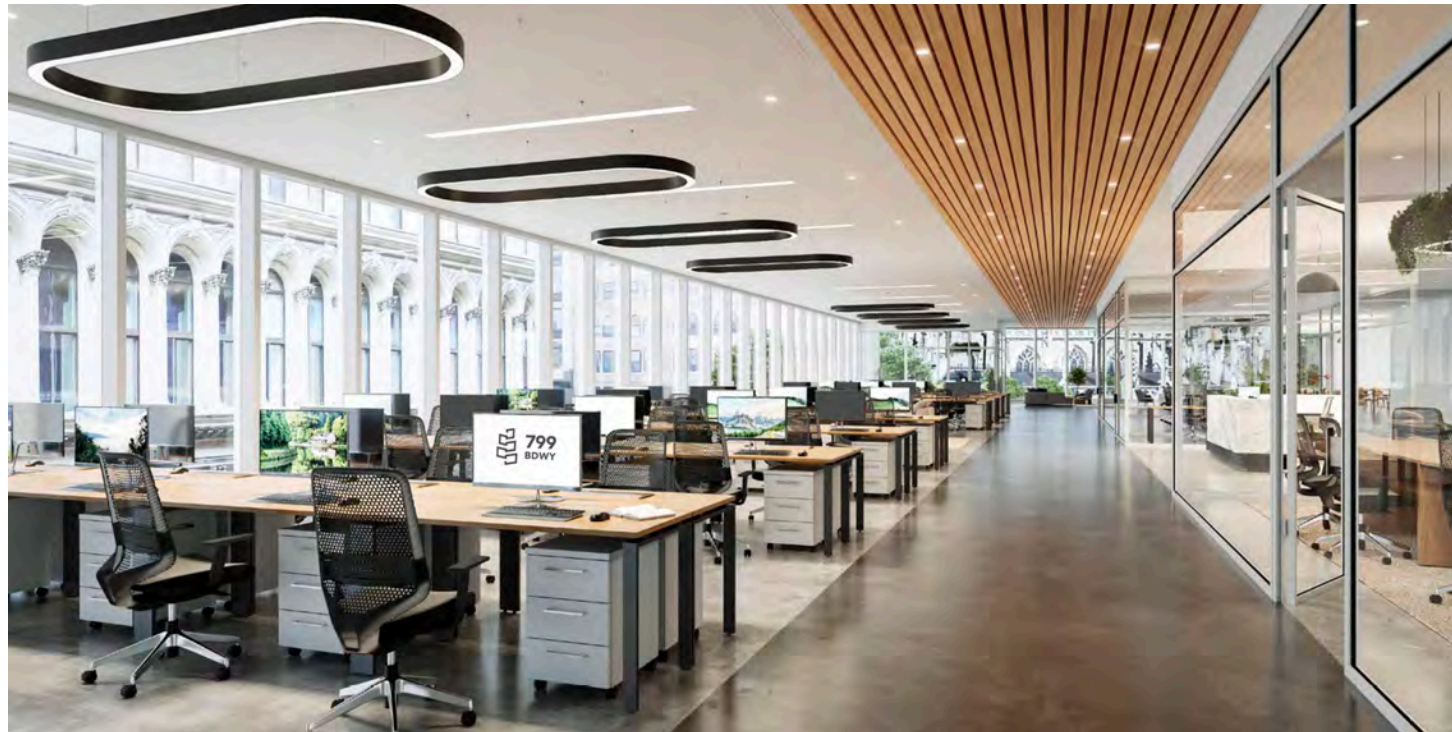
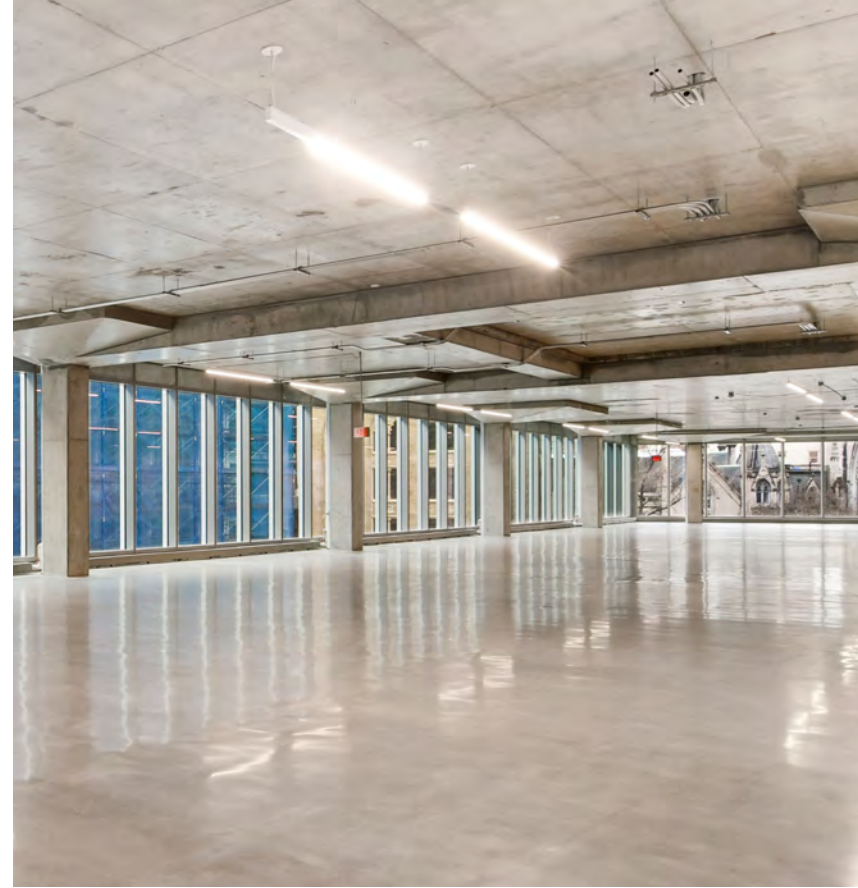


**LAST  
AVAILABLE  
*FLOOR.***



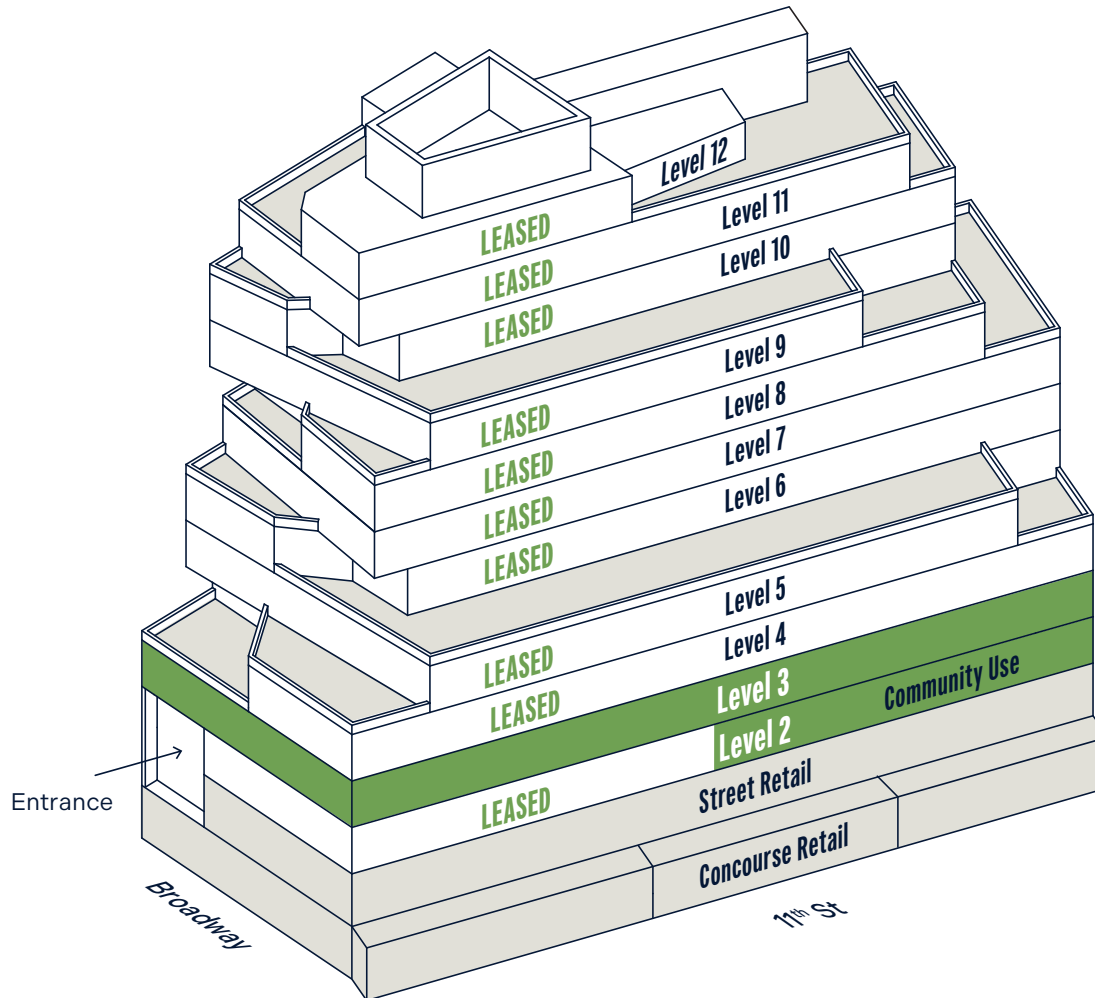
# 3RD FLOOR.

- Opportunity for full floor or partial presence
- Blank canvas, flexible build out
- 15 foot ceiling height with breathtaking 12 foot glass windows
- Spacious & airy design
- Expansive, column-free, full floor
- Next-generation infrastructure



# STACKING PLAN.

## Program & Specifications



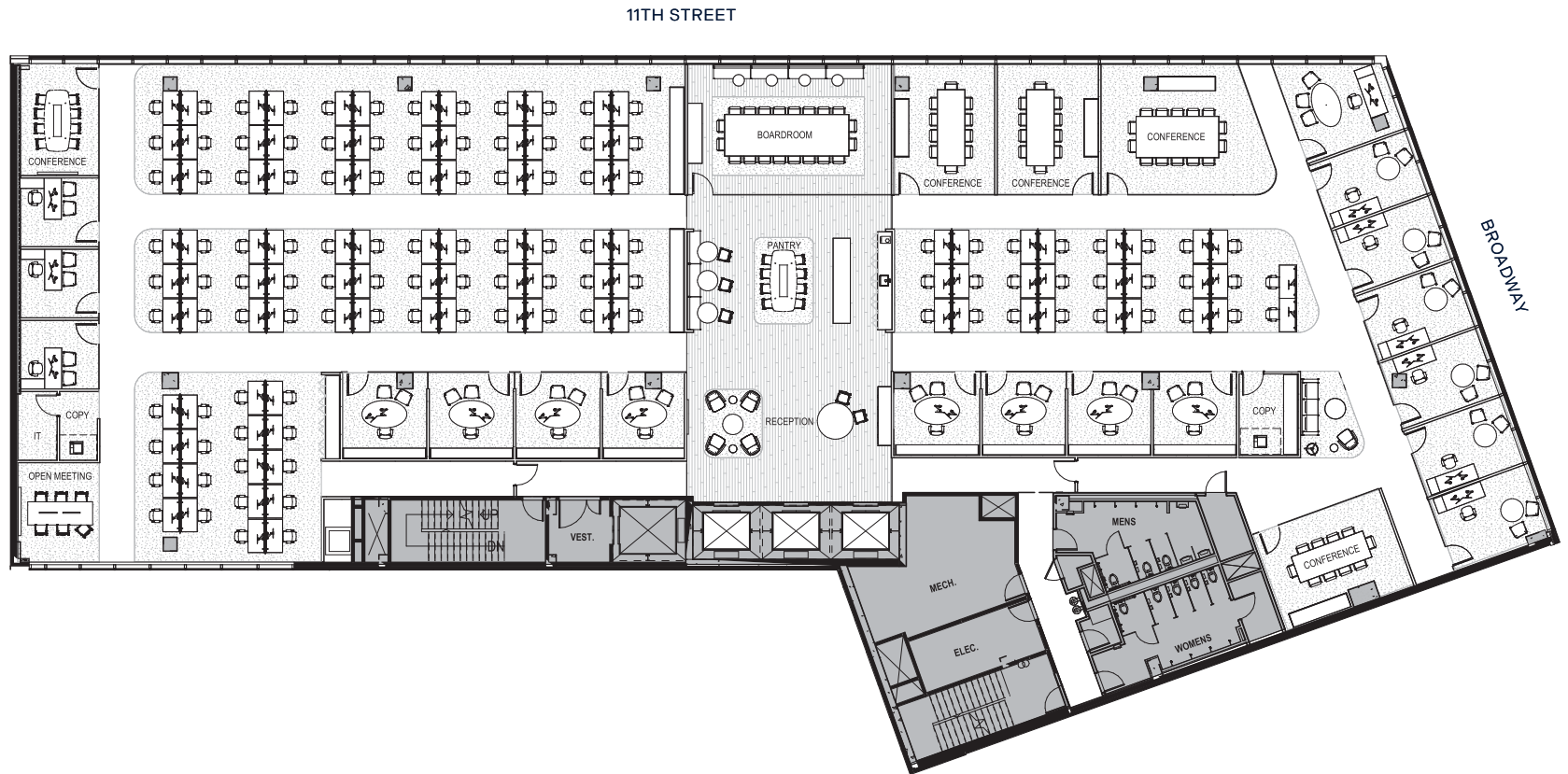
CEILING	FLOOR	AVAILABILITY
15'	Level 12	LEASED
15'	Level 11	LEASED
15'	Level 10	LEASED
15'	Level 9	LEASED
15'	Level 8	LEASED
15'	Level 7	LEASED
15'	Level 6	LEASED
15'	Level 5	LEASED
15'	Level 4	21,409 RSF
15'	Level 3	22,531 RSF
15'	Level 2	10,366 RSF
17'	Street Retail	9,932 RSF
17'	Concourse Retail	8,494 RSF
<b>TOTAL</b>		<b>41,200 RSF</b>



# TEST FITS.

## 3rd Floor Test Fit Single Tenant

15' Ceiling Height  
22,531 SF | 134 Seats



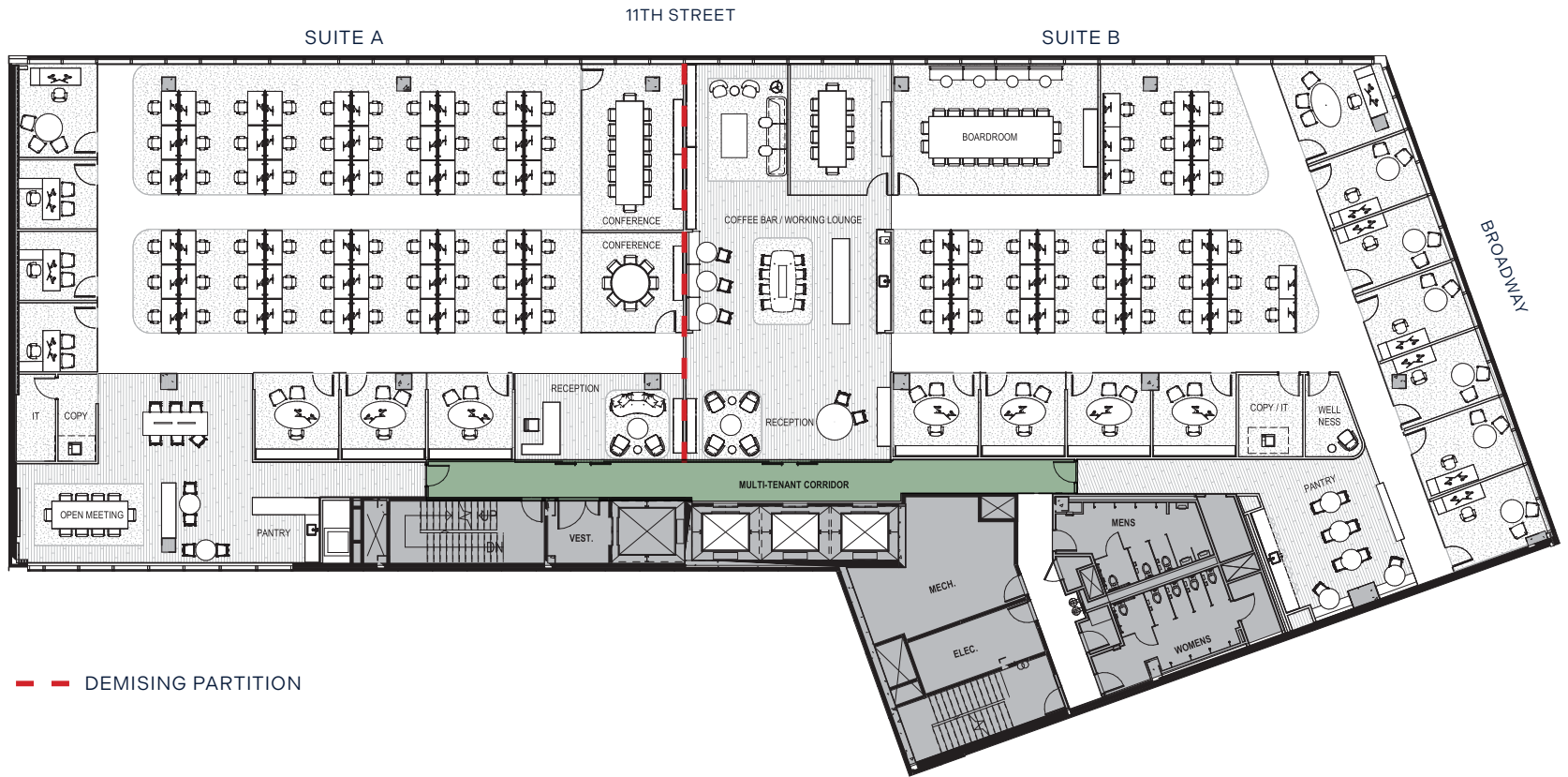
# TEST FITS.

## 3rd Floor Test Fit Multi-Tenant

15' Ceiling Height

Suite A: 10,519 RSF | 67 Seats

Suite B: 12,012 RSF | 46 Seats



--- DEMISING PARTITION



# FLOOR PLANS.

2nd Floor Divided Space

15' Ceiling Height  
10,366 SF



# RISE AND *THRIVE.*

## Let The Bright Light In.

From touchless entry to clean air and abundant natural light, **799 Broadway** seamlessly integrates nature's best with cutting-edge technology—a proven formula for enhanced worker productivity. Built with an eye on the future, 799 defined wellness differently, incorporating systems and design features that are lightyears ahead of almost all other buildings on the market.

## Indoor Air Quality & Ventilation

Pollutants have no place in the office. Real-time tenant monitoring and 5-7 fresh air changes per floor per hour ensure a healthy environment for all tenants.

## Lighting & Daylight

15' ceilings and 12' of glass flood the spaces with natural light, reducing risks associated with poor visibility and visual discomfort that can affect the way your teams feel and perform

## Touchless Employee & Guest Experience

Automatic sliding doors, touchless check-ins, turnstiles, and restroom facilities provide a seamless and secure visitor experience for everyone who walks through the doors.

## Holistic Design

From sidewalk to boardroom, frictionless features—including a premium bike room and mobile-controlled high-speed elevators—make getting to and from work a breeze. The state-of-the-art fitness center further promotes work-life balance.



WiredScore  
GOLD

SmartScore  
GOLD



fitwel®

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



# AIR PURIFICATION *SYSTEM.*



Breathe easier knowing that **799 Broadway** exceeds the highest standards of indoor air quality. Its industry-leading system utilizes:

- UV Light Sanitation and Bipolar Ionization
- 5-7 Fresh Air Changes Per Hour Per Floor
- MERV-8 and MERV-13 Filtration

## Did you know?

- 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 a recent study has shown an average of 101% higher cognitive test results from improved ventilation.
- Studies show workers with greater access to natural light are up to 18% more productive.

# TEAM

We Lead Different.

SAVANNA

## Owner

Savanna is a vertically integrated real estate investment manager. Founded in 1992, our firm is a well-established owner, operator, and developer with expertise across the office, retail, residential and industrial sectors. Over our 30-year history, our platform is designed to identify well-located properties with strong potential in an attempt to capitalize on those opportunities through intensive development plans and leasing efforts. Our asset-specific approach ensures that a tailored plan is thoughtfully developed and implemented for each building, with a focus on delivering high-quality tenant experiences. Our strong track record for smart development and creative placemaking has solidified our reputation as a leading real estate owner and operator in New York City. To learn more, please visit [savannafund.com](http://savannafund.com).

Perkins&Will

## Architect

Perkins&Will is an interdisciplinary, research-based architecture and design firm established in 1935. Founded on the belief that design has the power to transform lives and enhance communities, we collaborate with clients all over the world to create healthy, sustainable places in which to live, learn, work, play, and heal. More than 2,000 professionals across over 20 Perkins&Will offices include some of the brightest minds in architecture, interior design, branded environments, urban design, and landscape architecture. Clients consistently turn to us for our leadership and expertise in areas like sustainability, resilience, health and wellness, and mobility. Additionally, our Research Labs catalyze innovative design technologies and solutions that result in better, smarter, more competitive built environments. The recipient of hundreds of design awards each year, and a progressive leader in corporate social responsibility, Perkins&Will is consistently ranked among the world's top design firms. Our family of partner companies includes retail strategy and design consultancy Portland; sustainable transportation planning consultancy Nelson\Nygaard; healthcare technology planning firm Genesis Planning; and luxury hospitality design firm Pierre-Yves Rochon (PYR).

## Construction

Consigli Construction Co. Inc. is a fourth generation, 100% employee owned construction manager and general contractor with offices in Boston and Milford, Mass., Washington, D.C., Portland, Maine, Hartford, Conn., and New York State. Their extensive portfolio features a diverse range of projects of various scale, serving a wide range of clients in the life sciences, historical, academics, residential and cultural industries throughout the Northeast and Mid-Atlantic regions. Consigli is recognized by Engineering News-Record as one of the 100-largest in the country. It has received numerous awards and recognition for its work and employment practices company wide.







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