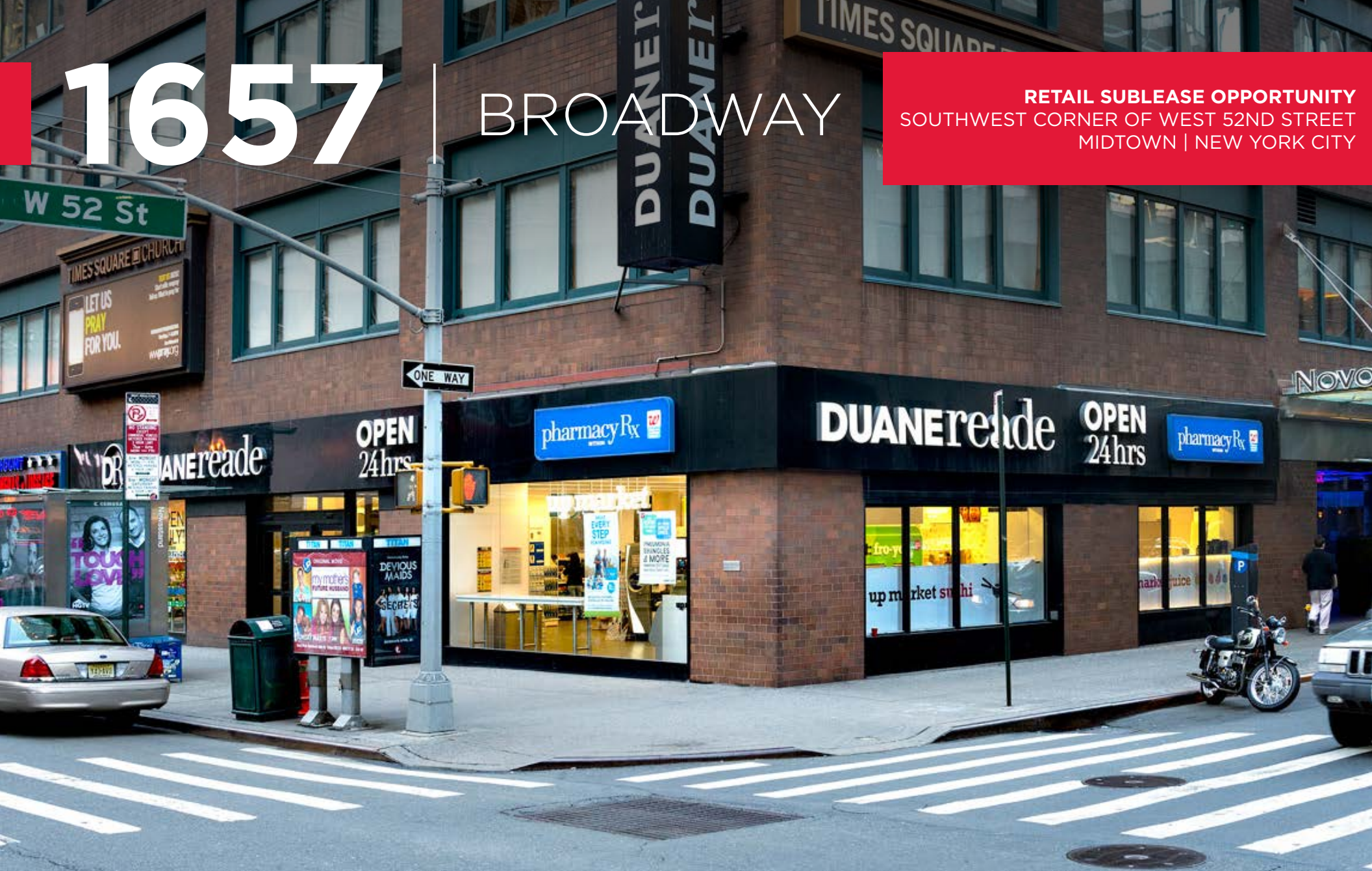


# 1657 | BROADWAY

**RETAIL SUBLEASE OPPORTUNITY**  
SOUTHWEST CORNER OF WEST 52ND STREET  
MIDTOWN | NEW YORK CITY



For more information contact:

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EXCLUSIVE SUBLEASE BROKER

*Walgreens*

**CUSHMAN &  
WAKEFIELD**

# 1657

# BROADWAY

## RETAIL SPACE

Ground Floor	<b>4,810 sf</b>
Lower Level (Selling)	<b>13,413 sf</b>
<b>Total</b>	<b>18,223 sf</b>

## FRONTAGE

Approximately **75'** on Broadway

## SUBLEASE

Through **6/30/2031**

## POSSESSION

**Arranged**

## ASKING RENT

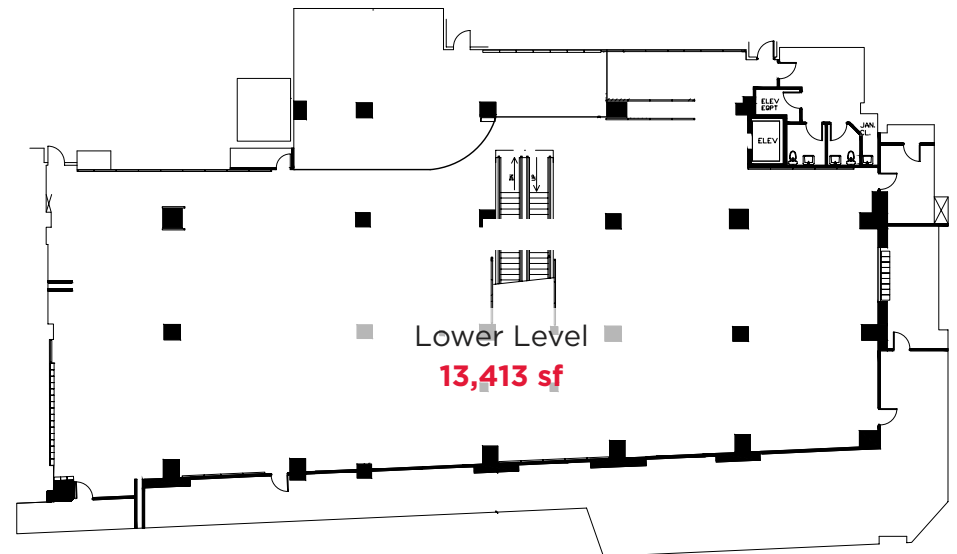
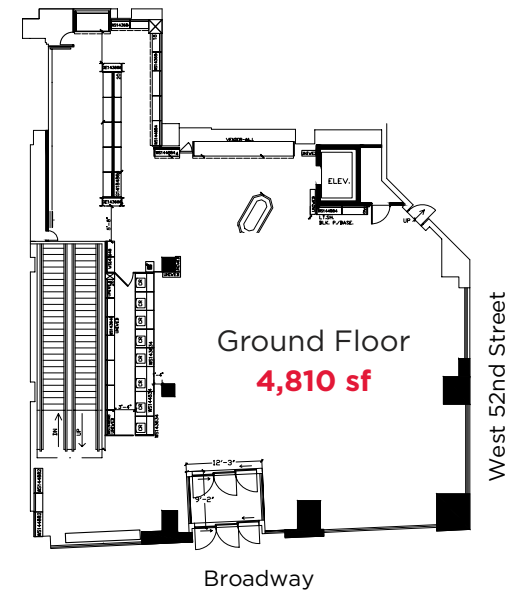
**\$3,200,000** Per Annum Gross (Long Term Deal)

## KEY COMMENTS

- Prime Midtown West corner space with selling lower level
- Surrounded by Broadway theaters, restaurants, office buildings, and hotels
- Within a 4-minute walk of 4 subway stations (1,C,E,B,D,N,R,W) – servicing 20.2M+ annual riders (2023)
- All Offers are Subject to Real Estate Committee Approval

## NEIGHBORING CO-TENANTS

- Whole Foods
- Equinox
- Din Tai Fung
- Winter Garden
- Gallagher Steakhouse
- M Social Hotel





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**EIGHTH AVENUE** | **BROADWAY** | **SEVENTH AVENUE**

**W 55TH ST**

- NAYA, TD Bank, Hilton Garden Inn, Residence Inn, Scargo, DREAM HOTEL, HEAVEN ON 7TH MARKETPLACE

**W 54TH ST**

- AMERITANIA, Ed Sullivan Theater, DUANE Reade by Walgreens, mezeh, DUNKIN', Roxy, PRET, SUBWAY, chop & go, SHAKE SHACK, BLANK STREET

**W 53RD ST**

- ups, Broadway Theatre, THE GREAT GATSBY, August Wilson THEATRE, CHASE, BANK OF AMERICA

**W 52ND ST**

- DIG INN, Gallagher's STEAKHOUSE, 1657 BROADWAY, MSOCIAL HOTEL, NEW YORK Times Square Cafe, McDonald's, THE MANHATTAN of South Square HOTEL, Starbucks

**W 51ST ST**

- GERSHWIN THEATRE, 鼎泰豐, Paramount Plaza, EQUINOX, Scargo, Winter Garden Theatre, Applebees, ENLIGHTEN

**W 50TH ST**

- CARNEGIE DINER & CAFE, Palm, citizen, The Theater Center, SPIN, The Food Emporium, Little's PEARL, Ambassador Theatre, CVS

**W 49TH ST**

- Quality Bistro, 1345 Avenue of the Americas, THE LUXURY COLLECTION, ZIEGFELD, FACES & NAMES, Bartley Dunnes, LA GRANDE BOUCHERIE, New York Hilton MIDTOWN, bluemercury, Sheraton, 1301 Avenue of the Americas, LA BAIA, OCEAN PRIME, Citizens, MASTRO'S STEAKHOUSE, UBS, PRET, Starbucks, Le Bernardin, L'Ami PIERRE, NAYA CHOPT, BNP PARIBAS, citi, THE MICHELANGELO NEW YORK, BOBBY VAN'S GULL EST. 1963, MELT SHOP, LITTLE BEET, MEN'S WEARHOUSE, AVRA, STARHOTELS, THE CAPITAL, THEATER BOSS, BOBBY VAN'S GULL EST. 1963, MELT SHOP, LITTLE BEET, MEN'S WEARHOUSE, AVRA

**SEVENTH AVENUE**

**BROADWAY**

**EIGHTH AVENUE**

**W 50TH ST**

**W 49TH ST**

**R Q N W**