

770 Broadway
New York, NY



VORNADO
REALTY TRUST

www.vnooffice.com

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New York, NY



Overview & Features

LOCATION: The building covers an entire city block with the main entrance located on 9th Street between Broadway and 4th Avenue.

BUILT: The landmarked 770 Broadway is located at a significant city juncture, where Broadway ends its diagonal courses to become a straight, north-south avenue running through Downtown. Originally home to the Wanamaker department store, the building has been redeveloped as a twenty-first-century office environment to attract creative talent identified within the area's growing service-orientated businesses.

LOBBY: Renovation of the lobby, which was previously altered in a 1950's renovation, reflects the contemporary spirit of 770 Broadway. Visitors enter through the main entrance on 9th Street, which is denoted by a new canopy constructed of steel and translucent material. At night, the canopy illuminates the street, and large expanses of glass curtain wall activate the street-level facade.

FLOOR PLATES: Approximately 75,000 sf

FLOOR LOADS:

2nd Floor - rated at 55 lbs./Ft.

3rd Floor through 7th Floor - rated at 120 lbs./Ft.

8th Floor through 15th Floor - rated at 75 lbs./Ft.

WINDOWS: Window replacement was completed in 2000.

ELECTRIC SERVICE: 8-watts per usable sf exclusive of base building HVAC load.

ELEVATORS: 14 passenger cars, 6 freight cars

AIR CONDITIONING: Three (3) new 700-ton gas-fired absorption chillers were installed in 1999.

EMERGENCY BACK-UP: The building uses a back-up 750KVA diesel generator for life safety systems.

INTERNET PROVIDERS: AT&T, MCI, Time Warner

CABLE: Direct TV

TELEPHONE: Verizon, Global Crossing



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Area Information and Map

770 Broadway is located on the corner of East 9th Street. The building is convenient to the 6, N and R Subway lines, as well as the M1, M2, M3, M8, M101, M102 and M103 Bus lines. Parking is available at four pay lots on 8th and 9th Streets.



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Major Tenants

OFFICE:

- AOL
- VNU USA, Inc.
- Viacom International, Inc.
- J.CREW

RETAIL:

- Ann Taylor
- K-Mart
- Bank of America



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