











LOCATION

1370 Broadway, New York, NY 10018

OWNERSHIP

Sentry Realty & 60 Guilders

ACQUISITION DATE

January 16, 2025

YEAR BUILT

1922

YEARS RENOVATED

2013, 2021

BUILDING AREA

279,533 RSF

BUILDING HEIGHT

17 stories

FLOOR SIZES

17,000 RSF +/-

HVAC

Cooling is provided by a mix of water cooled and air cooled packaged units located on each floor. Heating is provided by four oil-fired low pressure cast iron steam boilers.

SLAB-TO-SLAB HEIGHT

Lower Level 11'6"
Floor 1 15'
Mezzanine 9'
Floor 2 15'1"
Floors 3-17 11'3"

TELECOM

Verizon Copper & Fiber, Cogent Fiber, Cablevision Lightpath, Time Warner Cable, Verizon Fios, Pilot Fiber, Hightower, and Stealth Communications.

SECURITY

Building lobby is attended 24/7

ELEVATORS

4 overhead traction passenger elevators running at 450 fpm at a capacity of 3,000 lbs each.

2 overhead traction freight/service elevators running at 350 fpm at a capacity of 3,500 lbs each.





1370 Broadway has undergone a transformative modernization, elevating both form and function. The lobby and main entrance feature a sleek, contemporary design that enhances the arrival experience, while modernized elevator cabs improve vertical transportation efficiency.

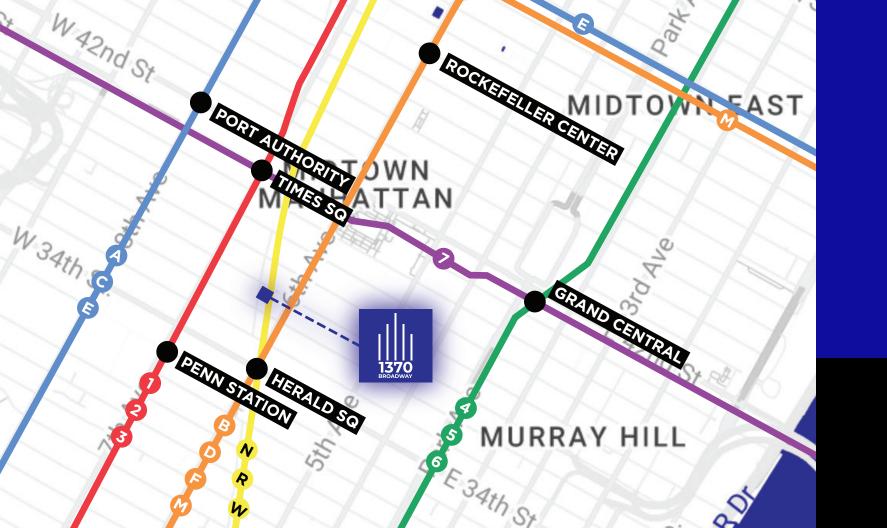
A 3,200 SF rooftop lounge offers tenants an urban oasis with various seating areas, a serving counter for food and drinks, and panoramic views of Midtown Manhattan.





1370 Broadway features impressive ceiling heights ranging from 11'2" to 15'1", ensuring ample natural light. Efficient side-core floor plates are perfectly tailored for open-plan configurations, catering to a diverse range of tenants and their varied needs.



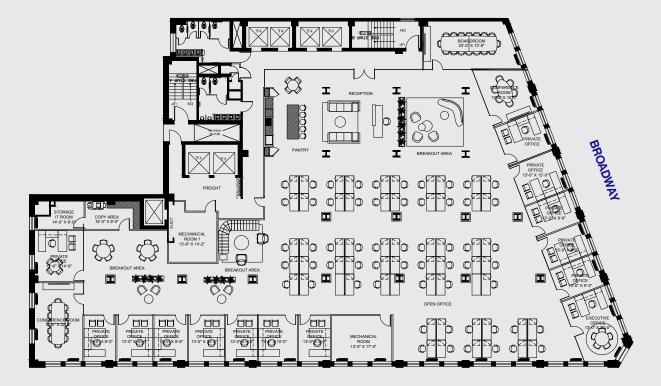


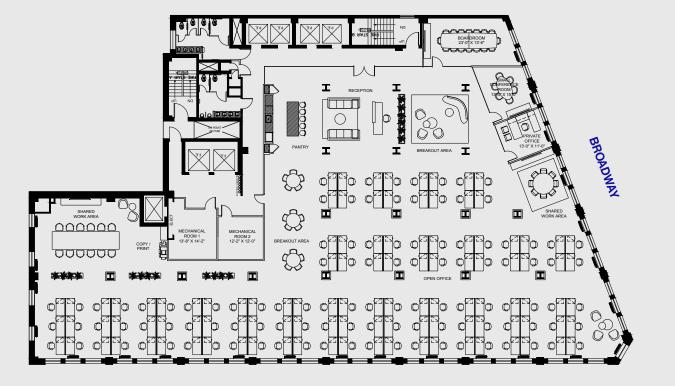
Ideally positioned in Midtown Manhattan, 1370 Broadway offers exceptional access to Penn Station, Port Authority, Grand Central Terminal, Metro-North and LIRR, placing it at the center of New York City's most critical transportation hubs.

Immediate proximity to 13 subway lines

N Q R W B D F M 7 S 4 5 6

FLOOR PLANS











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