



# 463 Broadway

NW corner Grand Street

**good  
space**®

licensed real estate broker

## 463 BROADWAY (CORNER, CURRENTLY ECCO)

Ground Floor	Lower Level	Ceiling Height	Frontage	Possession
<b>3,897sf</b>	<b>Up to 3,300sf</b>	<b>16'</b>	<b>86' on Grand St 40' on Broadway</b>	<b>Q1 2025</b>

## 465 BROADWAY (INLINE)

Ground Floor	Lower Level	Ceiling Height	Frontage	Possession
<b>1,565sf</b>	<b>Arranged</b>	<b>14'</b>	<b>30' on Broadway</b>	<b>Immediate</b>

## 110 GRAND STREET (INLINE, CHIMI COMING SOON)

Ground Floor	Lower Level	Ceiling Height	Frontage	Possession
<b>1,700sf</b>	<b>Arranged</b>	<b>16'</b>	<b>40' on Grand St</b>	<b>Leased</b>

### Space Features

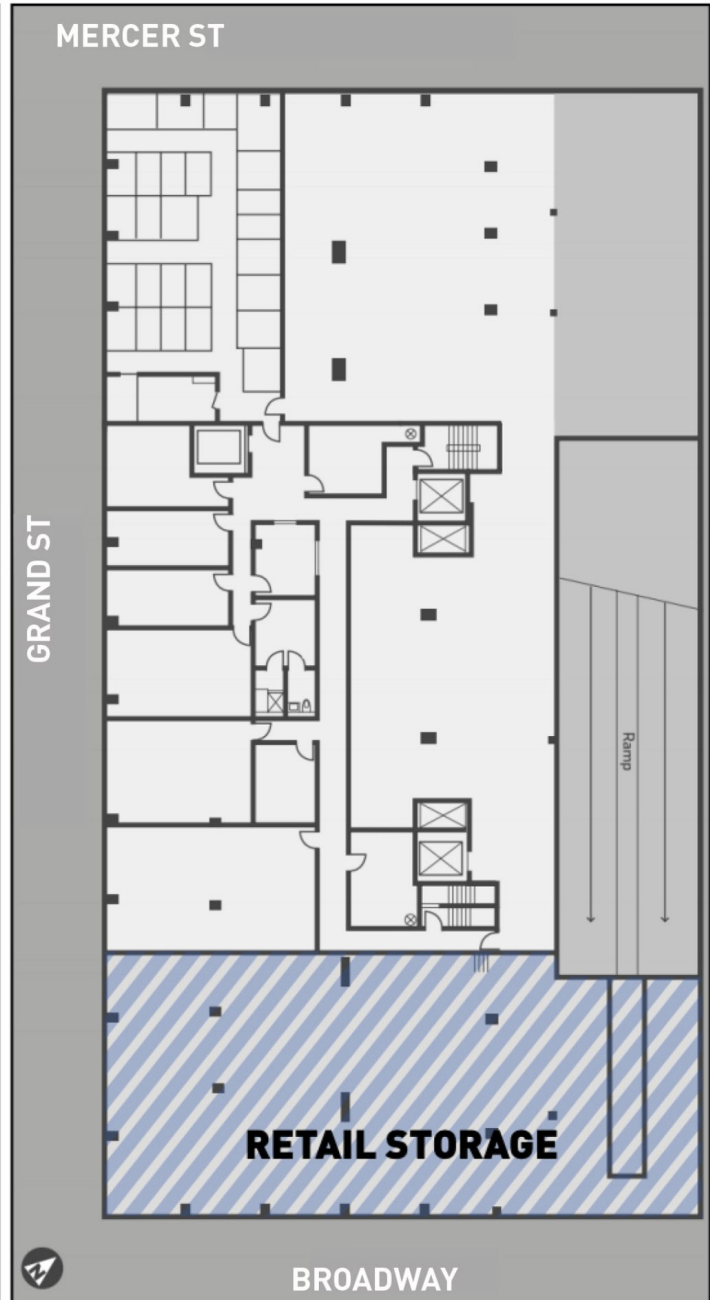
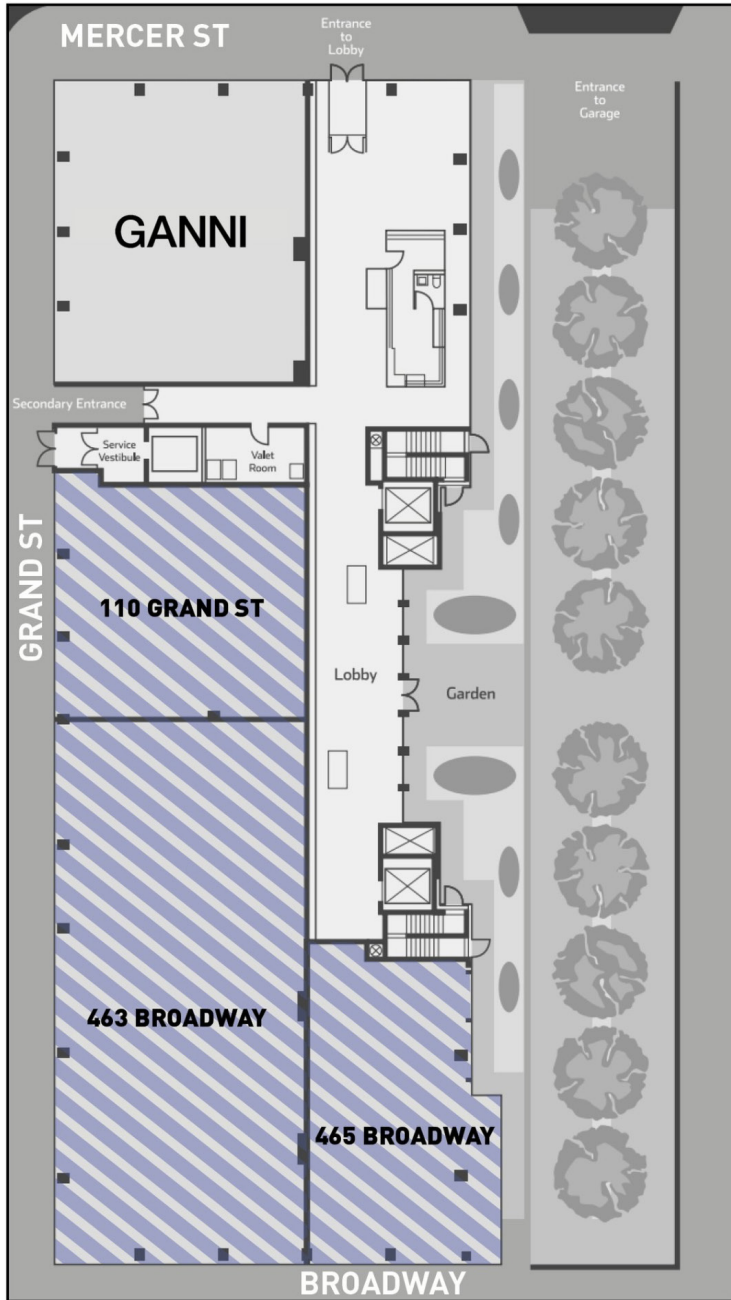
- **Wraparound all-glass frontage; ADA accessible**
- **Ability to combine spaces for a 5,462sf at Grade with up to 3,300sf at Lower Level**
- **Space to be delivered in white box condition**
- **Located at busy Broadway intersection with 52.9M visitors per annum**

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GRADE

LOWER LEVEL



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463 BROADWAY  
eoco

465 BROADWAY

CHIMI



465 BROADWAY

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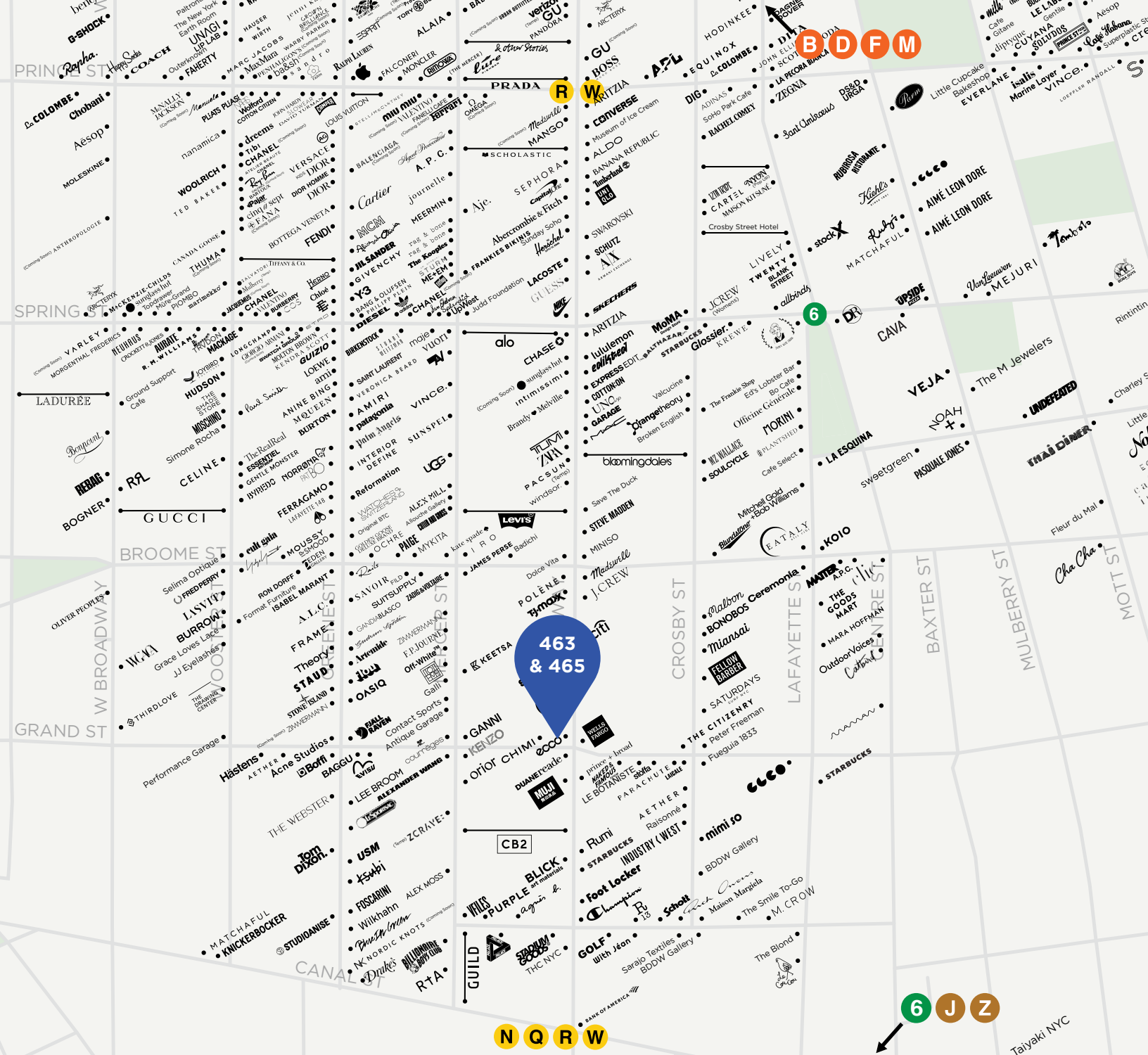
465 BROADWAY



good space

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Annual Subway Ridership (2019)

- R
W
3.75M Prince St
- 6
4.34M Spring St
- 6
N
R
W
Q
J
Z
15.9M Canal St
- B
D
F
M
12.5M Broadway/Lafayette

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