

610 BROADWAY
SOHO

TABLE
OF
CONTENTS

01

THE WORKPLACE

LEARN MORE

02

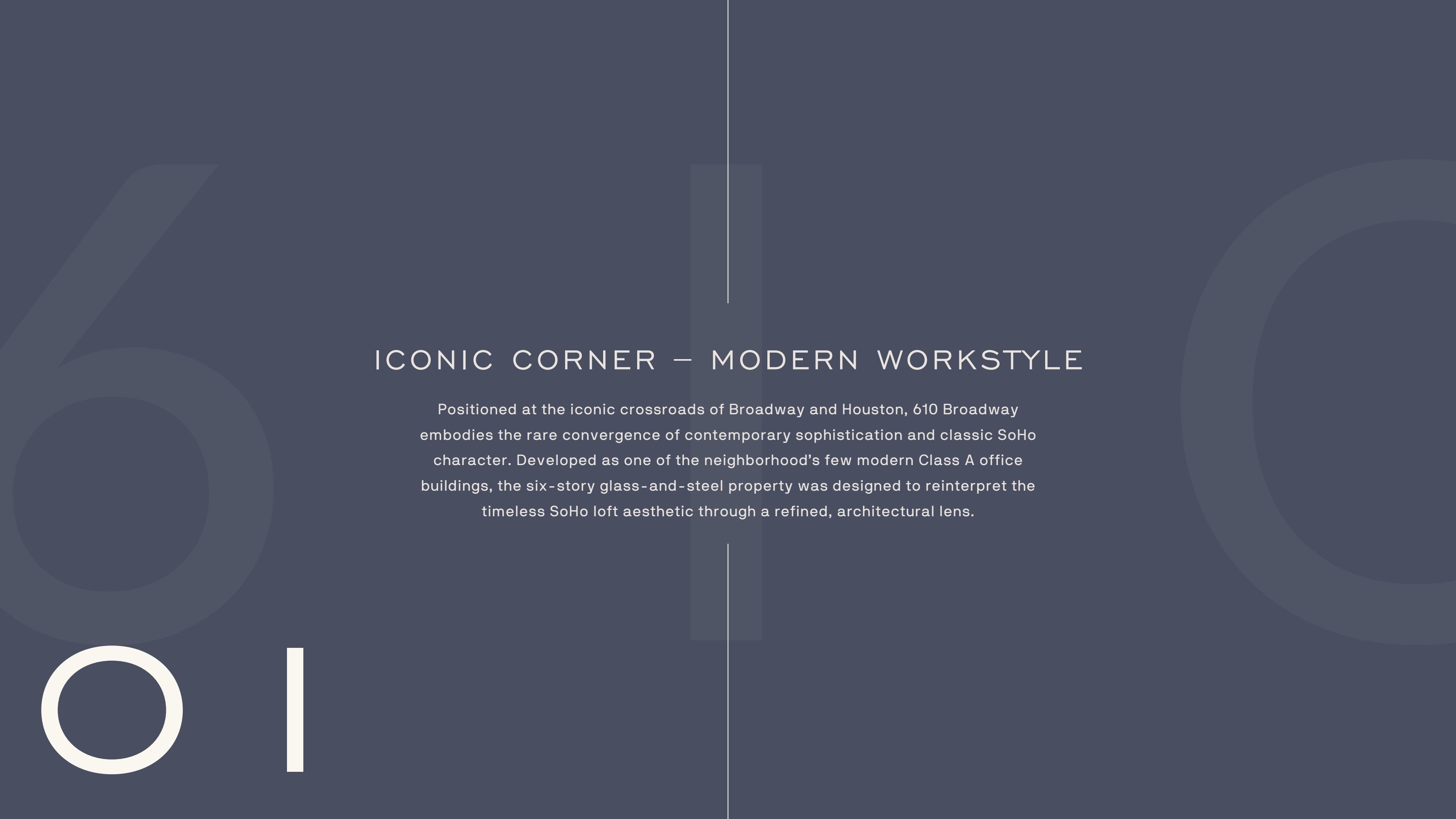
THE LIFESTYLE

LEARN MORE

03

THE OFFERING

LEARN MORE

The background is a dark blue-grey color. It features several abstract geometric elements: a large, light blue-grey circle on the left side; a vertical bar of the same color in the center; and a large, light blue-grey circle on the right side. A thin white vertical line runs through the center of the image, passing through the vertical bar. The text is centered horizontally and vertically.

ICONIC CORNER — MODERN WORKSTYLE

Positioned at the iconic crossroads of Broadway and Houston, 610 Broadway embodies the rare convergence of contemporary sophistication and classic SoHo character. Developed as one of the neighborhood's few modern Class A office buildings, the six-story glass-and-steel property was designed to reinterpret the timeless SoHo loft aesthetic through a refined, architectural lens.



610 BROADWAY

SOHO

44,456 RSF
AVAILABLE

THREE FULL FLOORS
AVAILABLE SUMMER 2027

A RARE OPPORTUNITY
FIRST TIME VACANCY OF 45K RSF IN 22 YEARS

ONE OF A KIND,
LARGE EXPANSIVE TERRACES
AVAILABLE

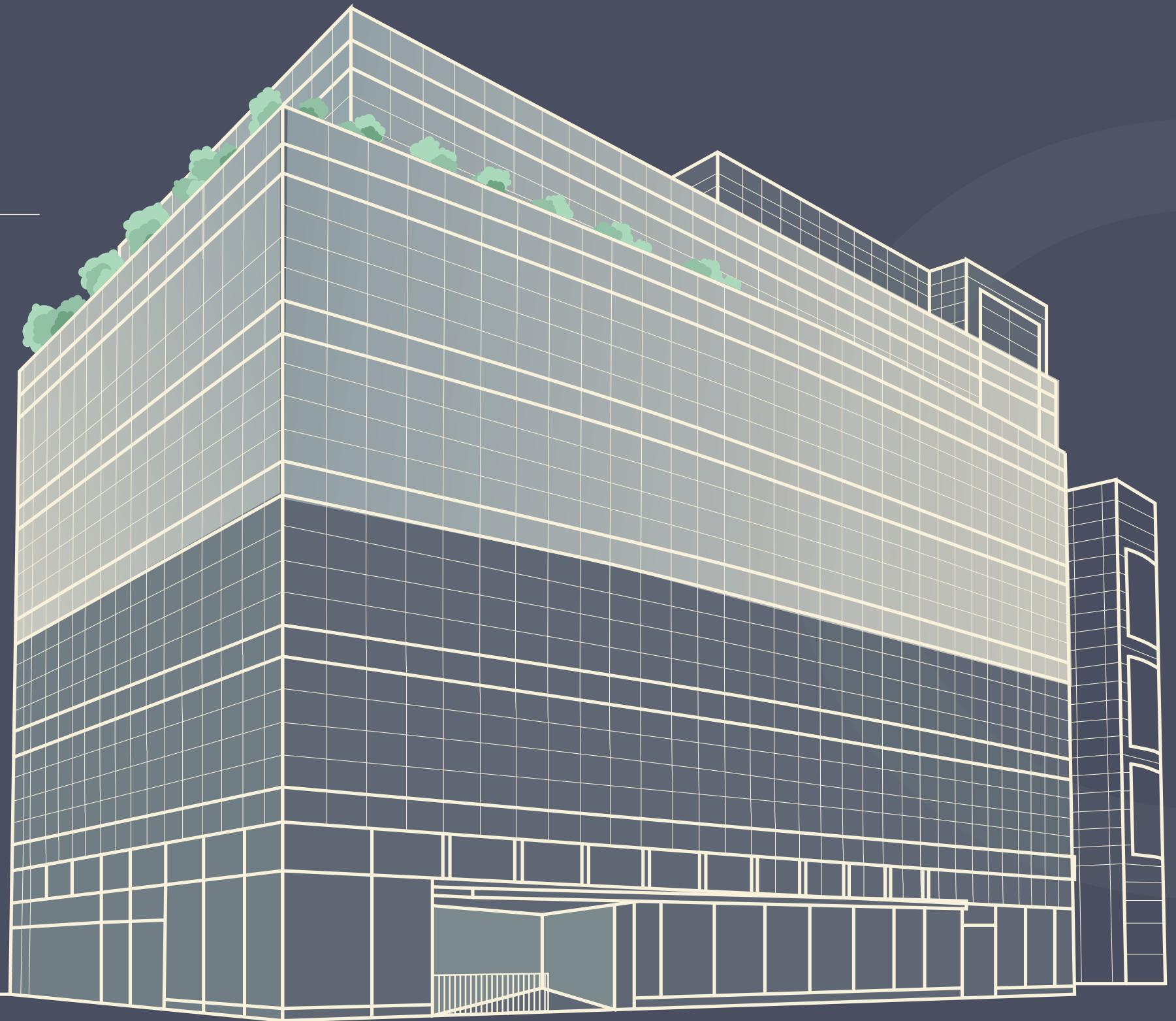
14'6" CEILING HEIGHTS
21' HEIGHT ON 6TH FLOOR

ON-SITE PARKING
APPROXIMATELY 120 SPACES

FLOOR 6
10,750 SF

FLOOR 5
16,853 SF

FLOOR 4
16,853 SF



THE ARRIVAL

Flooded with natural light through expansive floor-to-ceiling glass, the building offers soaring 14-foot-plus ceilings, polished concrete floors, open floor plates, and a boutique attended lobby that create an atmosphere more akin to a private members' club than a conventional office address.

610 BROADWAY
SOHO



CONFERENCE ROOM RENDERING





6TH FLOOR INTERIOR RENDERING



PRIVATE OUTDOOR TERRACE RENDERING



PRIVATE OUTDOOR TERRACE RENDERING





[VIEW GALLERY](#)

WHERE CULTURE CREATES LUXURY

Situated at the intersection of SoHo, NoHo, and Nolita — arguably one of Manhattan's most culturally rich and fashion-forward enclaves. Within moments are world-renowned luxury boutiques, celebrated restaurants, designer flagships, and downtown's most coveted hospitality destinations.

02

610 Broadway offers unmatched convenience with direct in-building access to five subway lines, nearby citibikes and only minutes from major railways — making your morning commute seamless and efficient.

COMMUTER'S PARADISE

CITIBIKE

BLEECKER & CROSBY STREET

2 MIN WALK 0.1 MI

LAFAYETTE & JERSEY STREET

3 MIN WALK 0.1 MI

SUBWAY TRANSIT

BROADWAY-LAFAYETTE STREET (IN-BUILDING)



0 MIN WALK 0.1 MI

BLEECKER STREET (IN-BUILDING)



0 MIN WALK 0.1 MI

PRINCE STREET



2 MIN WALK 0.2 MI

COMMUTER RAIL

9TH STREET

PATH

10 MIN BIKE 1.2 MI

CHRISTOPHER STREET

PATH

11 MIN BIKE 1.2 MI

PENN STATION



12 MIN TRAIN 2.0 MI

GRAND CENTRAL STATION



13 MIN TRAIN 2.3 MI

AIRPORT

LAGUARDIA INTERNATIONAL AIRPORT

20 MIN DRIVE 10.3 MI

NEWARK LIBERTY INTERNATIONAL

20 MIN DRIVE 12.9 MI

JOHN F. KENNEDY INTERNATIONAL AIRPORT

35 MIN DRIVE 17.6 MI



EAT

- Sartiano's
- Torrisi
- Balthazar
- The Butcher's Daughter
- The Grey Dog
- Lure Fishbar
- Jack's Wife Feda
- Momoya
- Pera SoHo
- Fanelli Cafe

DRINK

- (Sub)Mercer
- The Crosby Bar
- Felix Roasting Co.
- NoMo SoHo
- Grand St. Social
- Mulberry St. Bar
- Gregorys Coffee

SHOP

- | | |
|-------------|---------------|
| Prada | Versace |
| Chanel | Dior |
| Loewe | Louis Vuitton |
| Gucci | Celine |
| Marc Jacobs | Theory |
| Balenciaga | Bloomingdales |

STAY

- The Mercer Hotel
- NoMo Soho Hotel
- The Broome Hotel
- Crosby St. Hotel
- SoHo Grand Hotel

FITNESS

- | | |
|------------------|----------------|
| Equinox | Bodyrok |
| New York Pilates | Physique 57 |
| Pvolve | The Bar Method |

OFFERING

Establish a true **Building Within a Building** presence in the heart of SoHo with a rare **44,456 RSF Block** opportunity, available for the first time in more than two decades since the property's original development. Comprised of three full contiguous floors ranging from 10,750 to 16,853 RSF and two private outdoor terraces, this offering provides a unique chance to create a dedicated corporate environment with the scale, identity, and operational efficiency of a standalone headquarters.

03

HIGHLIGHTS

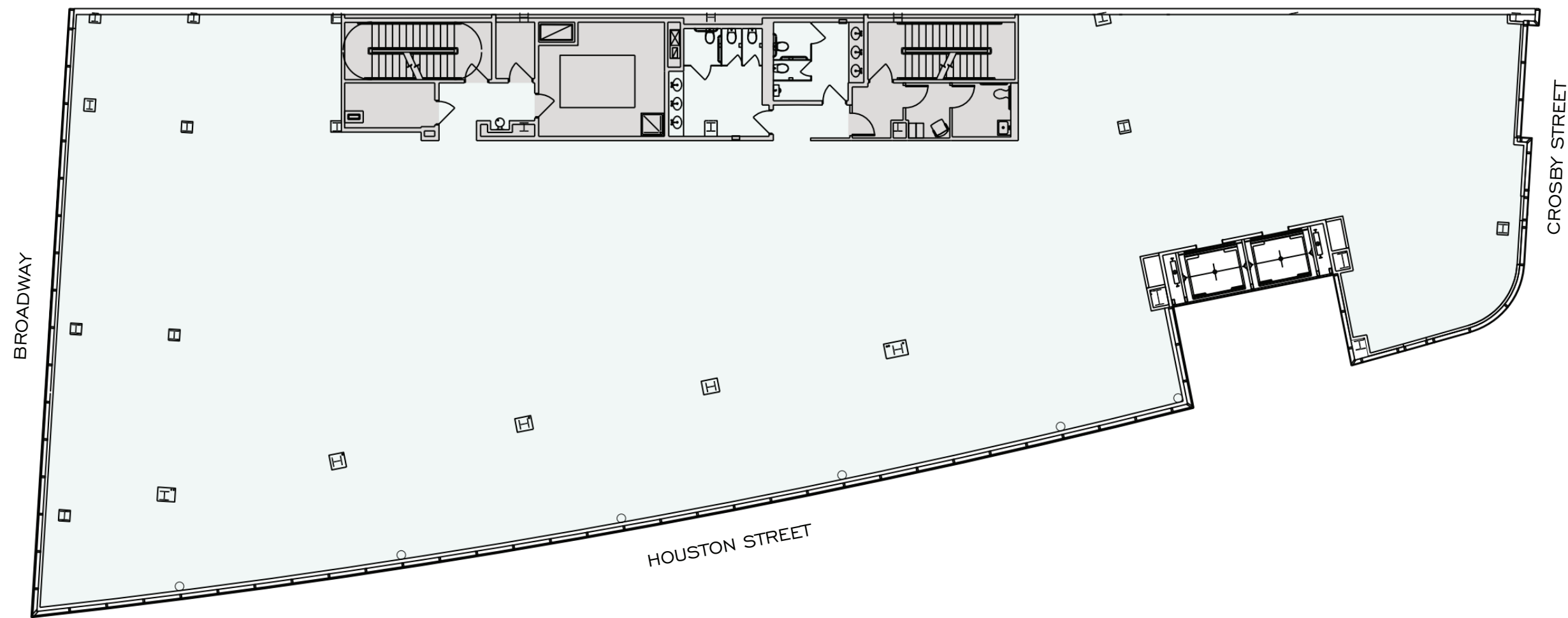
- + LARGE BLOCK OF THREE FLOORS: 44,456 TOTAL RSF
- + FULL FLOOR PRESTIGE: 16,853 RSF
- + INSTITUTIONAL OWNERSHIP
- + CLAD IN FLOOR-TO-CEILING GLASS
- + AWASH IN NATURAL LIGHT
- + EXPOSED CEILING AND POLISHED CONCRETE FLOORS
- + EXTRA-HIGH SLAB HEIGHTS RANGE FROM 14'6" TO 21'
- + EFFICIENT SIDE CORE FLOOR PLATE
- + ABOVE-STANDARD ELECTRICITY
- + PRIME NOHO / SOHO LOCATION ON HOUSTON BETWEEN CROSBY AND BROADWAY
- + MODERN CONSTRUCTION
- + SUBWAY ENTRANCE TO B, D, F, M, AND 6 ON SITE
- + PARKING GARAGE ON SITE
- + BOUTIQUE, ATTENDED LOBBY
- + CARD-ACCESS SECURED ELEVATORS



CORE & SHELL

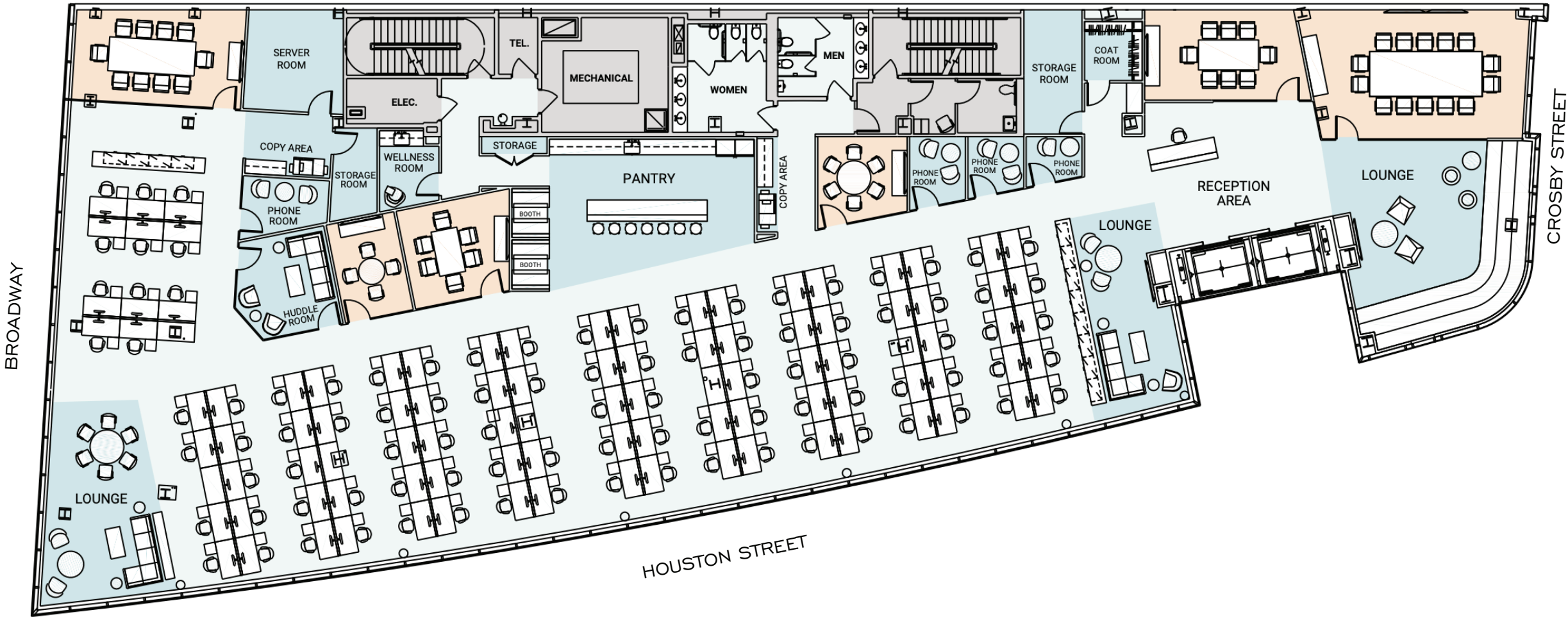
FLOORS 4-5
16,853 SF

610 BROADWAY
SOHO



OPEN TEST FIT

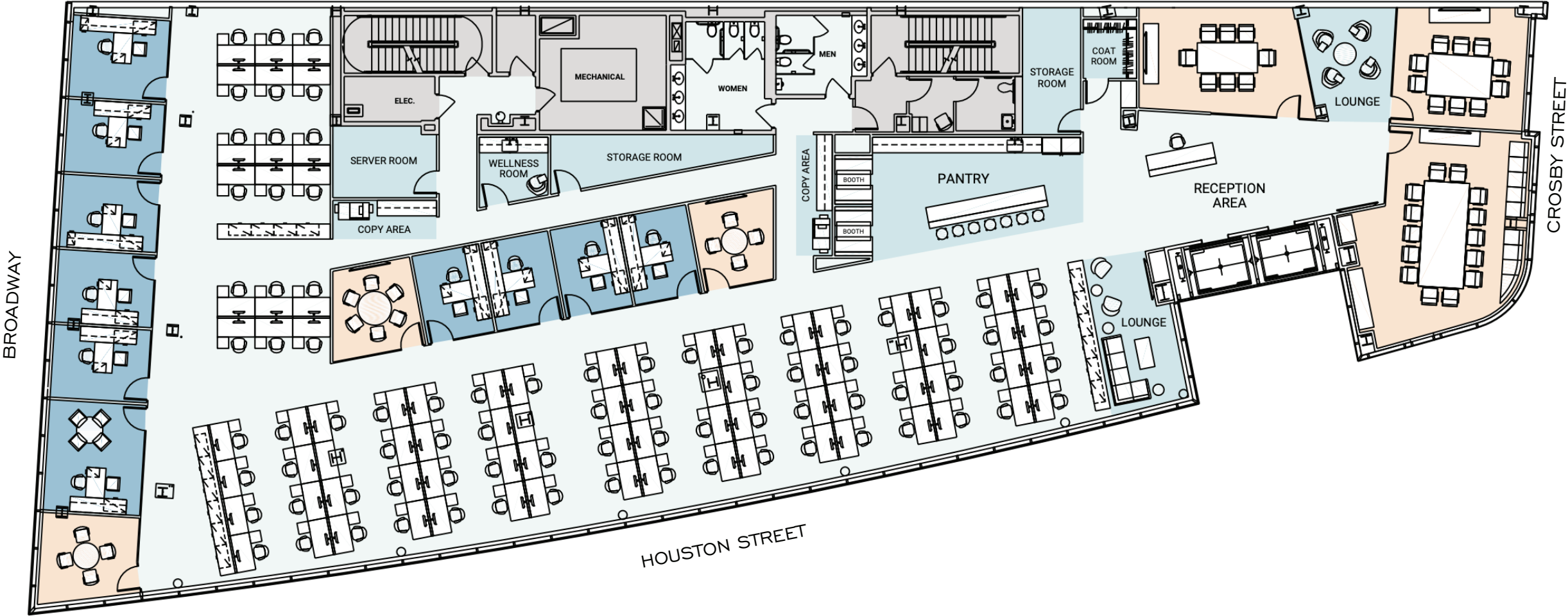
FLOORS 4-5
16,853 SF



OPEN SEATING	96	CONFERENCE ROOMS	6	PHONE/ HUDDLE ROOMS	5
RECEPTIONIST	1	LOUNGES	3	PANTRY	1
TOTAL HEADCOUNT	97				

OFFICE TEST FIT

FLOORS 4-5
16,853 SF



PRIVATE OFFICES	10	CONFERENCE ROOMS	6	PANTRY	1
OPEN SEATING	82	LOUNGES	2		
RECEPTIONIST	1				
TOTAL HEADCOUNT	93				

610 BROADWAY
SOHO

ALEXANDER RIGUARDI
ALEXANDER.RIGUARDI@JLL.COM
732 456 4217

KRISTEN MORGAN
KRISTEN.MORGAN@JLL.COM
212 812 6043

CLARK FINNEY
CLARK.FINNEY@JLL.COM
212 812 6505

PETER RIGUARDI
PETER.RIGUARDI@JLL.COM

610BROADWAY.COM

EXCLUSIVE
LEASING AGENTS

