



A FULL-BLOCK BUILDING

1411 Broadway is a full-block building on Broadway between West 39th and West 40th Streets. The only building in the area with a plaza, it has recently undergone significant capital improvements.

An updated lobby features a striking monumental artwork, and new elevators have been installed. An extraordinary roof deck is also planned (delivery 1H 2027) with amenity programming and never-before-seen views of the city.







BUILDING AVAILABILITIES

SKYSCAPE



For floor-plans please
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THE PLAZA





INVITING, ACTIVATED NEW LOBBY EXPERIENCE

Designed by KPF, the scope included the installation of a monumental 8' x 63' Yaacov Agam artwork, a continuous counter stretching the length of the artwork that provides various levels of standing and seating options, private seating banquettes, task lighting, and seasonal landscaping.

The elevators have been modernized and cabs removed as part of the lobby redevelopment program.





BUILDING SAMPLE FINISHES

Pre-built available with modern building finishes that reflect a clean, sleek, and functional aesthetic and high-quality materials. Images shown of the 12th floor.





SPECTACULAR 360 CITYWIDE VIEWS

Skyscape at 1411 Broadway is the building's brand new amenity deck for the exclusive use of 1411's tenants and their guests. The space features a bar and lounge, conferencing facilities for up to 80 people, and a phenomenal landscaped outdoor terrace area with seating and tables.

Skyscape is the perfect place to hold private events, meetings, after work drinks, or to simply enjoy a change of scenery and breathtaking views during the working day.

Delivery H1 2027.

FOR COFFEE, LUNCH, OR DRINKS AFTER WORK

Tenants at 1411 Broadway can enjoy never-before-seen views of the city during the day and at night at Skyscape. With indoor and outdoor seating and a bar lounge area, the building's exclusive amenity deck can be enjoyed all year round.





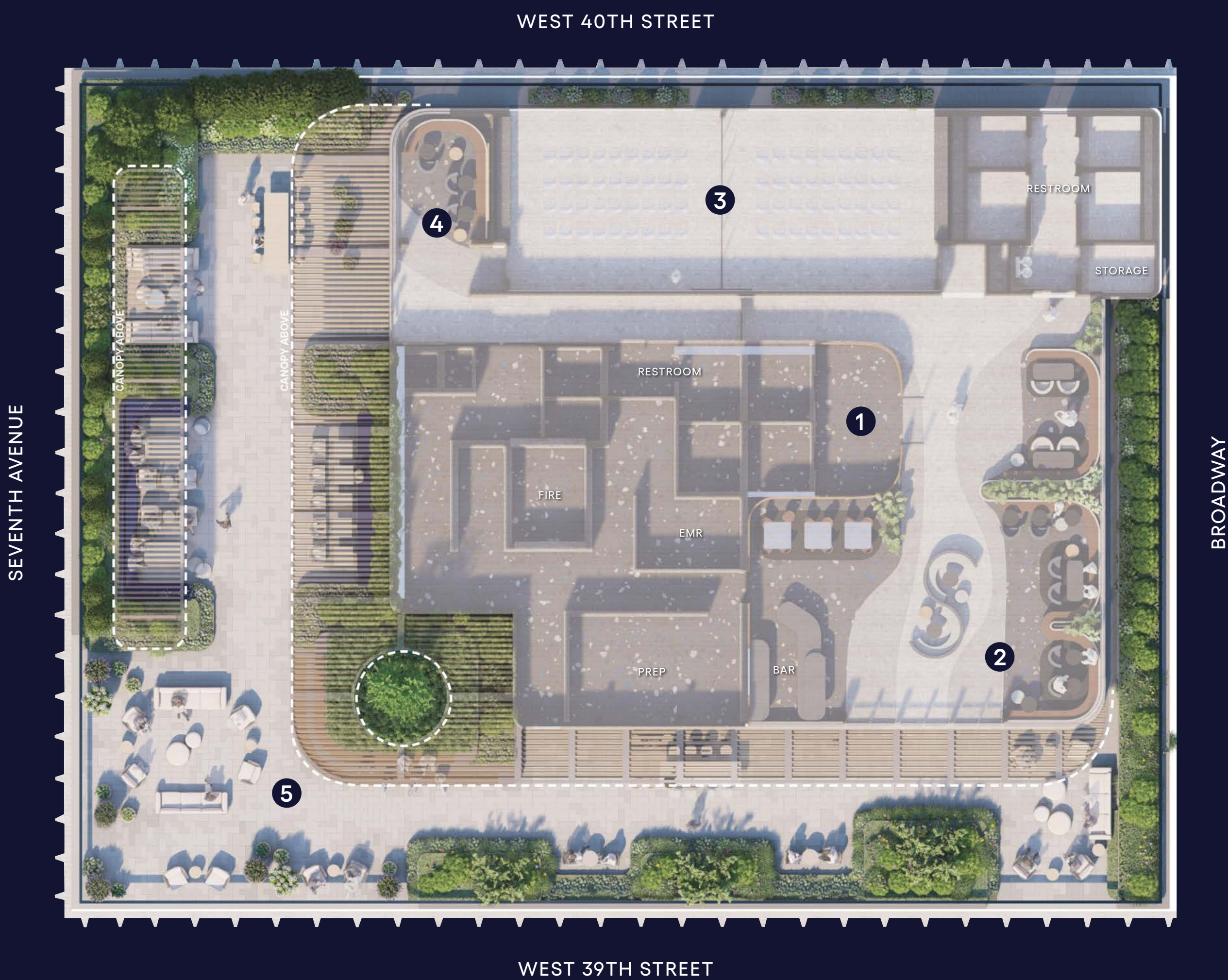
INDOOR LOUNGE

The indoor lounge at Skyscape provides soft seating areas, a bar, meeting spaces, and work stations, creating an activated area suited to a multitude of different uses.



NEVER-BEFORE-SEEN VIEWS

ROOF TERRACE



1. Arrival

2. Lounge

3. Conference
4. Pre-Function

5. Outside Terrace



VIEWS TOWARDS DOWNTOWN



VIEWS TOWARDS HUDSON YARDS



VIEWS TOWARDS MIDTOWN



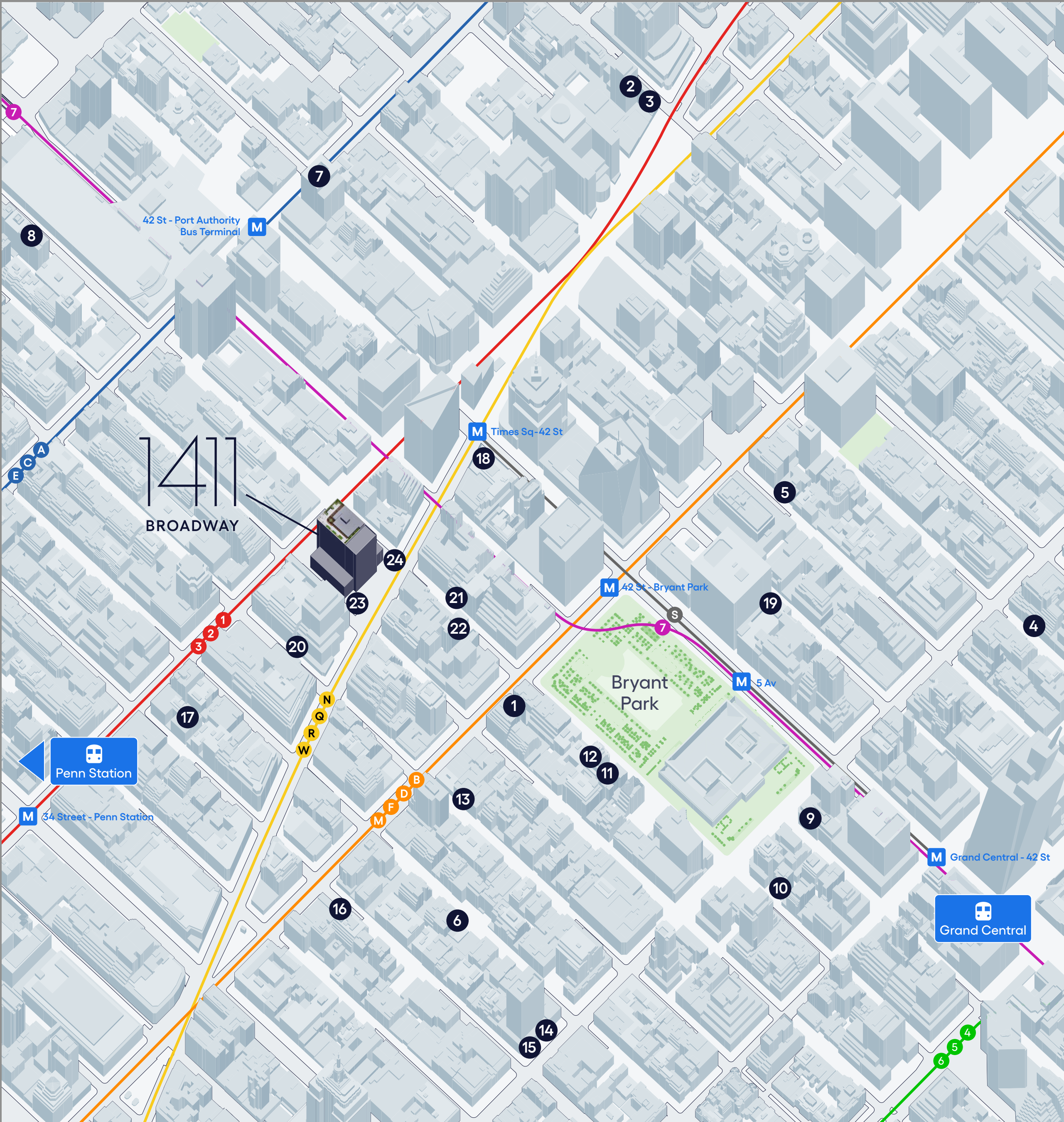
VIEWS TOWARDS THE EAST



A PERFECT LOCATION

1411 Broadway is located in the heart of midtown Manhattan, close to Bryant Park, Grand Central Station, and Penn Station. It is incredibly well connected via numerous subway lines and easy to get to from out of town.





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|-----------------------------------|----------------------------|-------------------------|
| 1. Angelina Paris | 8. Four Points by Sheraton | 16. Keen's Steakhouse |
| 2. W New York Times Square | 9. Andaz 5th Avenue | 17. Moxy Hotel |
| 3. Blue Fin | 10. Courtyard by Marriott | 18. Knickerbocker Hotel |
| 4. Morton's Steakhouse | 11. Bryant Park Hotel | 19. Gabriel Kreuther |
| 5. The Algonquin Hotel | 12. Koi | 20. Arno |
| 6. Frankie & Johnnie's Steakhouse | 13. The Refinery Hotel | 21. Mexicue |
| 7. The Westin NY at Times Square | 14. The Langham | 22. Croton Reservoir |
| | 15. Al Fiori | 23. Chase Bank |
| | | 24. Starbucks |

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Hines

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Ivanhoé Cambridge, the real estate portfolio of CDPQ, develops and invests in high-quality real estate properties, projects and companies that are shaping the urban fabric in dynamic cities around the world.

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PAUL AMRICH

T +1 212 984 8122

E paul.amrich@cbre.com

NEIL KING

T +1 212 984 8352

E neil.king@cbre.com

EMILY CHABRIER

T +1 212 984 6537

E emily.chabrier@cbre.com

SHAY KENNEY

T +1 212 656 0534

E shay.kenney@cbre.com

