

# 1540 BROADWAY

FLEXIBILITY, OPPORTUNITY, HOSPITALITY

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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

Well Health-Safety Rated

WiredScore Platinum

Three Green Globes Certified







## **MOVE-IN READY PRE-BUILT SUITES**

Glass front conference rooms and offices,  
high-end finishes, sleek amenities and  
flexible opportunities

Full service, seamless process with a laser  
focus on tenant satisfaction from lease  
signing to occupancy

Opportunity for turn-key and  
furniture packages





FLOOR-TO-CEILING WINDOWS  
WITH NO CONVECTORS  
FLOOD THE SPACE WITH LIGHT

PRE-BUILT SUITES ARE COLUMN FREE  
AND FEATURE 13' CEILINGS  
ENHANCING THE OPEN, AIRY FEEL







## \$ 40 M EXTENSIVE CAPITAL PROGRAM

New 27,000 SF amenity floor designed by Gensler

New contemporary and sophisticated entrance and lobby

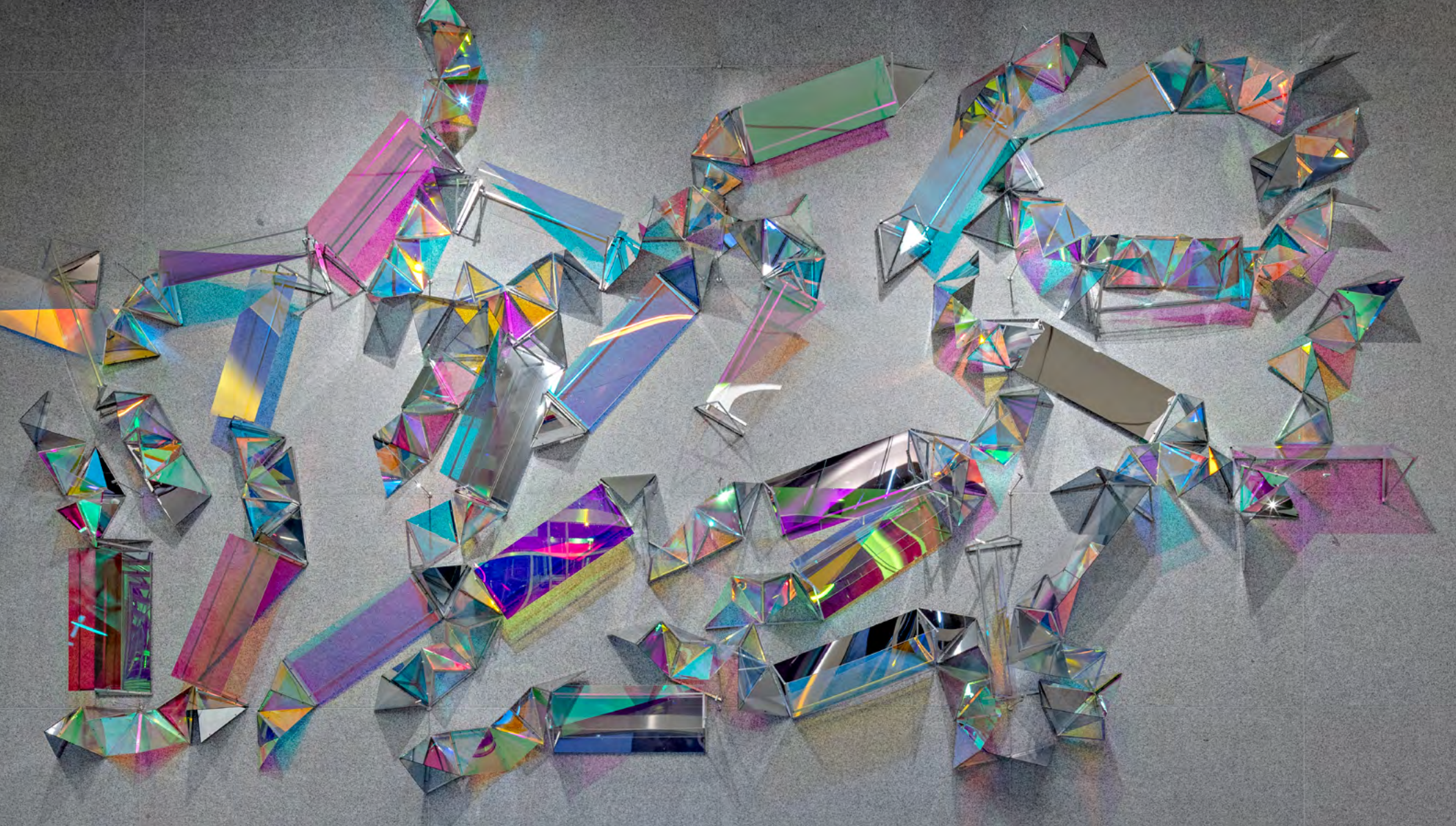
Destination dispatch elevator cabs

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







## LOUNGE AND BARISTA BAR

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

## BUSTLE FOOD HALL

Micro Food Hall features a variety of rotating guest restaurants announced in advance





## HUSTLE FITNESS CENTER

Features 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





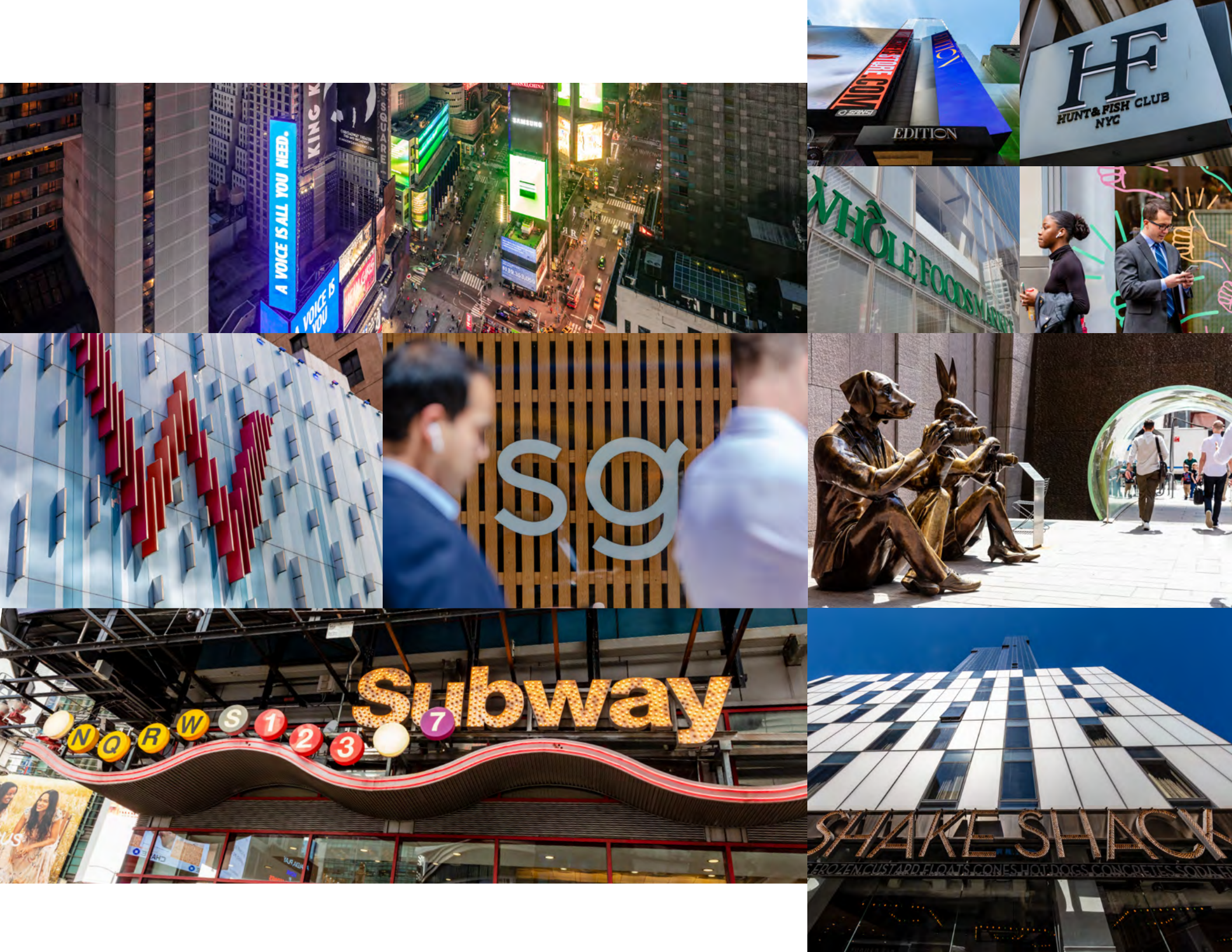
30TH FLOOR VIEW - NORTHEAST



30TH FLOOR VIEW - SOUTH







## PREMIER ACCESS TO TOP TALENT

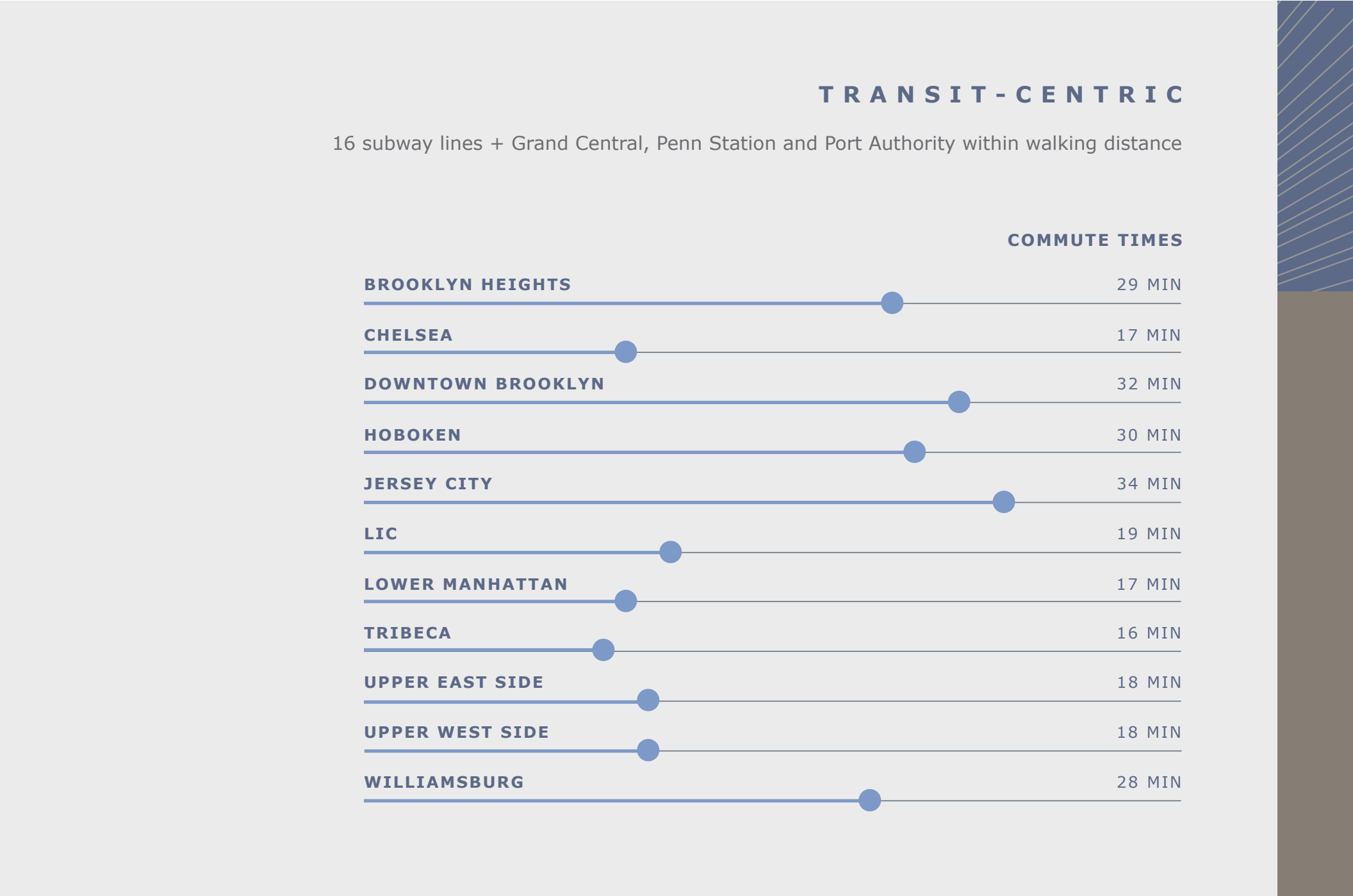
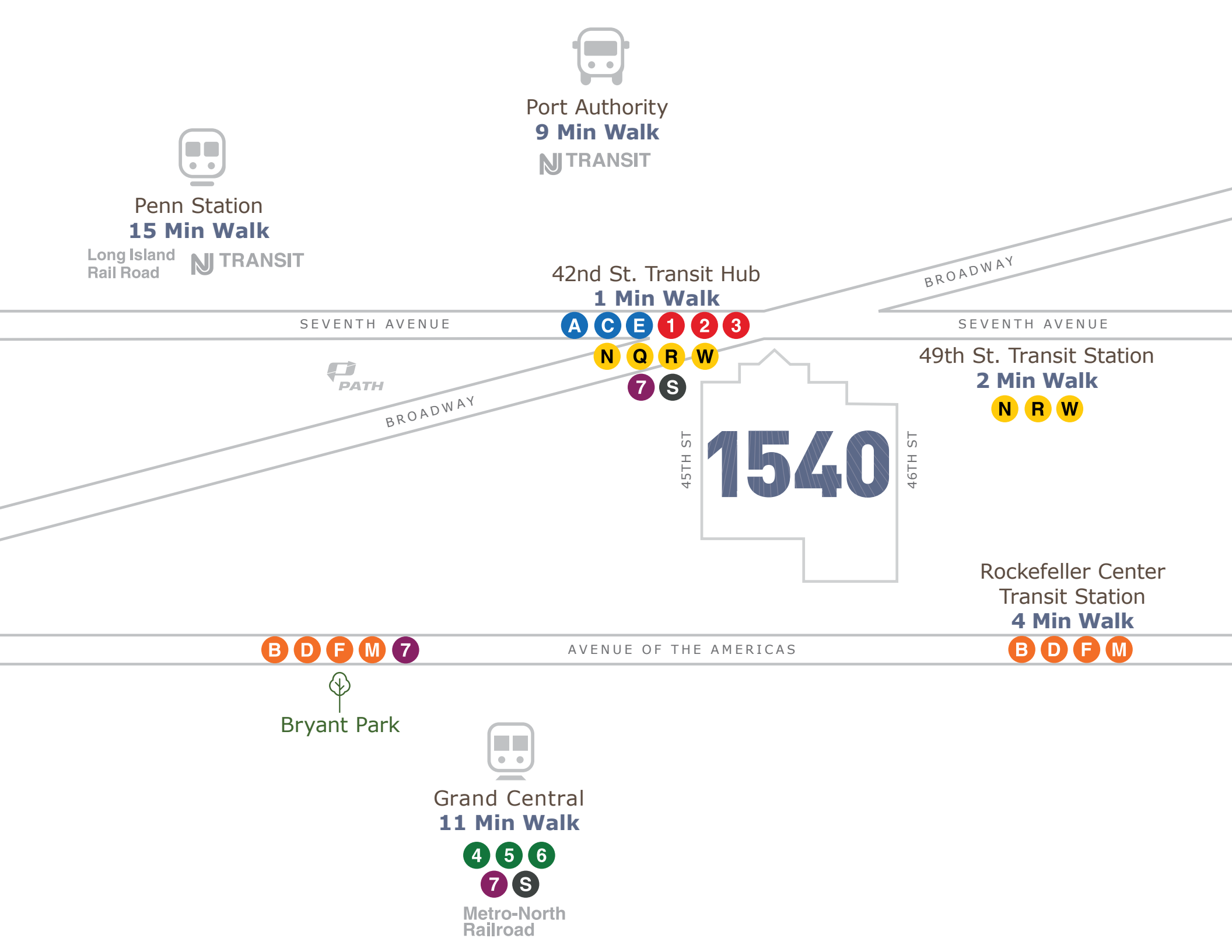
Amidst leading media, publishing, finance and technology companies

From City Hall to Central Park a Times Square location provides easy access

The breadth of Manhattan is reachable within 20 minutes









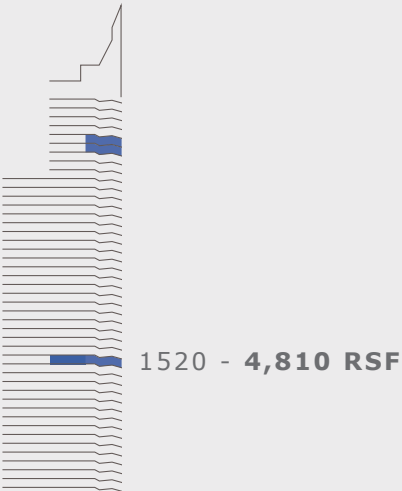


**PRE-BUILT + TURNKEY  
SUITES AVAILABLE**

Flexible layouts with virtually immediate occupancy

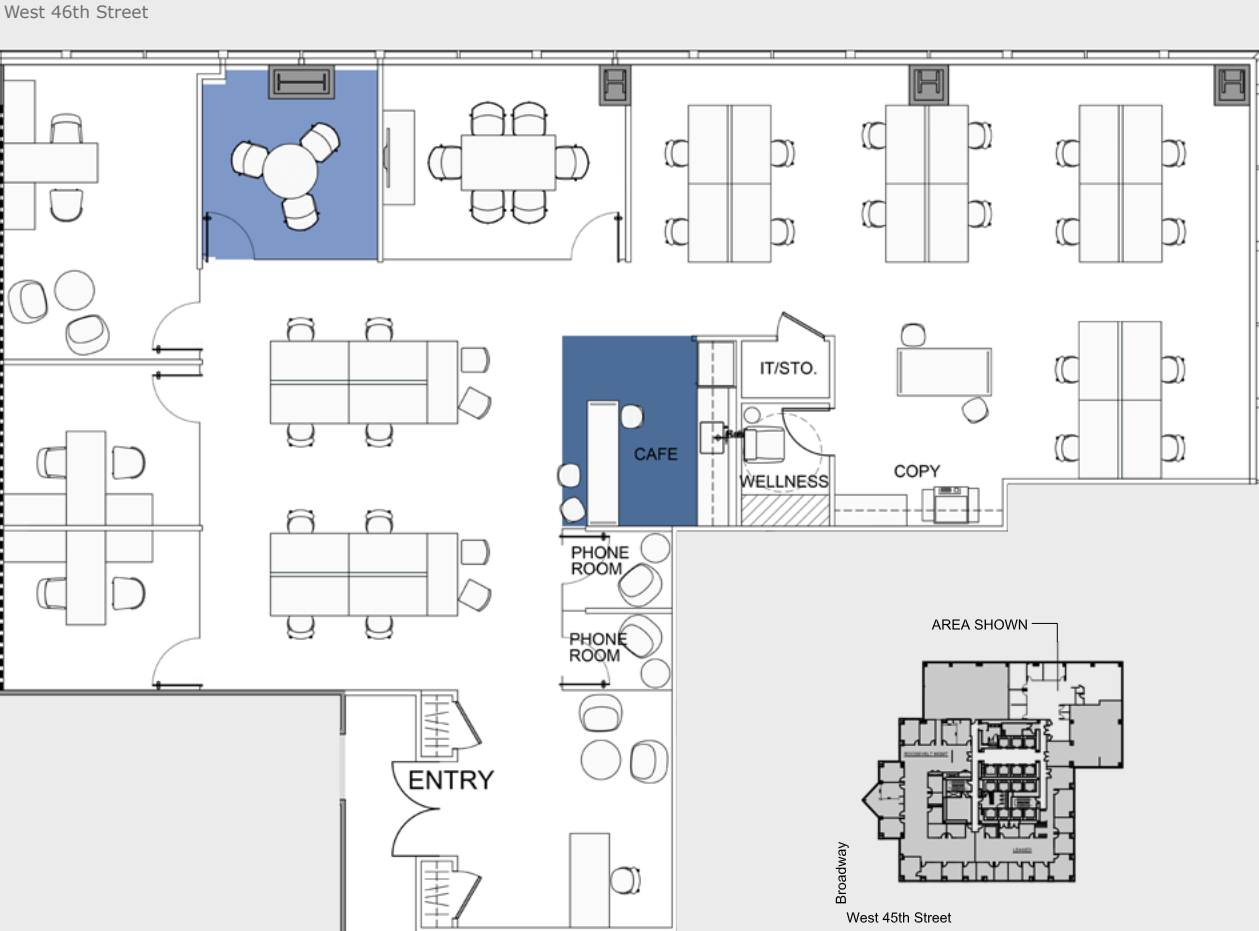
Suite 4030	<b>5,058 RSF</b>
Suite 3930	<b>4,067 RSF</b>
Suite 3900	<b>8,561 RSF</b>

Suite 1530	<b>3,183 RSF</b>
Suite 1520	<b>4,810 RSF</b>



<b>WORKSPACE</b>	
Private Offices	3
Benching	24
Reception	1
<b>TOTAL SEATS</b>	<b>28</b>
<b>COLLABORATIVE</b>	
Conference Room	1
Meeting Room	1
Phone Rooms	2
Cafe	1
<b>SUPPORT</b>	
IT Room	1
Copy Area	1
Coat Closets	2
Wellness Room	1

**FLOOR 15**  
**SUITE 1520 - 4,810 RSF**  
Will build to new standard; test fit shown; adaptable to tenant's requirement

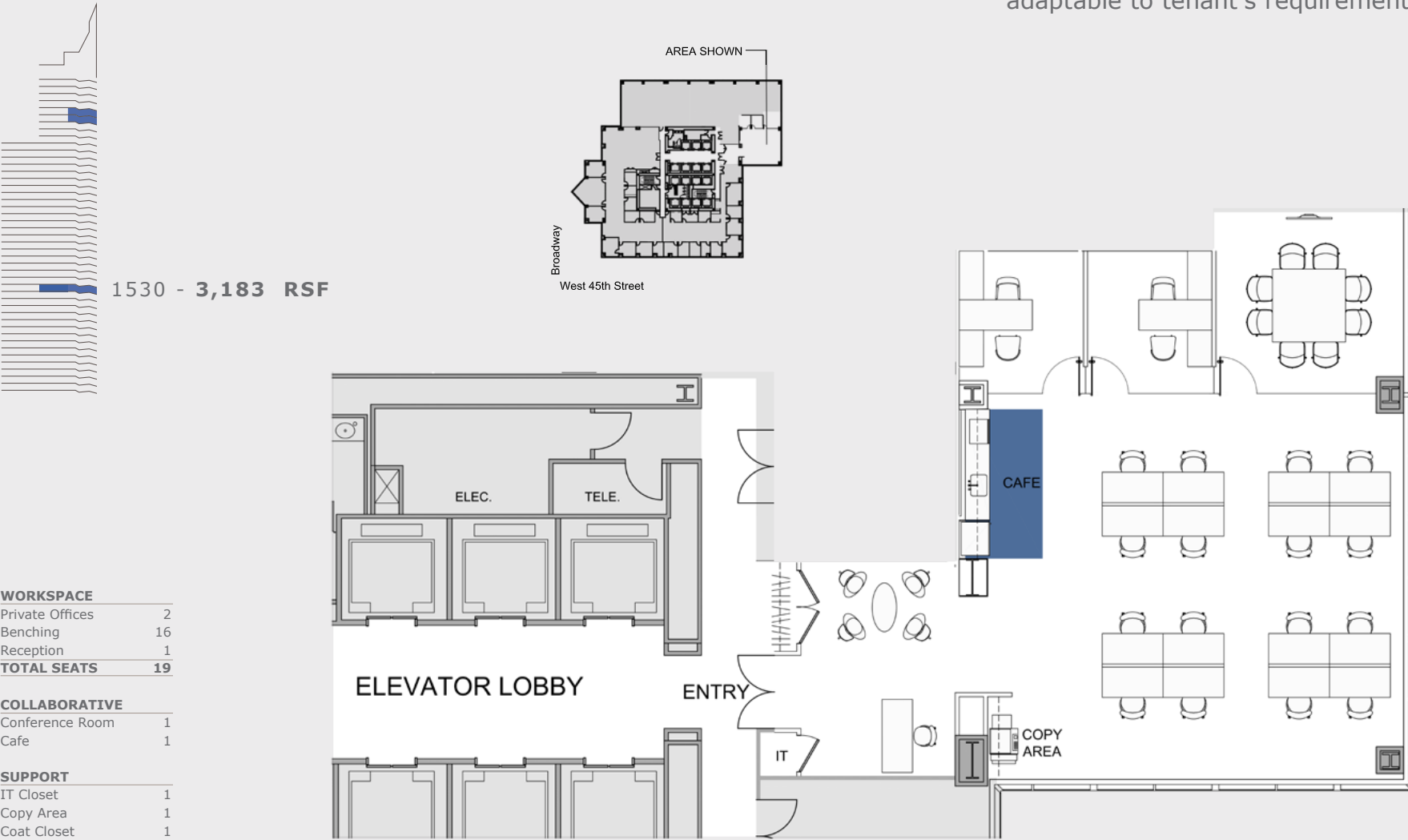




FLOOR 15

SUITE 1530 - 3,183 RSF

Flexible occupancy; will build to new standard; test fit shown;  
adaptable to tenant's requirement



FLOOR 39

SUITE 3900 - 8,561 RSF

Available immediately; pre-built to new upgraded building standard;  
can be customized to tenant requirement

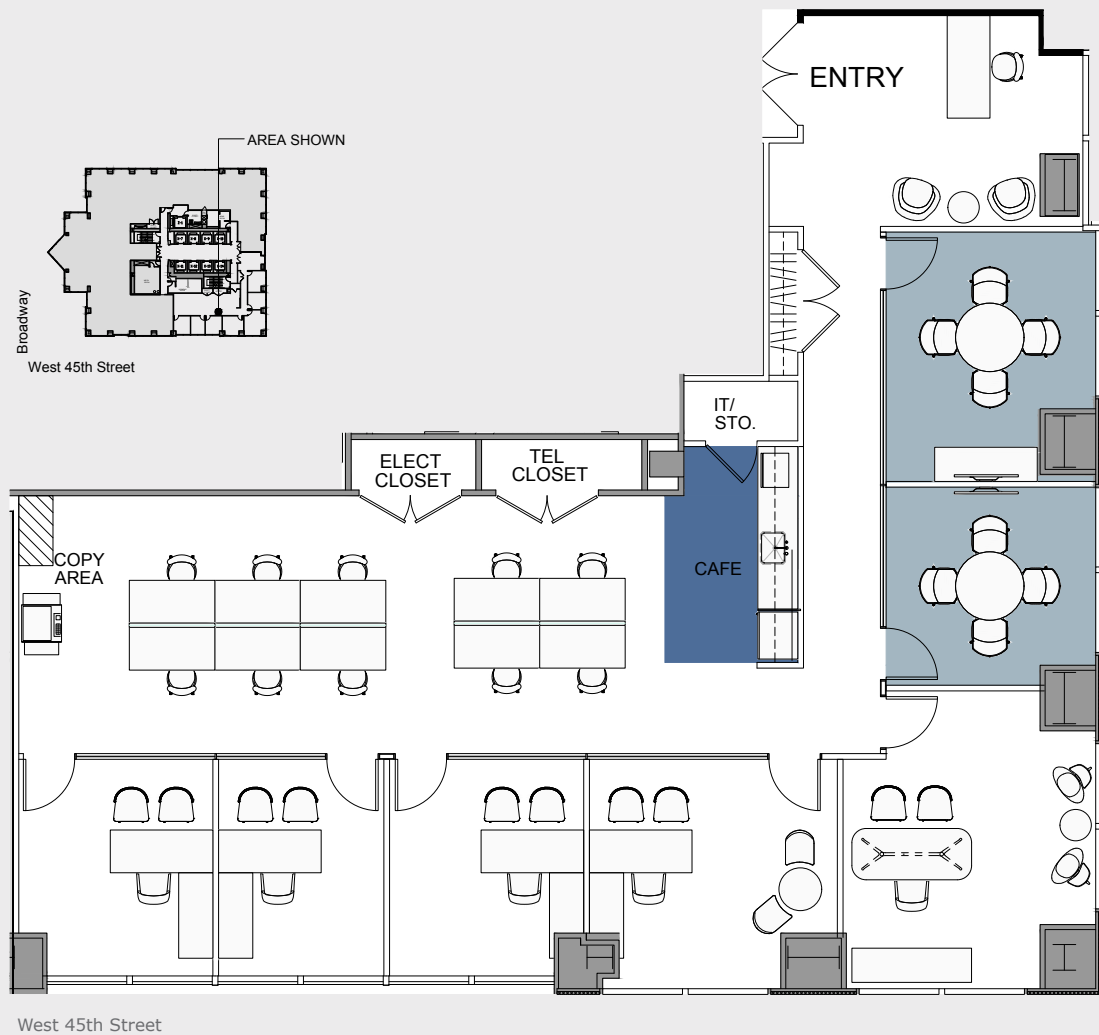
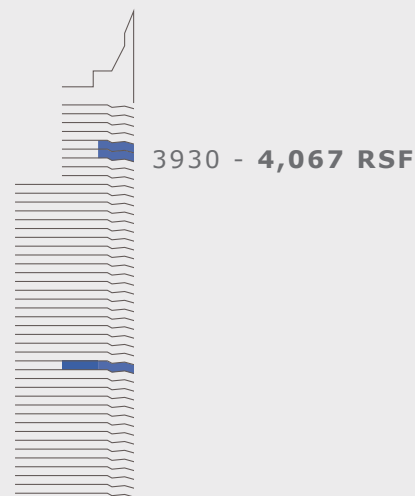




## FLOOR 39

SUITE 3930 - 4,067 RSF

Available immediately as-is or tailored to tenant's requirement within 6-8 weeks



WORKSPACE	
Private Offices	5
Benching	10
Reception	1
<b>TOTAL SEATS</b>	<b>16</b>

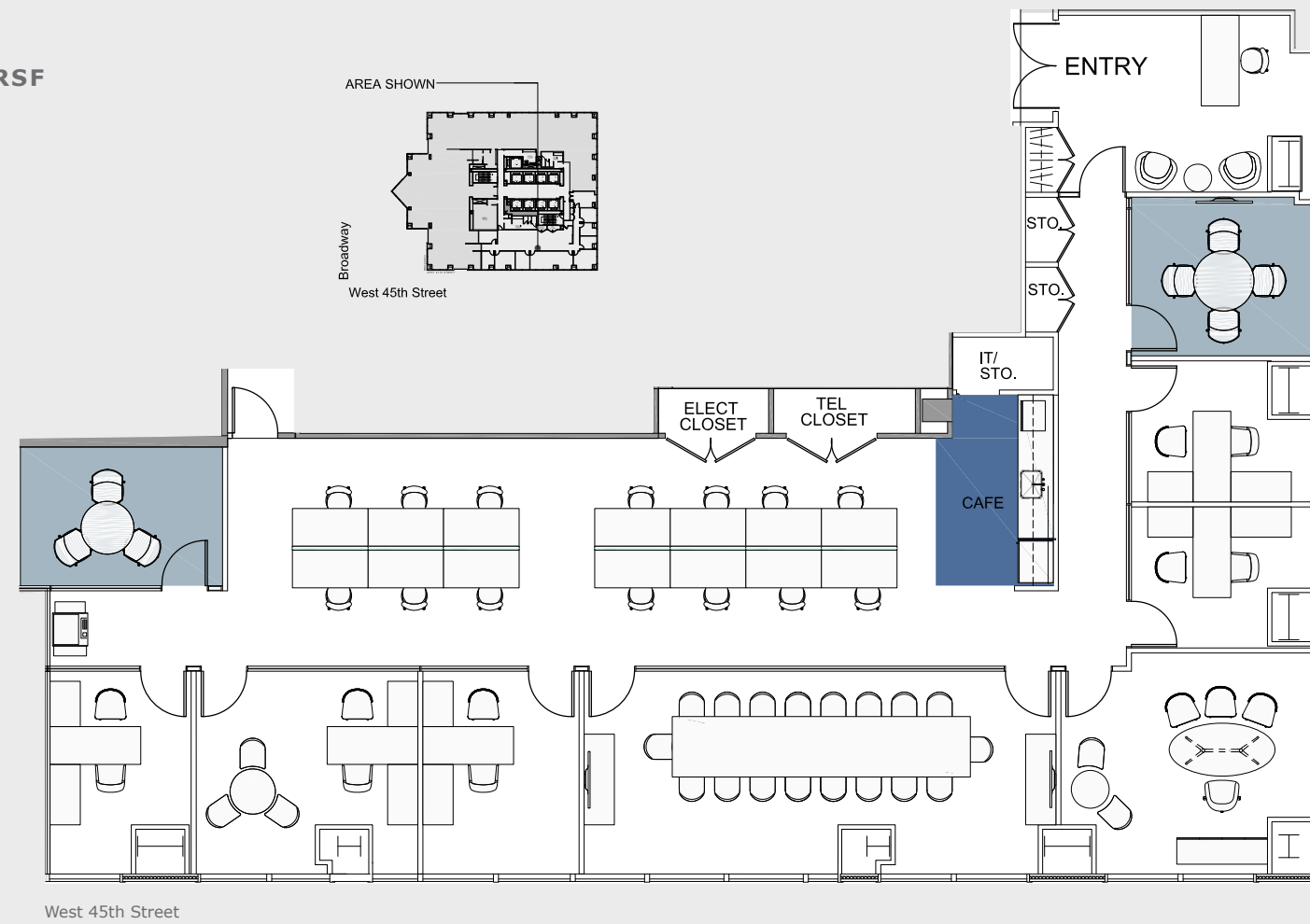
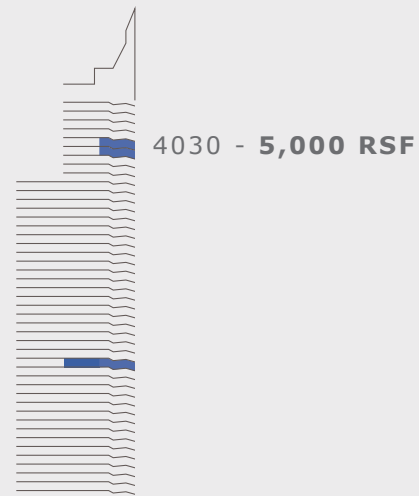
COLLABORATIVE	
Meeting Rooms	2
Cafe	1

SUPPORT	
IT Room 1	
Copy Room/Area	1
Coat Closet	1

## FLOOR 40

SUITE 4030 - 5,058 RSF

Available immediately as-is or tailored to tenant's requirement within 6-8 weeks



WORKSPACE	
Executive Office	1
Private Offices	5
Benching	14
Reception	1
<b>TOTAL SEATS</b>	<b>21</b>

COLLABORATIVE	
Conference Room	1
Meeting Rooms	2
Cafe	1

SUPPORT	
IT Room	1
Copy Room/Area	1
Coat Closet	1
Storage Closets	2



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 has completed 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 has also installed 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 floor roof mechanical areas to the street level, exiting on 46th Street. Both stairwells have re-entry floors every four (4) 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 has completed a full elevator modernization of all 14 passenger elevators and 1 freight service elevator, which 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	<p>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 variable speed driven 40 hp motors within each cell. 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 a combination of variable air volume boxes (VAVs) and fan powered terminal boxes (FPBs) which are served by a water-cooled self-contained package unit on each tenant floor. Building cooling is provided by individual self-contained package air handling units (SCUs) manufactured by Daikin (installed in 2019) on each tenant floor. Each floor from 8 through 35 is cooled via an 80-ton unit located on such floor. Floors 36 to 43 each have a 60-ton unit on the respective floor and floor 44 is served by a 65-ton unit. Each SCU has multiple scroll type compressors cooling with R-410a refrigerant equipped with variable frequency drives and waterside/airside economizer cooling.</p>	PLUMBING	<p>Domestic water is supplied via two 4” services and two 6” fire services from the city water main. There are multiple risers on each floor spread throughout the core of the Building to provide domestic water needs. These water sources are supplied by two domestic water tanks with a capacity of 8,750 gallons each. The domestic water tanks are filled via a duplex set of make-up pumps located on the 5th floor.</p>
HEATING	<p>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.</p>	LOCKS & KEYING	<p>The property has implemented a new factory managed Schlage Primus Restricted Keying System which is a restricted keying system to enhance building security.</p>
ELECTRICITY	<p>Building-standard power consists of 265/460-volt, 3 phase, 4 wire service from Con Edison.</p> <ul style="list-style-type: none"><li>• Four sub-sidewalk transformer vaults and adjacent network protectors, provide 265/460 volt, 3 phase, 4 wire service to the building from Con Edison</li><li>• 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)</li><li>• 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.</li></ul>	ACCESS CONTROL	<p>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 and automatic lobby swing doors at ADA compliance). In addition, the lobby desk is manned 24/7 by security personnel and supported by CCTV.</p>
		FIRE PROTECTION MONITORED FIRE PANEL	<p>1540 Broadway is fully sprinklered with a wet pipe automatic fire sprinkler system.</p> <p>Installed in 2004, fully addressable Notifier 3030 automatic Class E fire alarm system with speaker/strobe devices operates as a speaker/alarm strobe indicator.</p>
		SMOKE/HEAT DETECTION	<p>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 and CO detectors.</p>
		EMERGENCY GENERATOR	<p>The building has one emergency generator, an 800 kW Detroit Diesel that is located in the 5th 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.</p>
ELECTRIC CLOSETS	<p>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.</p>	AMENITY FLOOR	<p>The building features a full-floor (27,000 RSF) amenity center constructed in 2019. Designed by Gensler, the new amenity floor features a tenant lounge, food service, a fitness center and locker rooms, and three conference rooms of varying sizes.</p>



VIRTUAL TOURS

Click to see virtual tours of the space



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

OWNERSHIP

EDGE Fund Advisors is a real estate investor, investment adviser and asset management firm. 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.



# 1540 BROADWAY

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