

1540

BROADWAY

PROXIMITY IS THE ULTIMATE AMENITY

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AN ARCHITECTURAL ICON

Designed by Skidmore, Owings & Merrill

44-story, Class-A office building

Commanding side-street entrance

Soaring, airy, spacious lobby

Through-block, north/south interior walkway

Owner-managed

WiredScore Platinum





\$ 40 M EXTENSIVE CAPITAL PROGRAM

New 27,000 SF amenity floor designed by Gensler

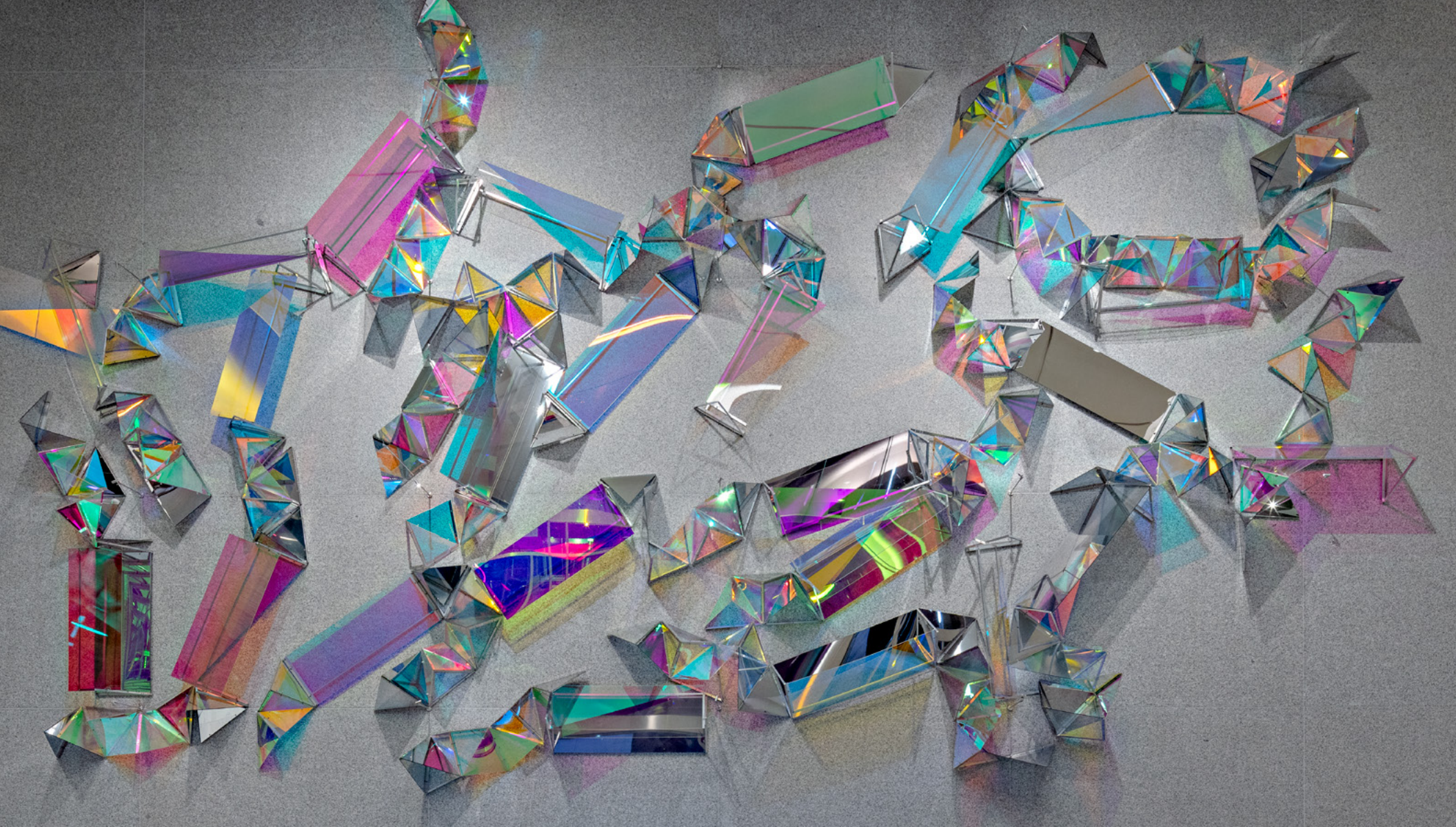
New contemporary and sophisticated entrance and lobby

Destination dispatch elevator cabs

Smart Technology capability throughout - Bluetooth enabled turnstiles and app-powered amenities

New co-generation plant generating 70% of the building's energy on-site





LOBBY ART

By Karen Lemmert of Baltimore, Maryland

CORRIDOR ART

By Moffat Takadiwa of Harare, Zimbabwe





NEW 27,000 SF GENSLER-DESIGNED AMENITY FLOOR

Direct access from every floor

Best-in-class amenities include food hall, barista bar, tenant lounge, fitness center, meeting spaces and a dedicated experience manager





BUSTLE FOOD HALL

Micro Food Hall curated by Fooda featuring a variety of rotating guest restaurants announced in advance and accessible via the Fooda app



LOUNGE AND BARISTA BAR BY JOE COFFEE

Expansive yet cozy wi-fi enabled tenant lounge featuring a cafe and an array of solo, team and communal seating areas



fooda

HUSTLE FITNESS CENTER

Operated by FitLore featuring boot camps, personal training, nutritionist and custom wellbeing options

Full complement of strength, cardio and core equipment – Peloton Bikes, TechnoGym Treadmills & Elliptical Trainers

New locker rooms and showers



COMMUNITY

Welcome area with a full time, dedicated Experience Manager readily available for all tenant needs - including assisting with amenity activation, event planning and concierge services

EVENT SPACES

Three multi-sized meeting rooms including 8- and 14-person conference rooms and a 128-person event space

State-of-the-art audio visual and video conferencing





COVID ENHANCEMENTS

The safety and well-being of our tenants and employees have always been the highest priority. We will continue to adjust to new challenges and, as always, remain dedicated to maintaining a safe and healthy environment.



Enhanced & frequent cleaning by PPE-wearing personnel using EPA approved disinfectants



Employees and vendors will wear PPE



Touch-free entrance doors, toilets, sinks, fixtures and dispensers



Hand sanitizer stations in lobby, multi-tenant elevator lobbies and amenity spaces



Elevator capacity limited to 4 people



Secure bike and electric scooter storage room is now available to tenants



On-site food and coffee vendors; FOODA team can deliver individually packaged meals and catering options



Secure messenger center to minimize transient visitors and disinfect certain packages and deliveries



Improved air quality using ultra-microbial filters & increasing fresh air intake



Additional services offered upon request: electrostatic application of disinfectant, ordering PPE for tenant employees, etc.



BRIGHT, FLEXIBLE FLOORS OF 27,000 RSF

Column-free floorplates

Floor to ceiling windows with no convectors

13' slab heights

New tenant-controlled HVAC

Vibrant views

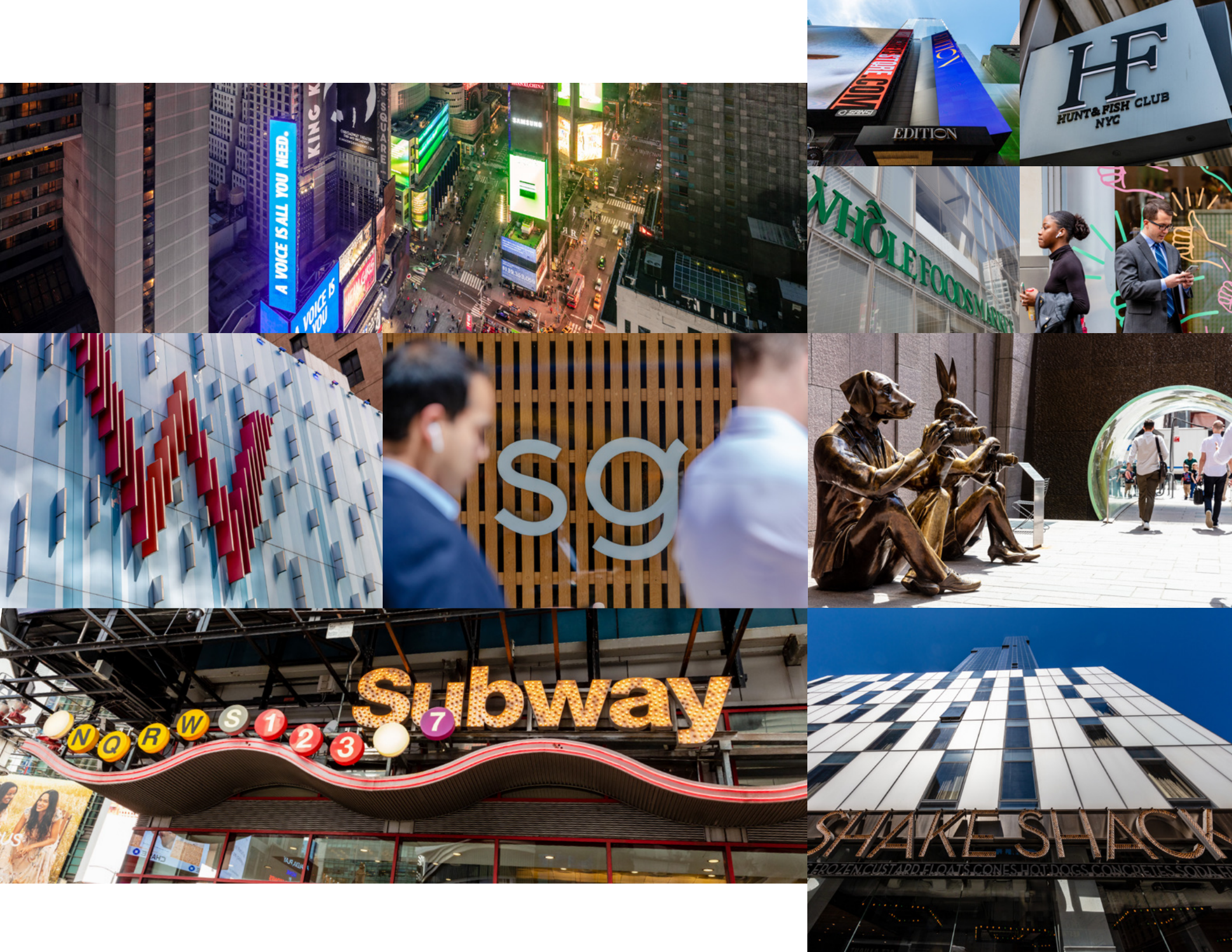


30TH FLOOR VIEW - NORTHEAST



30TH FLOOR VIEW - SOUTH



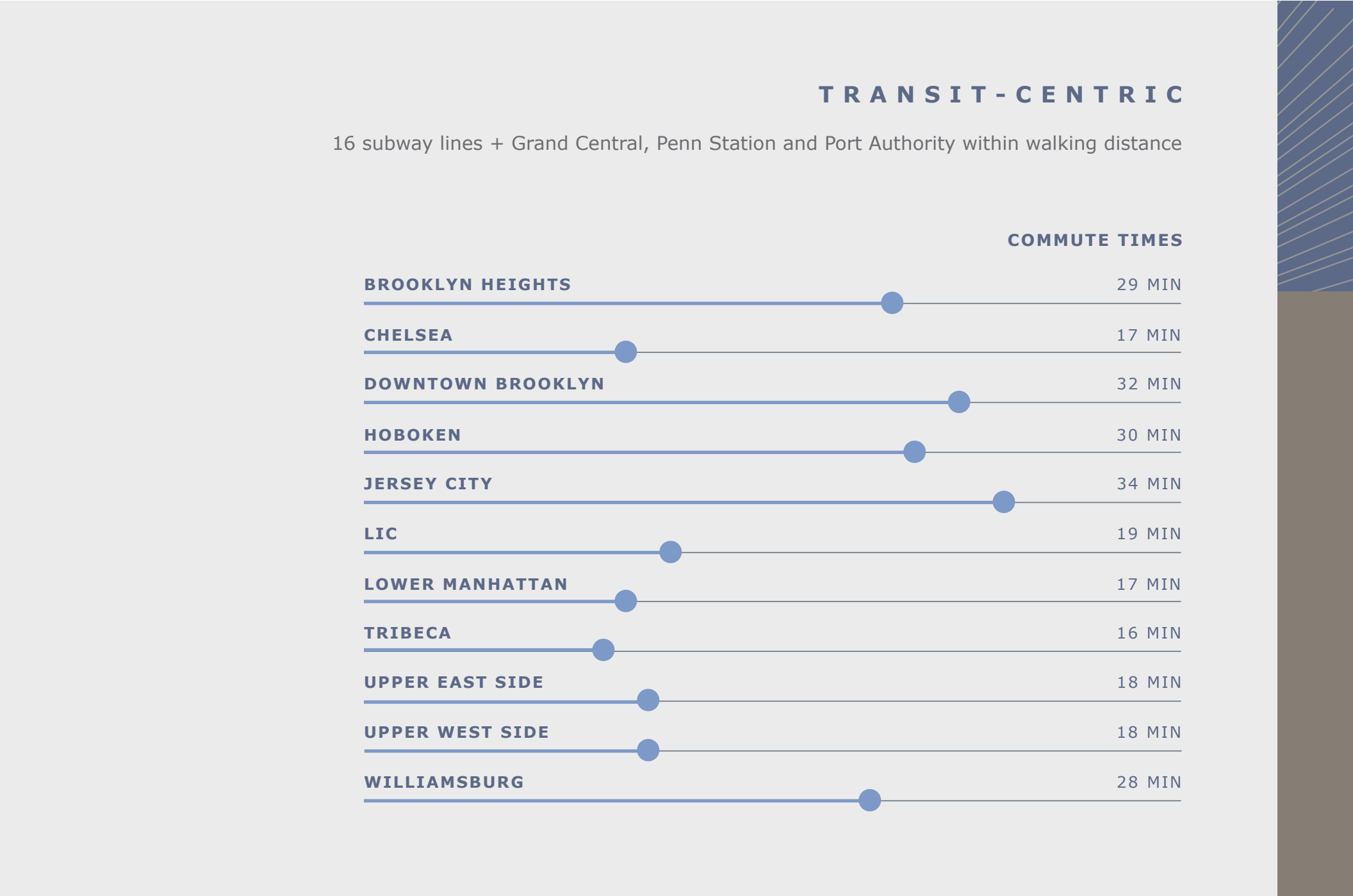
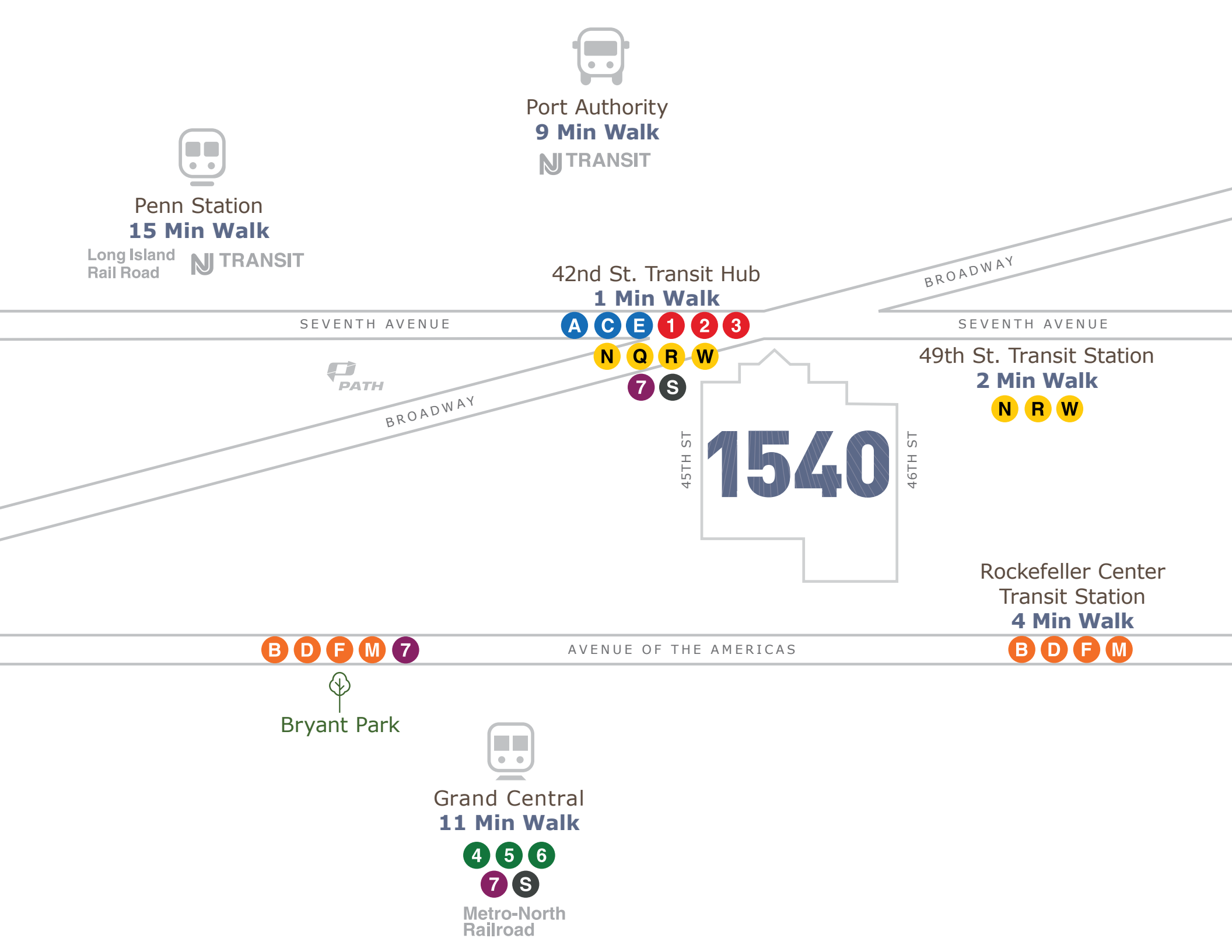


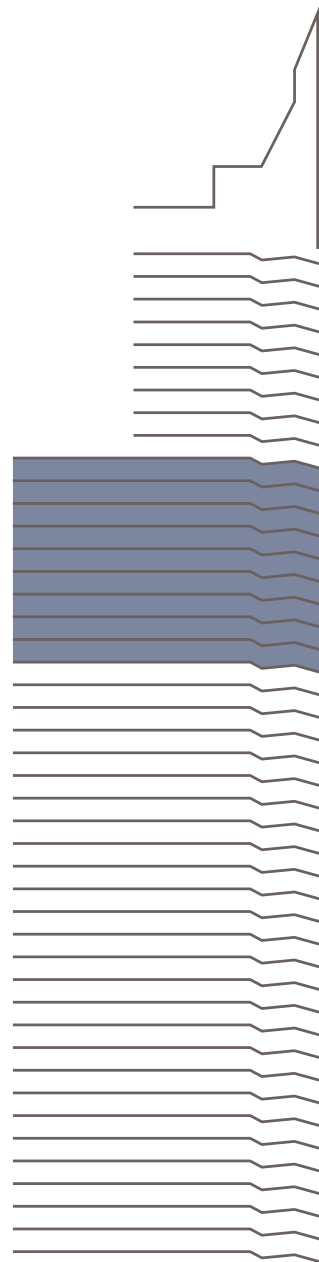
PREMIER ACCESS TO TOP TALENT

Amidst leading media, publishing, finance
and technology companies

From City Hall to Central Park a Times Square
location provides easy access. The breadth
of Manhattan is reachable within 20 minutes.





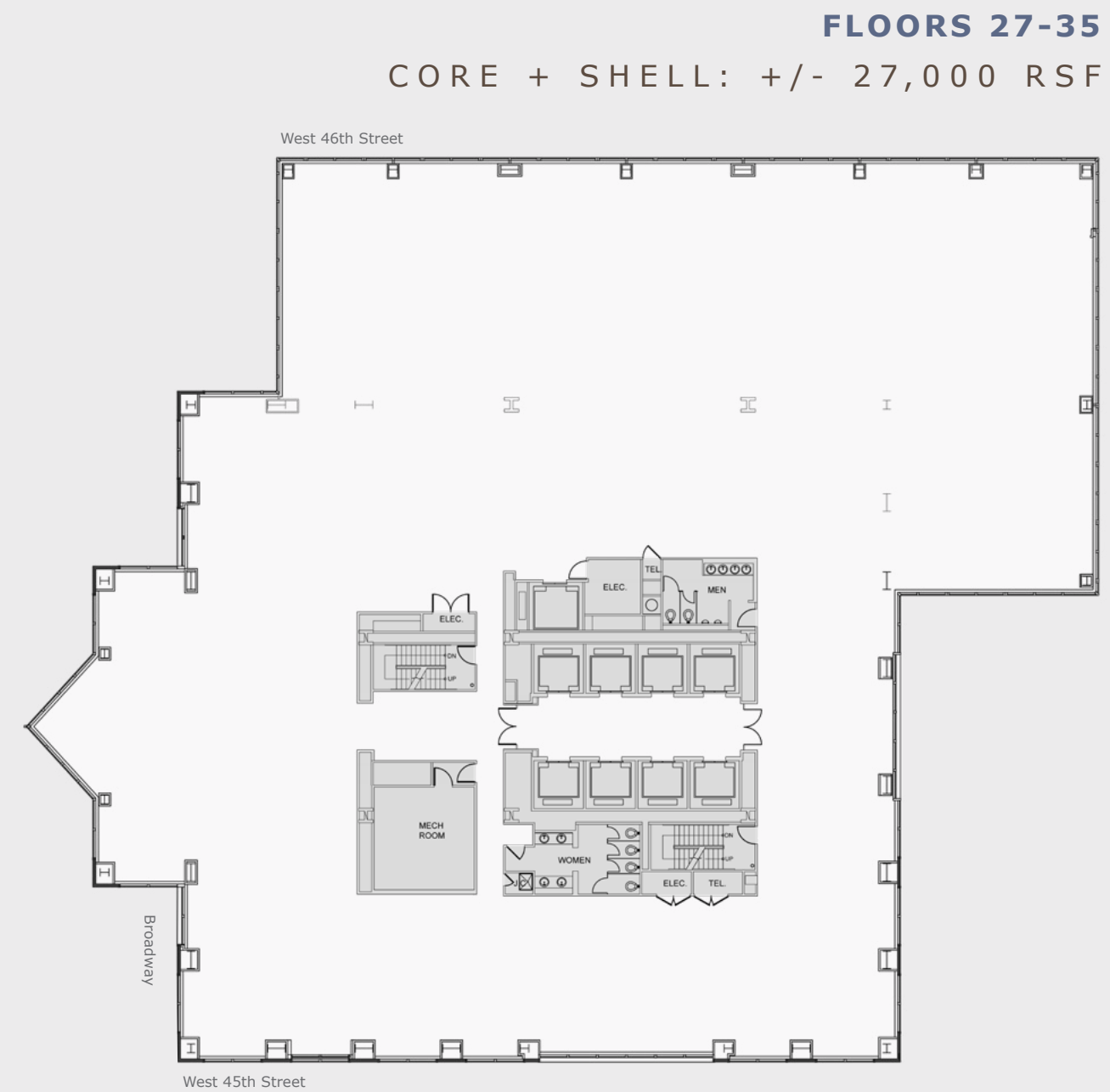


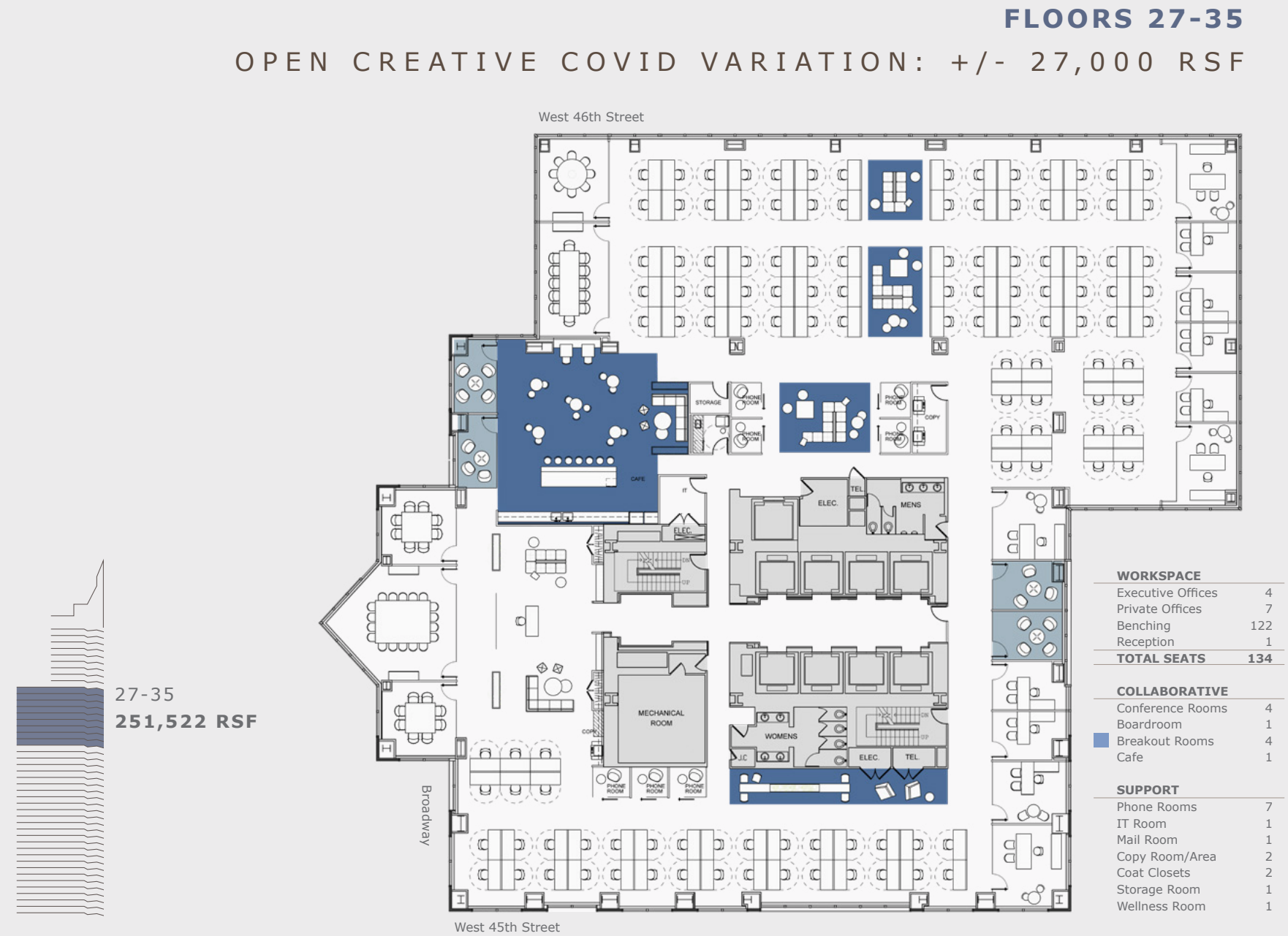
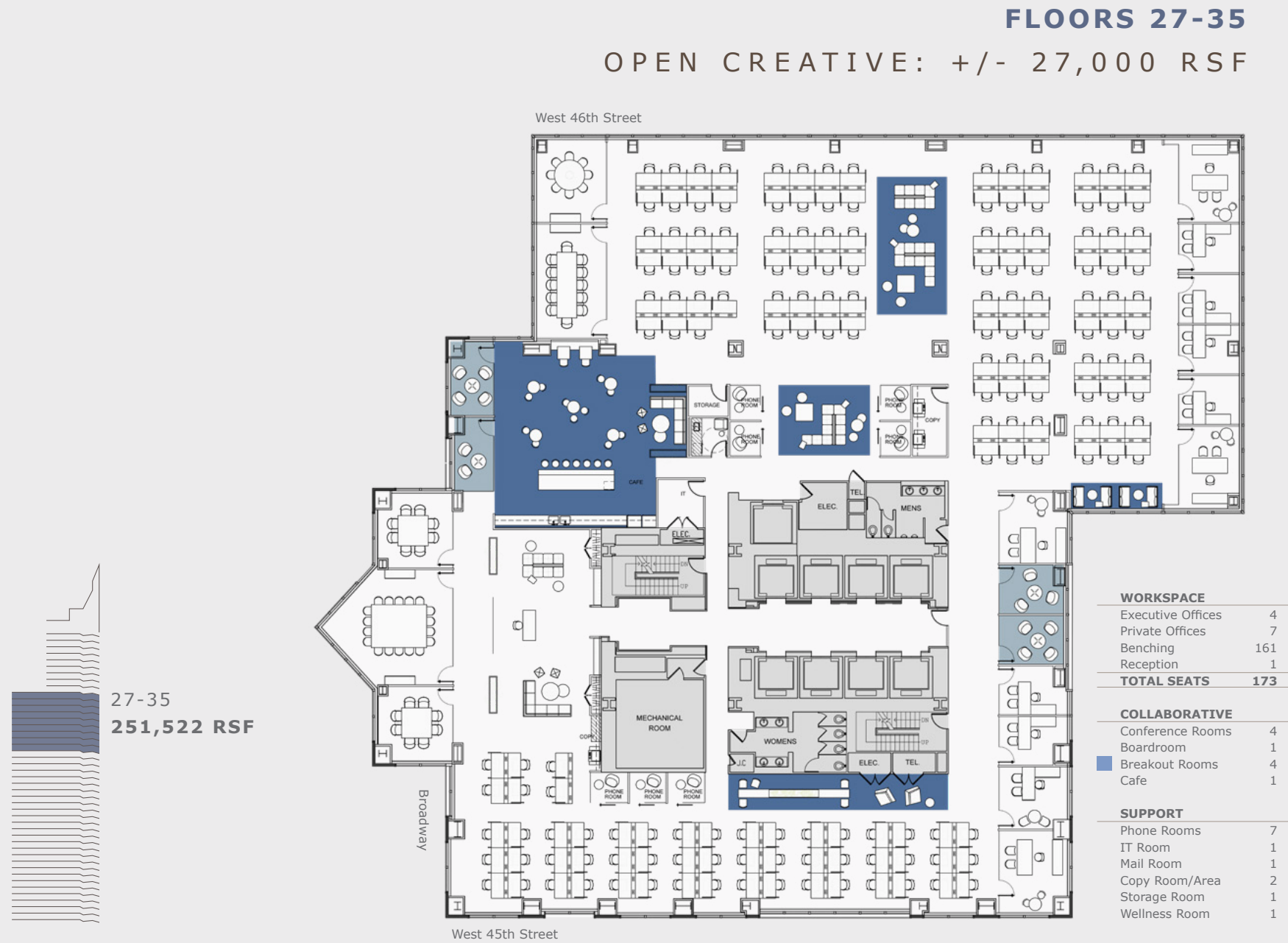
251,522 RSF AVAILABLE

27-35 251,522 RSF



27-35
251,522 RSF

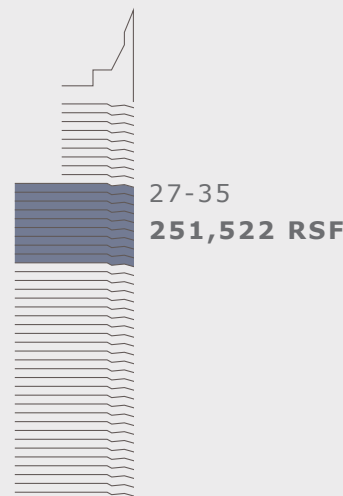




FINANCIAL TRADING: +/- 27,000 RSF



OFFICE INTENSIVE: +/- 27,000 RSF



TRADITIONAL LAW FIRM: +/- 27,000 RSF



27-35
251,522 RSF



Click to see virtual tours of the space

BUILDING SPECIFICATIONS

OVERVIEW	1540 Broadway was developed by Bertelsmann AG., the International media giant, as its U.S. headquarters building and was designed by Skidmore, Owings and Merrill. The world class tower was designed in 1990 to exceed all market standards with exceptional tenant spaces, panoramic views of the Manhattan skyline and unmatched views of Times Square.
ARCHITECT	Skidmore, Owings & Merrill
COMPLETED	1990
RENOVATED	2019
OFFICE RSF	907,427 RSF
TYPICAL FLOOR AREA	Floors 8-35 averaging 27,421 RSF per floor Floors 36-44 averaging 18,562 RSF per floor
FLOORS	44 stories
STRUCTURE	The Property’s foundation is poured reinforced concrete columns, beams and slabs. It has a structural steel frame with masonry and concrete encasement. Property floors are concrete poured over metal decking and each floor is bridged by structural steel beams.
FAÇADE	The exterior surface is an aluminum and glass curtain wall, with architectural features, including Indigo blue and white spandrel glass, and green tinted vision glass, with setback panels creating a unique visually interesting facade, topped by a nearly 6-story spire over Broadway. Granite and stainless-steel features surround the 24’ atrium lobby entrance on West 45th Street
LOBBY	The lobby walls are comprised of a flamed granite which contrast against the Bianco Grecale polished marble flooring. The high ceilings and accent lighting is showcased on the street through the floor to ceiling glass façade. Natural light floods the space through the newly renovated glass canopy. New turnstile and elevator destination dispatch upgrades were made as a part of the recent renovations. Approximately \$8 million was spent on lobby renovations in 2018.

CEILING HEIGHTS	Slab-to-slab heights average 13’0” Standard floor to finished ceiling height is 9’6”
DESIGN LOAD	Floor loads are typically 50 pounds per square foot
BUILDING AUTOMATION AND ENERGY MANAGEMENT SYSTEM	Primarily VAV equipment and ceiling hung perimeter FPB units. The Property is currently undergoing a BMS system upgrade from Automated Logic Systems (ALC) to a more advanced and efficient Delta Controls System utilizing enteli WEB software. The system controls and monitors temperature reset control for cooling and heating equipment, automation control of parts of the gas heating system and combined heat and power (CHP) cogeneration plant, critical alarm systems and power demand monitoring. The Property is also in the process of installing a Nantum system which is a cloud-based, secure building operating system utilized to optimize energy consumption and increase tenant comfort, while providing cost savings. Installation of infrared cameras at passenger elevator lobbies enable occupancy counts to determine and deliver high-efficiency cooling for each floor. NANTUM learns the rhythm of existing building systems, memorizing today’s operations so that it can positively predict, and prescribe tomorrow’s performance. NANTUM’s algorithms continuously improve building efficiency over time.
STAIRWELLS	The Property contains two fire stairwells that extend from the roof to the ground level. Stairwell A goes from the 45th floor to the street level, exiting onto 45th Street. Stairwell B runs from the 46th flr roof mechanical areas to the street level, exiting on 46th Street. Both stairwells have re-entry floors as per code, and can be used for interfloor travel for multi floor tenants.
PASSENGER ELEVATORS	The Property contains 14 Otis 401 Elevonic electric traction geared passenger elevators. The elevators are comprised of six low rise and eight high rise cars. There are also three service/freight elevators that are Otis 401 Elevonic electric traction geared. The Building is currently undergoing elevator modernization of 14 passenger elevators and 1 freight service elevator. The elevator modernization will consist of new elevator door operators and relating door equipment, controllers, new roller guides, new emergency brakes, new traveling cable, new governors and new elevator interior fixtures. All passenger elevator lobbies are equipped with a Compass Plus dispatching system which will reduce passenger waiting times and minimize any disruptions.

COOLING	The building is equipped with a 6 cell Marley cooling tower setup, which was completely refurbished in 2018 including new fills with drift eliminators, walls pressure washed and coated with zinc protectant, hot water basin pan covers replaced, new nozzles and a new electric Marley level sensor package connected to the Building's BMS. The cooling towers service dedicated DX units on each floor as well as tenant supplemental AC units. The condenser water pipe system is an open design water pipe system. The fan drive assembly consists of a single-speed 40 hp motor in each cell, a propeller shaft and a gear reducer. The cooling tower is scheduled to provide 4200 tons of condenser water. The water make-up service to the cooling tower is provided by a 3-inch direct feed into the cooling tower supply header via duplex pump system. There is also a manual emergency fill makeup. The mechanical system consists of variable air volume boxes (VAVs) at the interior and fan powered terminal boxes (FPBs) at the exterior which are served by a water source self-contained package unit on each tenant floor connected to a roof top cooling tower. Building cooling is provided by individual self-contained package air handling units (SCUs) manufactured by Daikin (installed in 2019) on each tenant floor. Floors 8 to 36 have an 80-ton unit, floors 36 to 43 have 60-ton units and floor 44 is served by a 70-ton unit. Each SCU has four scroll type compressors (15-20 tons each) cooling with R-410a refrigerant equipped with variable frequency drives and waterside/airside economizer cooling.	PLUMBING	Domestic water is supplied via two 4" services and two 6" fire services from the City water main. There are three sets of domestic water zones fed from the 5th floor mechanical room which feed floors 5-37. Each of these domestic water risers are fed by a set of duplex pumps. Floors 38-44 are fed from the rooftop tanks and a duplex pumping system on 45th flr.
HEATING	Heating for the property is derived from natural gas. There are (3) Viessman Vitocrossal 300 CU3B natural gas fired boilers (installed in 2018), which provide 6Mbtu each (total of 18Mbtu) and serve as a backup to the CHP cogeneration plant, which provides 5.5Mbtu of heating. These serve as the primary heating loop, which flows through heat exchangers to heat the secondary loops and are distributed to fan power boxes.	LOCKS & KEYING	The Property is implementing a new Factory managed Schlage Primus Restricted Keying System which is a restricted keying system to enhance Building security.
		ACCESS CONTROL	HID key card access and Bluetooth security protocols monitor and control entry at the lobby optical turnstiles (Optical Barrier Swing Arm-Double Arm with 1 lane at ADA compliance). In addition, the lobby desk is manned 24/7 by security personnel and supported by CCTV.
		FIRE PROTECTION MONITORED FIRE PANEL	1540 Broadway is fully sprinklered with a wet pipe automatic fire sprinkler system. Installed in 2004, fully addressable automatic Class E fire alarm system with speaker/strobe devices operates as a speaker/strobe indicator.
ELECTRICITY	Building-standard power consists of 265/460-volt, 3 phase, 4 wire service from Con Edison. <ul style="list-style-type: none">• Four sub-sidewalk transformer vaults and adjacent network protectors, provide 265/460 volt, 3 phase, 4 wire service to the Building from Con Edison• Building is equipped with a new CHP cogeneration plant which will produce 1.5 megawatts of power to the Building electrical distribution (work is still in progress)• Power is distributed via a system of plug-in buss duct and conduit and cable riser feeders run in the electric rooms on each floor.	SMOKE/HEAT DETECTION	The building's fire detection consists of smoke detectors in the elevator lobbies and common corridors, pull stations at doors to exit stairs and exits, duct smoke detectors and flow and tamper switches on the fire sprinkler system.
ELECTRIC CLOSETS	Power is distributed via a system of plug-in bus duct and conduit and cable riser feeders run in the electric rooms on each floor.	EMERGENCY GENERATOR	The building has one emergency generator, an 800 kW Detroit Diesel that is located in the fifth-floor mechanical room. It provides life safety service that powers emergency lights, three elevators at one time (1 in each bank), the fire alarm system and the building fire pumps.
		AMENITY FLOOR	The Building features a full-floor (27,000 RSF) amenity center constructed in 2019. Designed by Gensler, the new amenity floor will feature a tenant lounge, food service operated by Fooda and Joe Coffee Company, a fitness center and locker rooms operated by Fitlore, and three conference rooms of varying sizes.



OWNERSHIP



THE **EDGE** OF GLOBAL EXPERIENCE & LOCAL EXPERTISE

EDGE Fund Advisors is a real estate investor, investment adviser and asset management firm with a portfolio of office properties in New York City and Washington, D.C. With an integrated service platform, including asset management, property management, marketing, leasing, accounting, engineering and construction management, it provides tenants with best-in-class services. EDGE employs a hands-on management approach to achieve a high level of attention to detail and tenant satisfaction.

With over 75 years of combined building engineering experience, EDGE's expertise enables it to manage complicated building systems, achieve optimal efficiencies and performance standards and minimize costly service disruptions.

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