



Ground Floor Realty

# New York Office Space

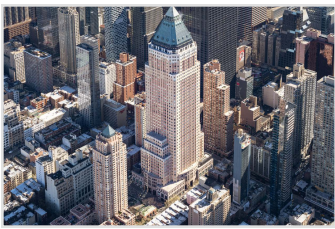
Lisa Samuels

[lisa@groundfloorrealty.com](mailto:lisa@groundfloorrealty.com)

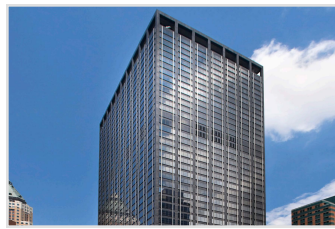
 Ground Floor Realty



#	ADDRESS	BUILDING SIZE	FLOORS
1	825 8th Avenue	2,051,943 sqft	49
2	1633 Broadway	2,499,105 sqft	48
3	1675 Broadway	880,000 sqft	35
4	106 West 56th Street	90,000 sqft	26



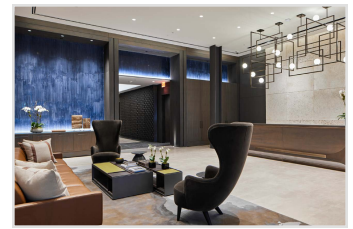
**Worldwide Plaza**  
**825 8th Avenue**  
**New York, New York**  
**10019**



**Paramount Plaza**  
**1633 Broadway**  
**New York, New York**  
**10019**



**1675 Broadway**  
**1675 Broadway**  
**New York, New York**  
**10019**



**The Six**  
**106 West 56th Street**  
**New York, New York**  
**10019**

PROPERTY TYPE

Office

Office

Office

Office

FLOORS

49

48

35

26

BUILDING SIZE

2,051,943 sqft

2,499,105 sqft

880,000 sqft

90,000 sqft

BUILDING CLASS

A

A

A

A

YEAR RENOVATED

2013

2015

2000

N/A new construction

YEAR BUILT

1989

1971

1989

2020

PARKING

475 Covered Spaces

250 Covered Spaces

On-site valet

No on-site parking

AMENITIES

24h Access, Fitness center, Restaurant, Banking, On-site management, Security system

24h Access, Banking, Fitness center, Restaurant, Security system, On-site management

24h Access, Banking, Atrium, Security system

24h Access, Concierge, Wi-Fi, Stantalone HVAC, Food service

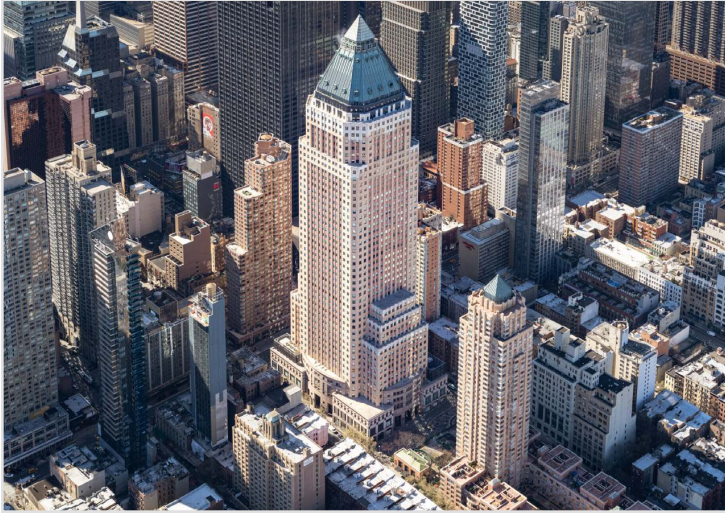
# Worldwide Plaza

825 8th Avenue, New York, New York 10019



# Worldwide Plaza

825 8th Avenue, New York, New York 10019



Floor plates range from 20,000 to 35,000 square feet apiece with 13-foot average slab heights. Sub lease options available. Amenities include a 28,000 square foot outdoor retail plaza, 475-space parking garage, 35,000 square foot health club, five-stage theater, tenant-controlled HVAC and a 24-hour lo...

[View building in app](#)

## AVAILABLE SPACE

**Partial 18th Fl...** 9,376 sqft \$48.00 psf

**Partial 20th Fl...** 12,350 sqft \$65.00 psf

Walk Score®  
Walker's Paradise



99

Transit Score®  
Rider's Paradise



100

Bike Score®  
Biker's Paradise



94

## BUILDING DETAILS

**Property Type:** Office

**Floors:** 49

**Building Size:** 2,051,943 sqft

**Building Class:** A

**Year Renovated:** 2013

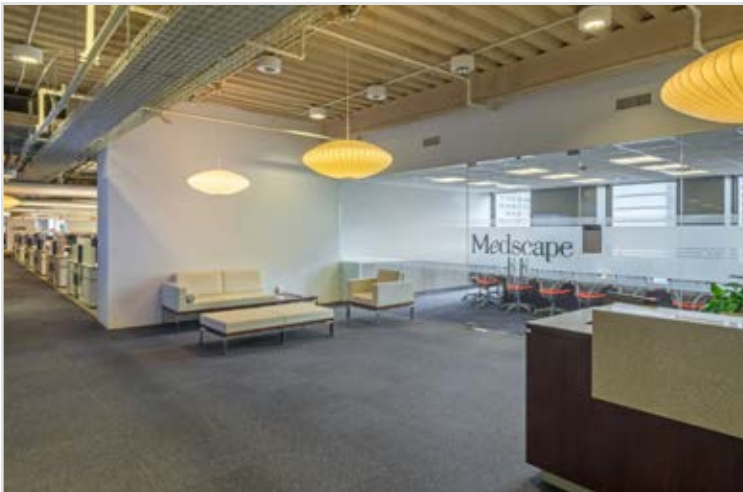
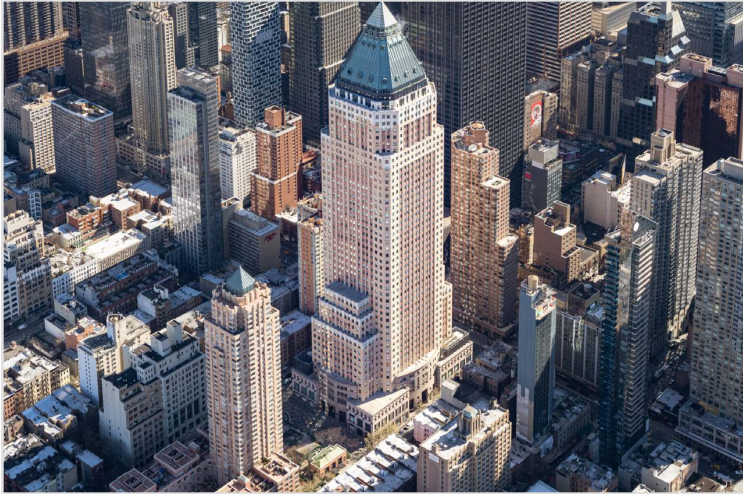
**Year Built:** 1989

**Parking:** 475 Covered Spaces

**Amenities:** 24h Access, Fitness center, Restaurant, Banking, On-site management, Security system

# Worldwide Plaza

825 8th Avenue, New York, New York 10019





# Worldwilde Plaza

825 8th Avenue, New York, New York 10019



## Partial 18th Floor, Suite A

- Built out space, ready for move in
- Sublease opportunity short term



## Partial 20th Floor, Suite B

- Can be combined with adjacent floors
- Good space, buildout in progress

### SQFT AVAILABLE

9,376 sqft

12,350 sqft

### PRICE / SQFT

\$48.00

\$65.00

### DATE AVAILABLE

Jun 1, 2023

Aug 3, 2023

### LEASE TERM

2 years+

5 years+

### FURNISHED

Yes

Yes

### CEILING HEIGHT

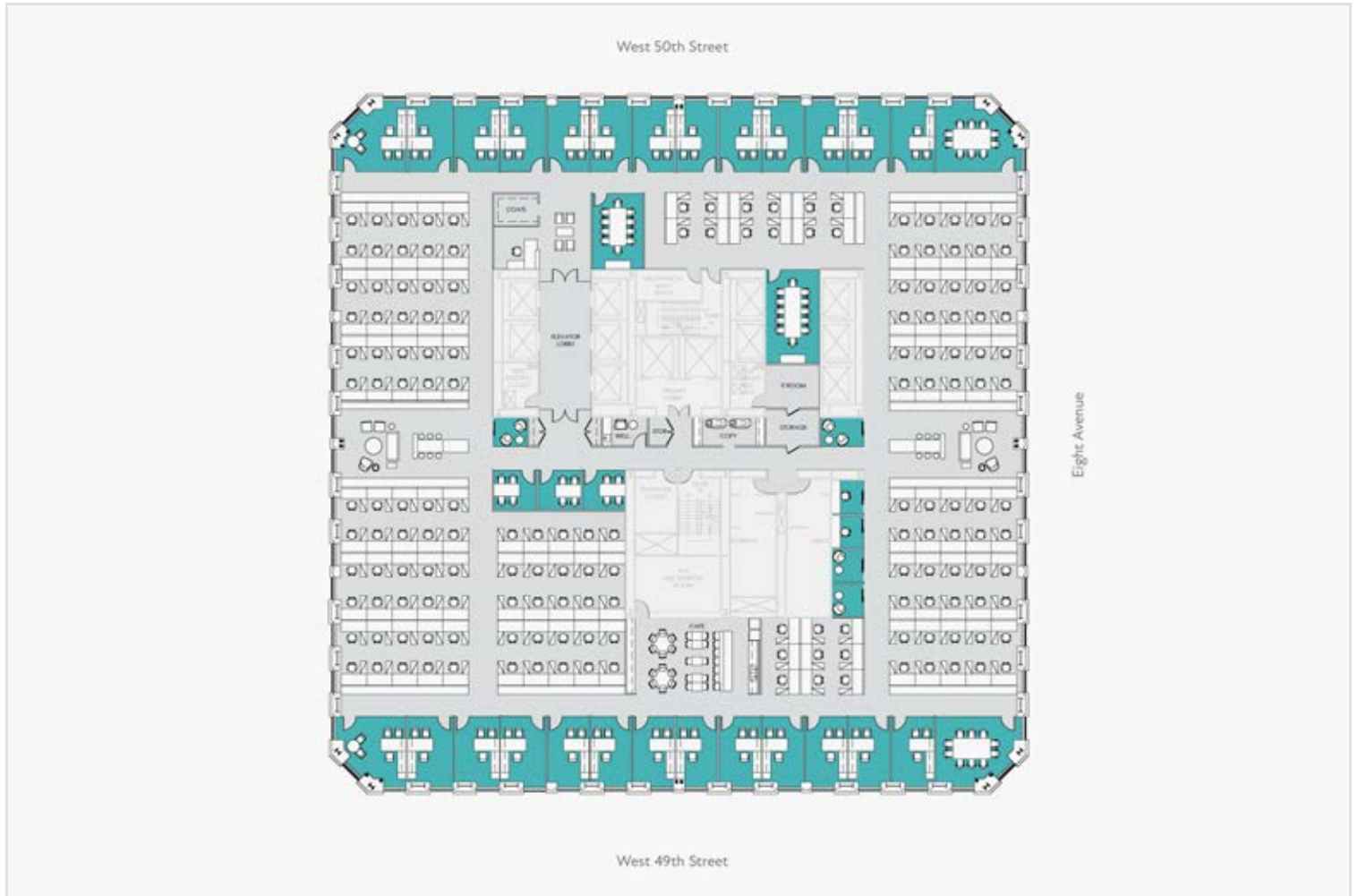
13'

13'



# Partial 18th Floor, Suite A

825 8th Avenue, New York, New York 10019



- Built out space, ready for move in
- Sublease opportunity short term



# Partial 18th Floor, Suite A

825 8th Avenue, New York, New York 10019





## Partial 20th Floor, Suite B

825 8th Avenue, New York, New York 10019



- Can be combined with adjacent floors
- Good space, buildout in progress



# Partial 20th Floor, Suite B

825 8th Avenue, New York, New York 10019



# Paramount Plaza

1633 Broadway, New York, New York 10019



# Paramount Plaza

1633 Broadway, New York, New York 10019



This property offers premier office space for a wide variety of leading industries. The 48-story, 2,500,000 square foot building is LEED Gold certified. The availability of the partial 22nd floor for sublease is a great opportunity, and gives you access to some of New York's most popular cultur...

[View building in app](#)

## AVAILABLE SPACE

Partial 22nd,...	18,501 sqft	\$55.00 psf
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Partial 22nd,...	13,195 sqft	\$55.00 psf
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Walk Score®  
Walker's Paradise



99

Transit Score®  
Rider's Paradise



100

Bike Score®  
Biker's Paradise



91

## BUILDING DETAILS

**Property Type:** Office

**Floors:** 48

**Building Size:** 2,499,105 sqft

**Building Class:** A

**Year Renovated:** 2015

**Year Built:** 1971

**Parking:** 250 Covered Spaces

**Amenities:** 24h Access, Banking, Fitness Center, Security system, On-site management

# Paramount Plaza

1633 Broadway, New York, New York 10019





# Paramount Plaza

1633 Broadway, New York, New York 10019



## Partial 22nd, Suite K

- Sublease space
- Larger of the two footprints



## Partial 22nd, Suite A

- Sublease space
- This footprint has more open desking

### SQFT AVAILABLE

18,501 sqft

13,195 sqft

### PRICE / SQFT

\$55.00

\$55.00

### DATE AVAILABLE

Jun 1, 2023

Jun 1, 2023

### LEASE TERM

Negotiable

Negotiable

### FURNISHED

Yes

Yes

### CEILING HEIGHT

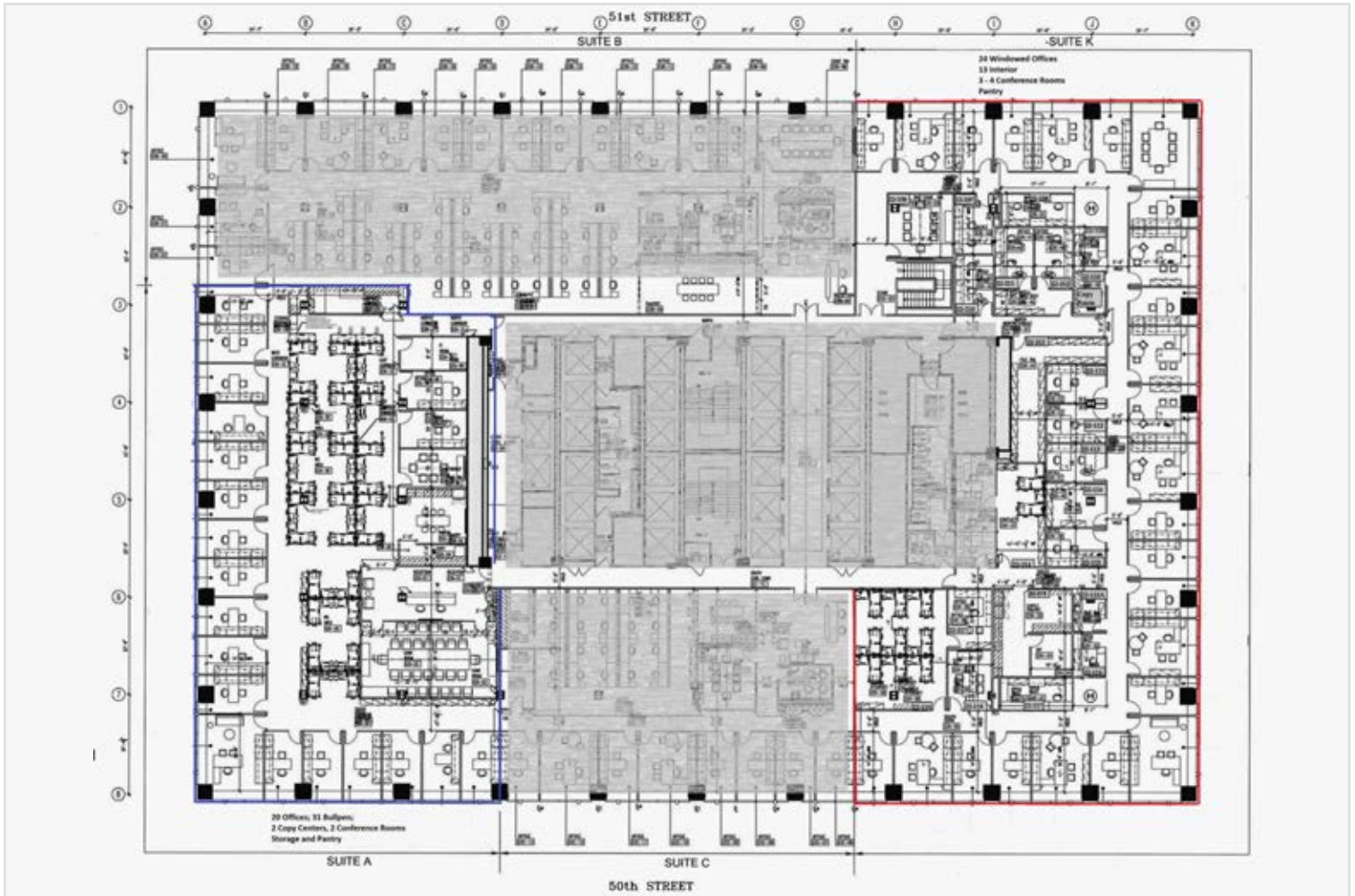
12'

12'



# Partial 22nd, Suite K

1633 Broadway, New York, New York 10019



- Sublease space
- Larger of the two footprints



# Partial 22nd, Suite K

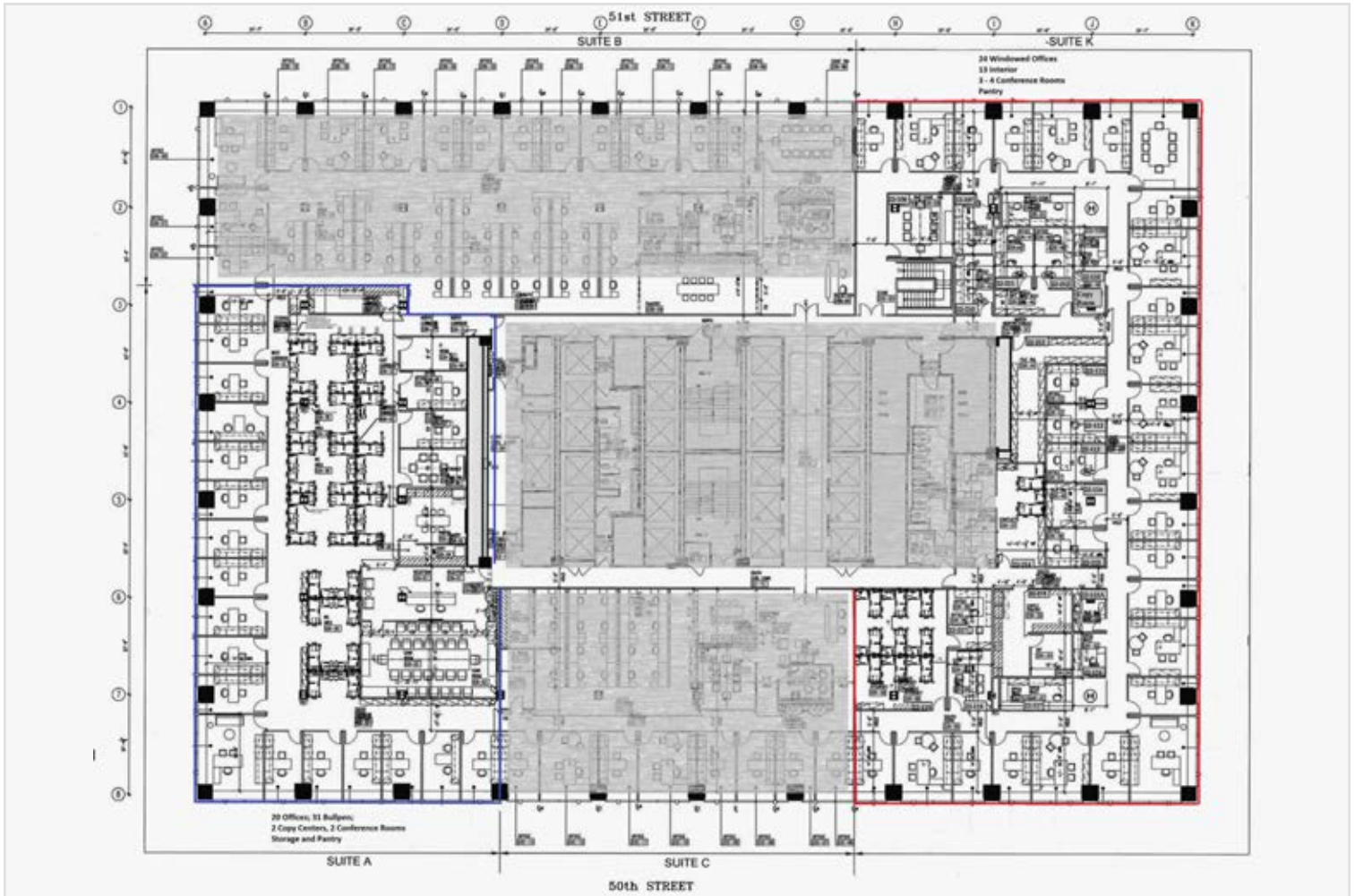
1633 Broadway, New York, New York 10019





# Partial 22nd, Suite A

1633 Broadway, New York, New York 10019



- Sublease space
- This footprint has more open desking



# Partial 22nd, Suite A

1633 Broadway, New York, New York 10019



# 1675 Broadway

1675 Broadway, New York, New York 10019



# 1675 Broadway

1675 Broadway, New York, New York 10019



1675 Broadway is a postmodernist style tower with a granite curtain wall facade offering views of Times Square, the Hudson River, Central Park, and the Midtown skyline. The property is Leed Gold and WiredScore Platinum certified. Less parking than the other options as it has a garage with valet rat...

[View building in app](#)

## AVAILABLE SPACE

Partial 22nd,... 18,501 sqft \$55.00 psf

Partial 22nd,... 13,195 sqft \$55.00 psf

Walk Score®  
Walker's Paradise



99

Transit Score®  
Rider's Paradise



100

Bike Score®  
Biker's Paradise



91

## BUILDING DETAILS

**Property Type:** Office

**Floors:** 35

**Building Size:** 880,000 sqft

**Building Class:** A

**Year Renovated:** 2000

**Year Built:** 1989

**Parking:** On-site valet

**Amenities:** 24h Access, Banking, Atrium, Security system

# 1675 Broadway

1675 Broadway, New York, New York 10019





# 1675 Broadway

1675 Broadway, New York, New York 10019



## Partial 22nd, Suite K

- Full kitchen
- 4 private offices
- 81 workstations



## Partial 22nd, Suite A

- Full kitchen
- 4 private offices
- 81 workstations

### SQFT AVAILABLE

18,501 sqft

13,195 sqft

### PRICE / SQFT

\$55.00

\$55.00

### DATE AVAILABLE

Jun 1, 2023

Jun 1, 2023

### LEASE TERM

Negotiable

Negotiable

### FURNISHED

Yes

Yes

### CEILING HEIGHT

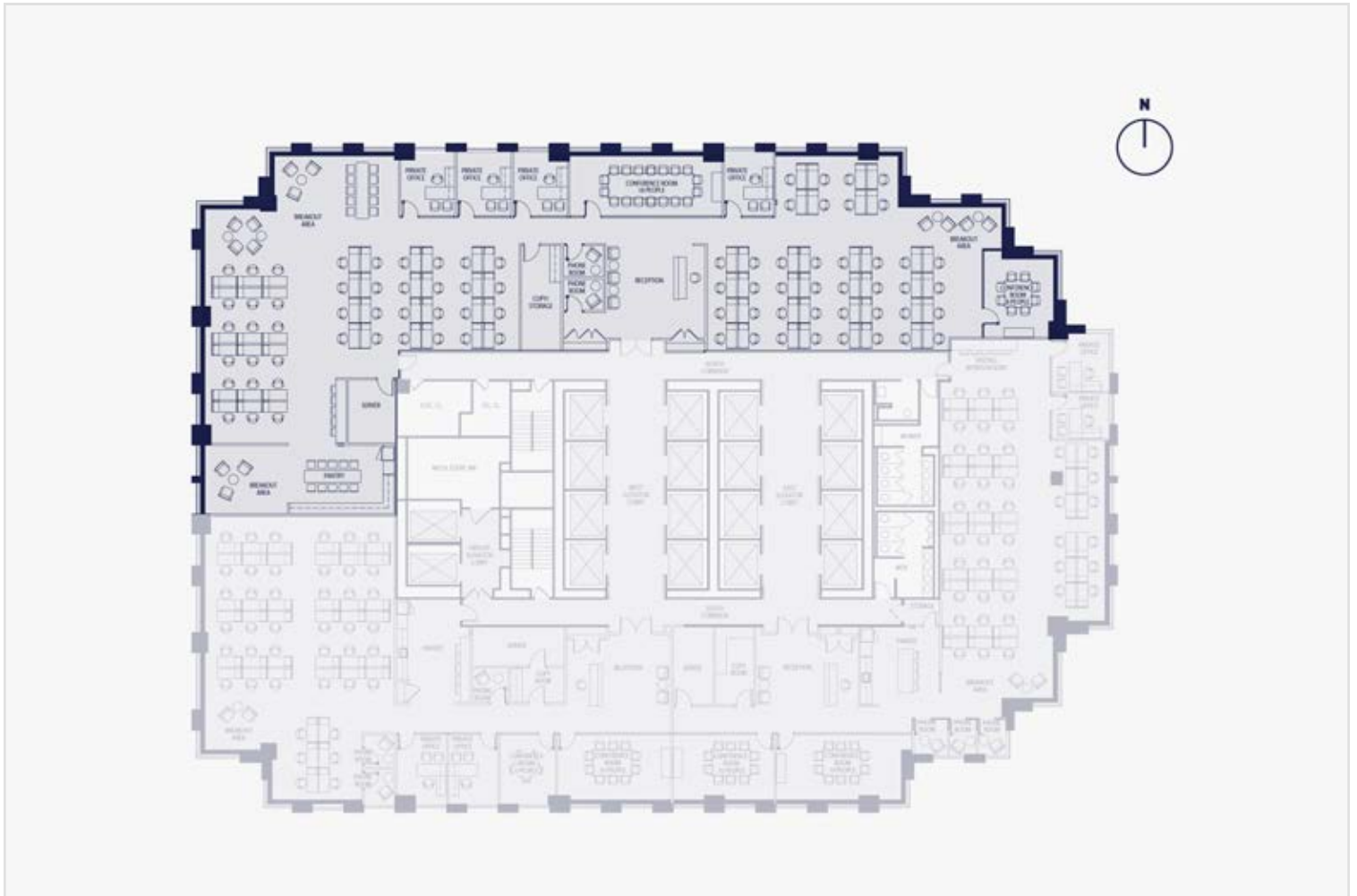
12'

12'



# Partial 18th Floor, Suite A

1675 Broadway, New York, New York 10019



- Full kitchen
- 4 private offices
- 81 workstations



# Partial 18th Floor, Suite A

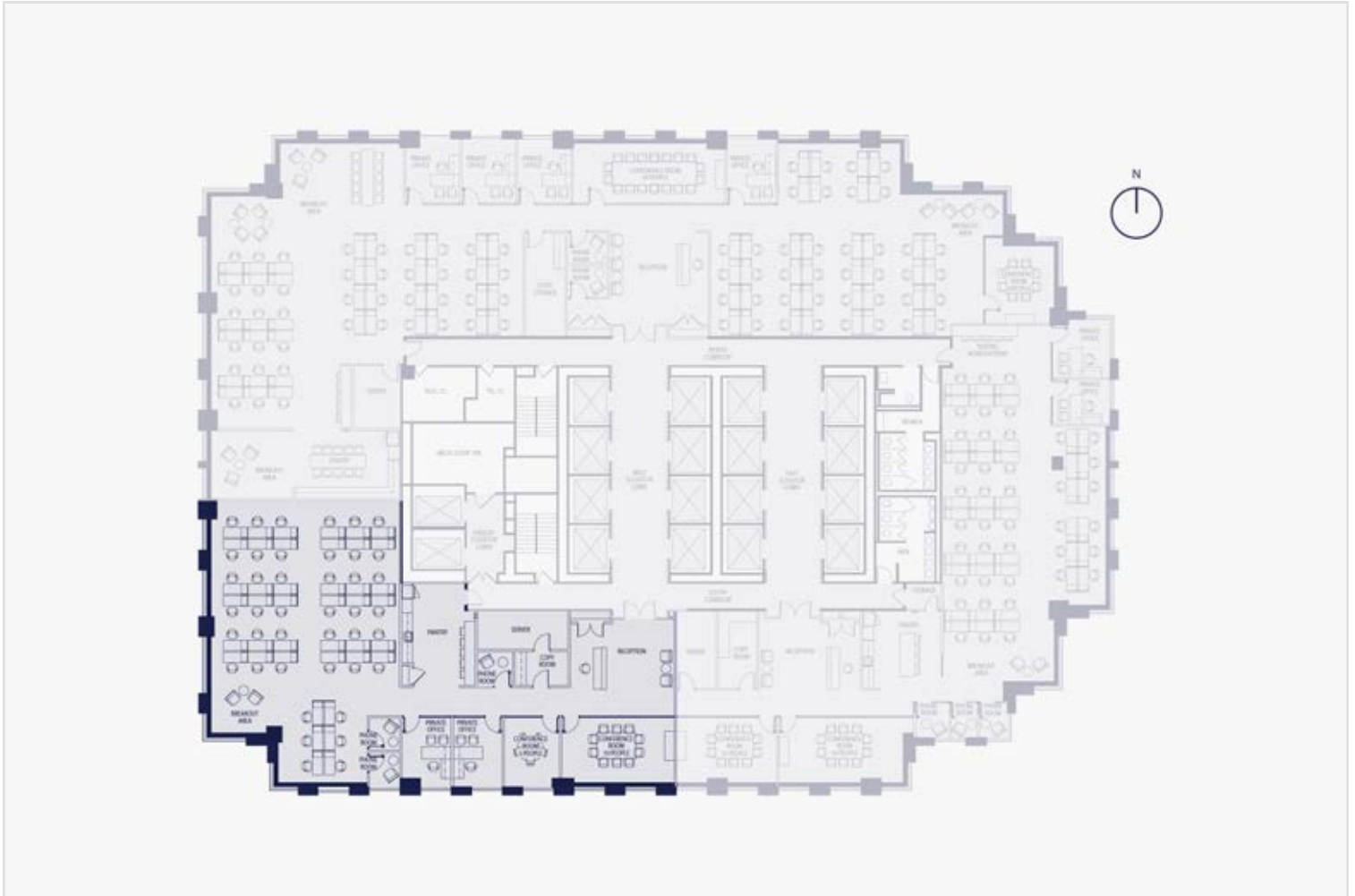
1675 Broadway, New York, New York 10019





## Partial 18th Floor, Suite B

1675 Broadway, New York, New York 10019

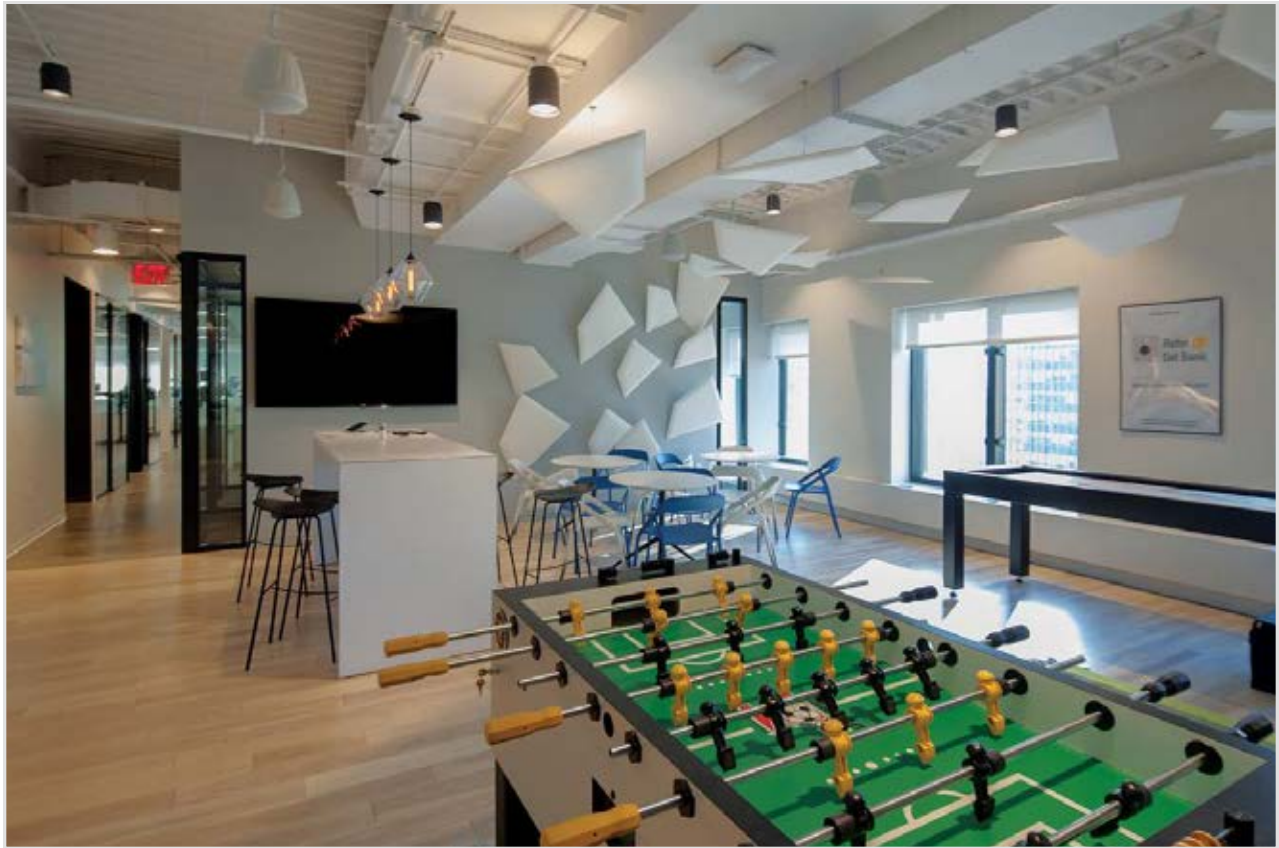


- Private restrooms
- 2 private offices
- 42 workstations



# Partial 18th Floor, Suite B

1675 Broadway, New York, New York 10019



# The Six

106 West 56th Street, New York, New York 10019



# The Six

106 West 56th Street, New York, New York 10019



Note: Smaller spaces, so we need to look into combining multiple spaces to get the square footage we need. Brand new construction, 90,000 sqft, 26 stories full of brand new, never occupied spaces boasting a boutique look and feel. The floors feature 10 foot high ceilings with private ba...

[View building in app](#)

## AVAILABLE SPACE

**Entire 2nd Floor** 4,524 sqft \$89.00 psf

**Entire 6th Floor** 4,524 sqft \$92.00 psf

Walk Score®  
Somewhat Walkable



63

Transit Score®  
Good Transit



53

Bike Score®  
Biker's Paradise



92

## BUILDING DETAILS

**Property Type:** Office

**Floors:** 26

**Building Size:** 90,000 sqft

**Building Class:** A

**Year Renovated:** N/A new construction

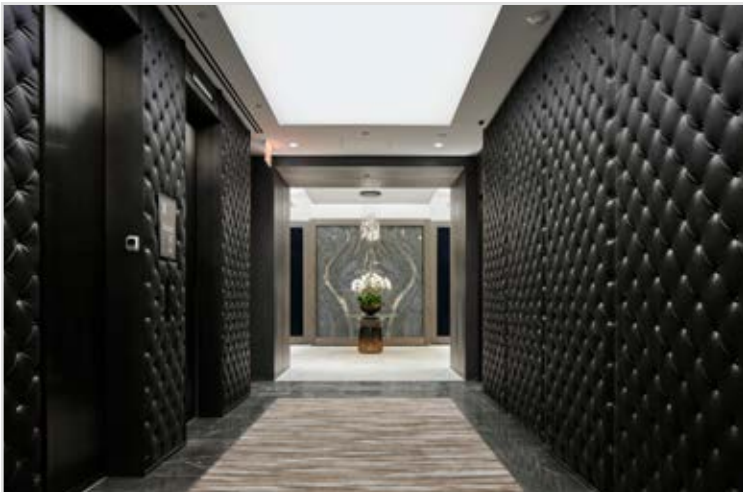
**Year Built:** 2020

**Parking:** No on-site parking

**Amenities:** 24h Access, Concierge, Wi-Fi, Standalone HVAC, Food service

# The Six

106 West 56th Street, New York, New York 10019





# The Six

106 West 56th Street, New York, New York 10019



## Entire 2nd Floor

- New space, never occupied
- Private balcony
- Open floor plan



## Entire 6th Floor

- New space, never occupied
- Private restrooms
- Can be combined with other spaces up to 37,284 sqft

### SQFT AVAILABLE

4,524 sqft

4,524 sqft

### PRICE / SQFT

\$89.00

\$92.00

### DATE AVAILABLE

Jun 1, 2023

Jun 1, 2023

### LEASE TERM

Negotiable

Negotiable

### FURNISHED

No

No

### CEILING HEIGHT

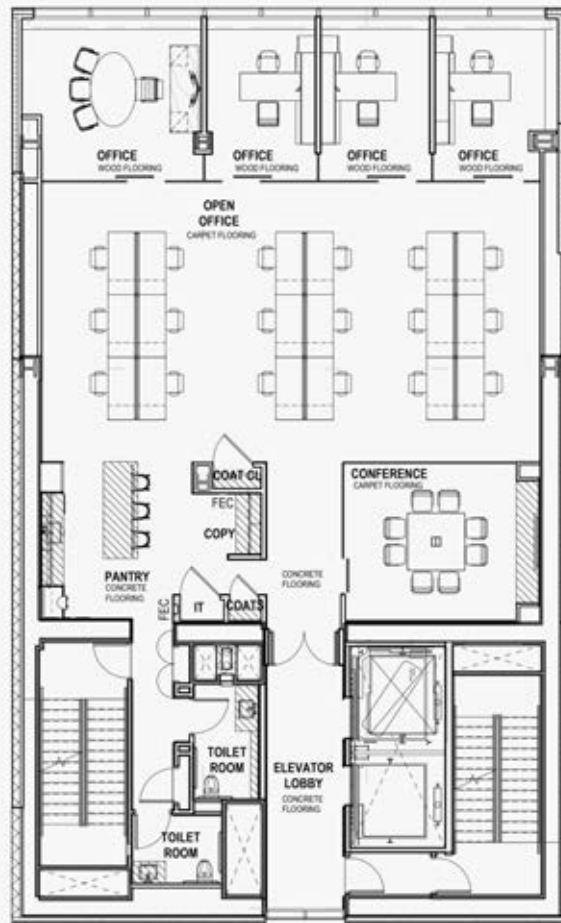
10'-13'6"

10'



# Entire 2nd Floor

106 West 56th Street, New York, New York 10019



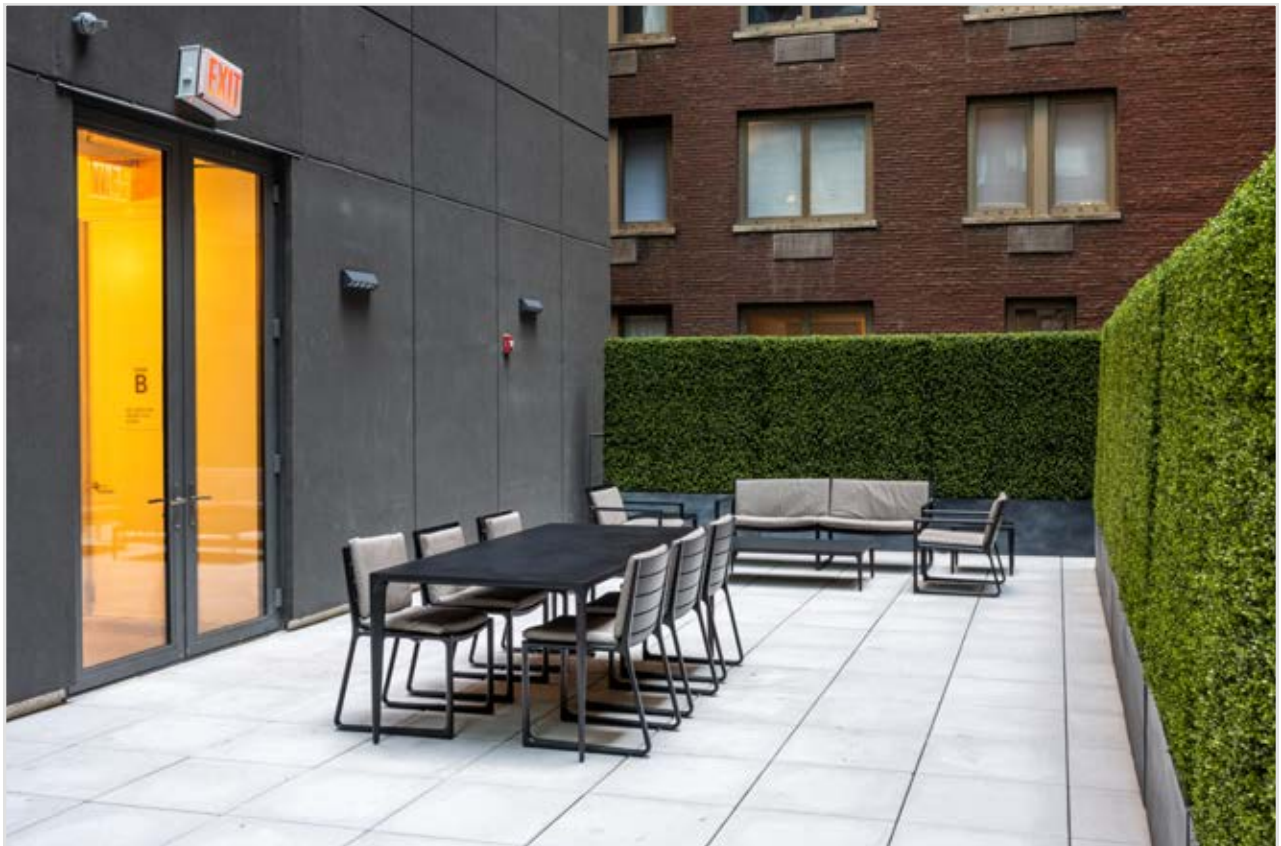
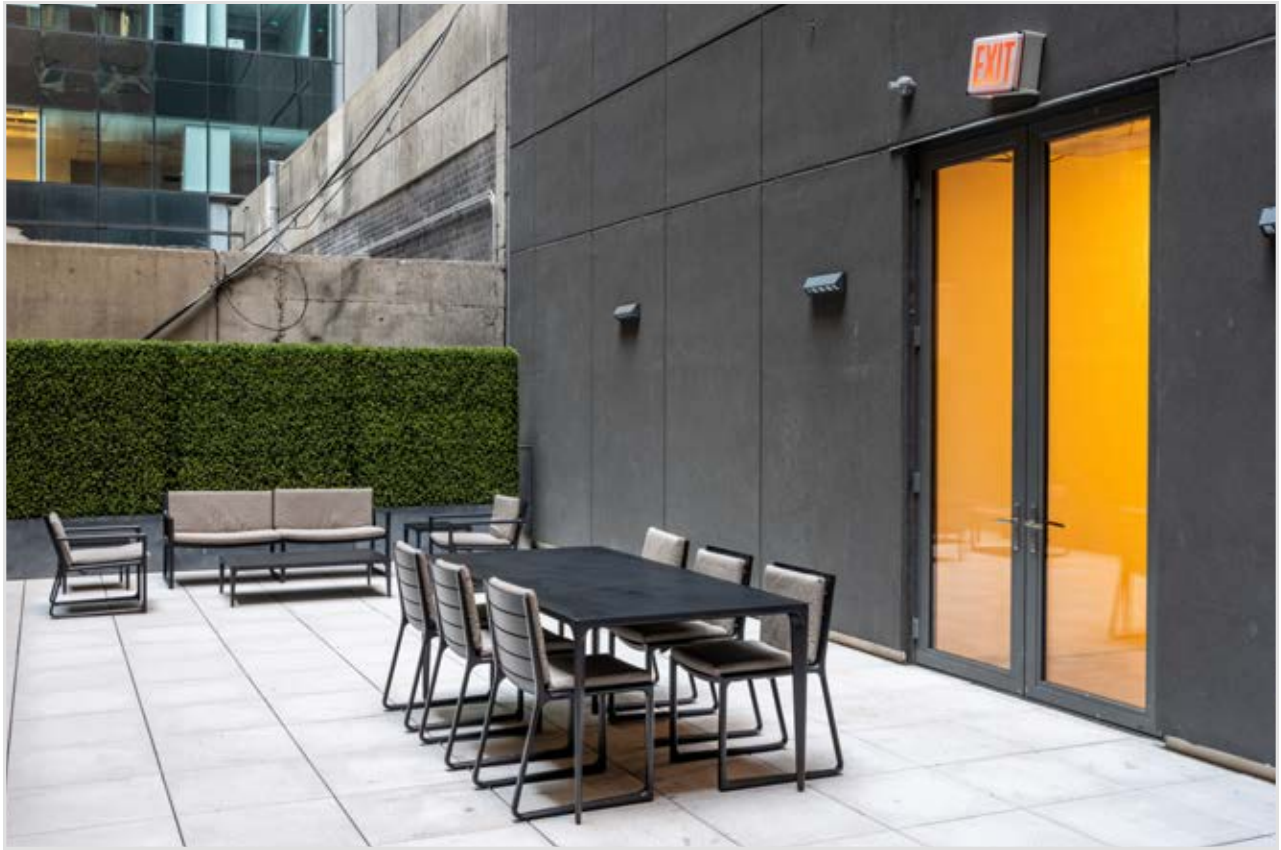
THESIX56.COM

- New space, never occupied
- Private balcony
- Open floor plan



## Entire 2nd Floor

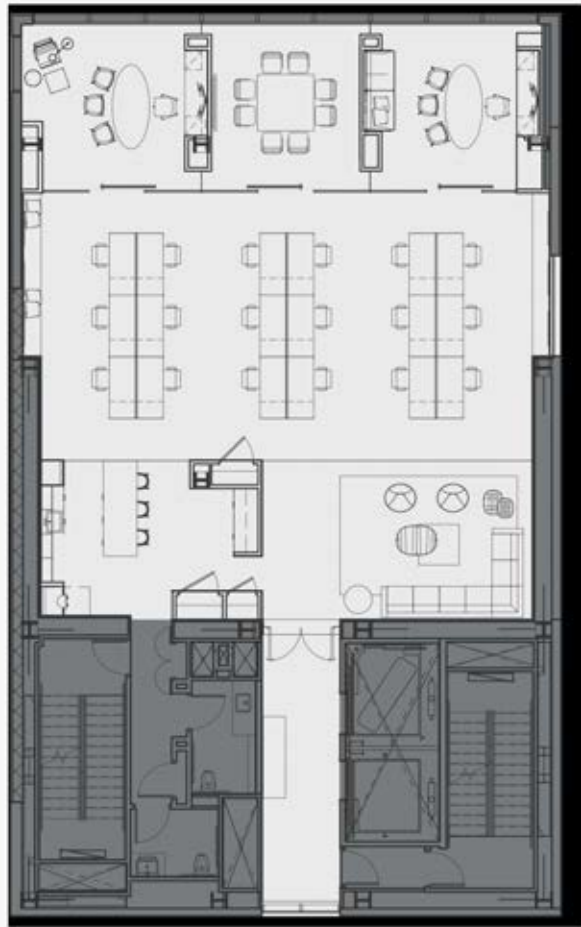
106 West 56th Street, New York, New York 10019





## Entire 6th Floor

106 West 56th Street, New York, New York 10019



THESIX56.COM

- New space, never occupied
- Private restrooms
- Can be combined with other spaces up to 37,284 sqft



# Entire 6th Floor

106 West 56th Street, New York, New York 10019

