

530
BROADWAY
SOHO

ASHVOPROPERTY

530 BROADWAY



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DESTINATION DISPATCH ELEVATORS
WITH INCREASED SPEEDS

FAÇADE LIGHTING BY
L'OBSERVATOIRE INTERNATIONAL

LOBBY DESIGNED BY SNARKITECTURE
WITH ARTWORK BY DANIEL ARSHAM

DIRECT TENANT ACCESS
VIA PRIVATE STAIRS

ATTENDED LOBBY WITH
DOORMAN AND CONCIERGE

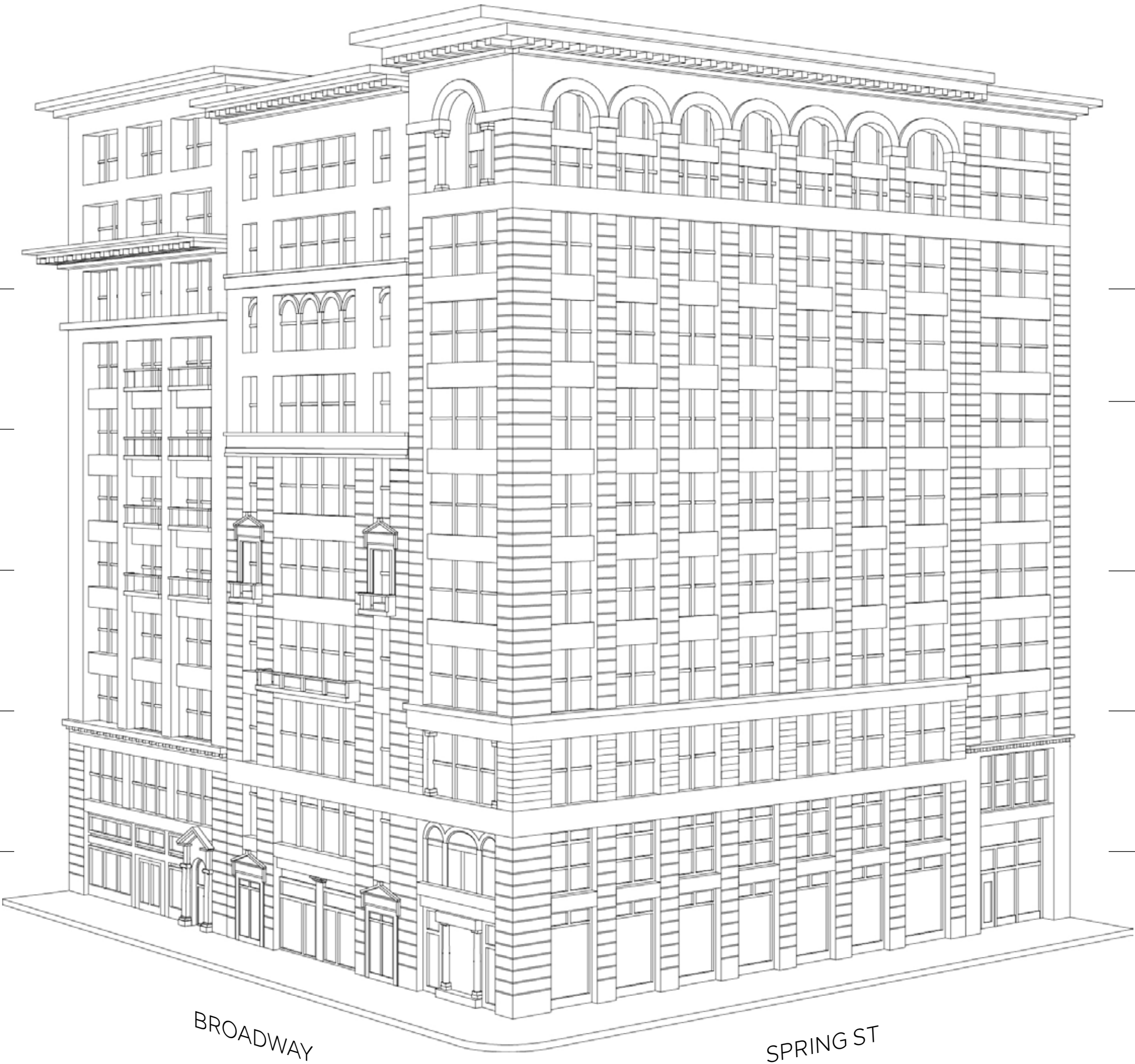
EXPANSIVE & FLEXIBLE OFFICE SPACE

NEW ENERGY-EFFICIENT WINDOWS

TENANT EXPERIENCE APP WITH
VISITOR PRE-REGISTRATION
AND TOUCHLESS ENTRY

SNARKITECTURE-DESIGNED
OFFICE SPACE

18,000 SF FLOORPLATES AND UP TO
54,000 SF CONTIGUOUS BLOCK AVAILABLE





LOBBY BY SNARKITECTURE & ART INSTALLATION BY DANIEL ARSHAM

SOHO BY SHVO

The design philosophy celebrates the building's industrial heritage and SoHo's artistic spirit in a contemporary context, resulting in a space that feels inspiring and timeless.

As you move from the lobby to the comprehensively renovated office floors above, there is a deliberate contrast between the modern aesthetic and the richly detailed historic Beaux-Arts limestone façade. The high-ceiling interiors are flooded with natural light, and the massive, operable, industrial-era-inspired windows provide uniquely engaging perspectives over the animated SoHo streetscape.









COFFEE BAR BY SNARKITECTURE







SOHO

SOHO CAST-IRON HISTORIC DISTRICT
Spring St

SOHO CAST-IRON HISTORIC DISTRICT
Broadway

ONE WAY

POINTS OF INTEREST

FOOD & BEVERAGE

- 1 The Butcher's Daughter
- 2 Mother's Ruin
- 3 Prince Street Pizza
- 4 Ballato's
- 5 Estela
- 6 Gospel
- 7 La Colombe
- 8 San Ambroeus
- 9 Rubirosa
- 10 BoCaphe
- 11 La Esquina
- 12 Balthazar
- 13 La Mercerie
- 14 Lure Fishbar
- 15 Mercer Kitchen
- 16 Dr Smood
- 17 Sadelle's
- 18 Mamo
- 19 Cipriani Downtown
- 20 The Dutch
- 21 Raoul's
- 22 Blue Ribbon Brasserie

CULTURE

- 1 New Museum
- 2 Clic
- 3 Museum of Ice Cream
- 4 Judd Foundation
- 5 Eden Gallery

HOTEL & LIFESTYLE

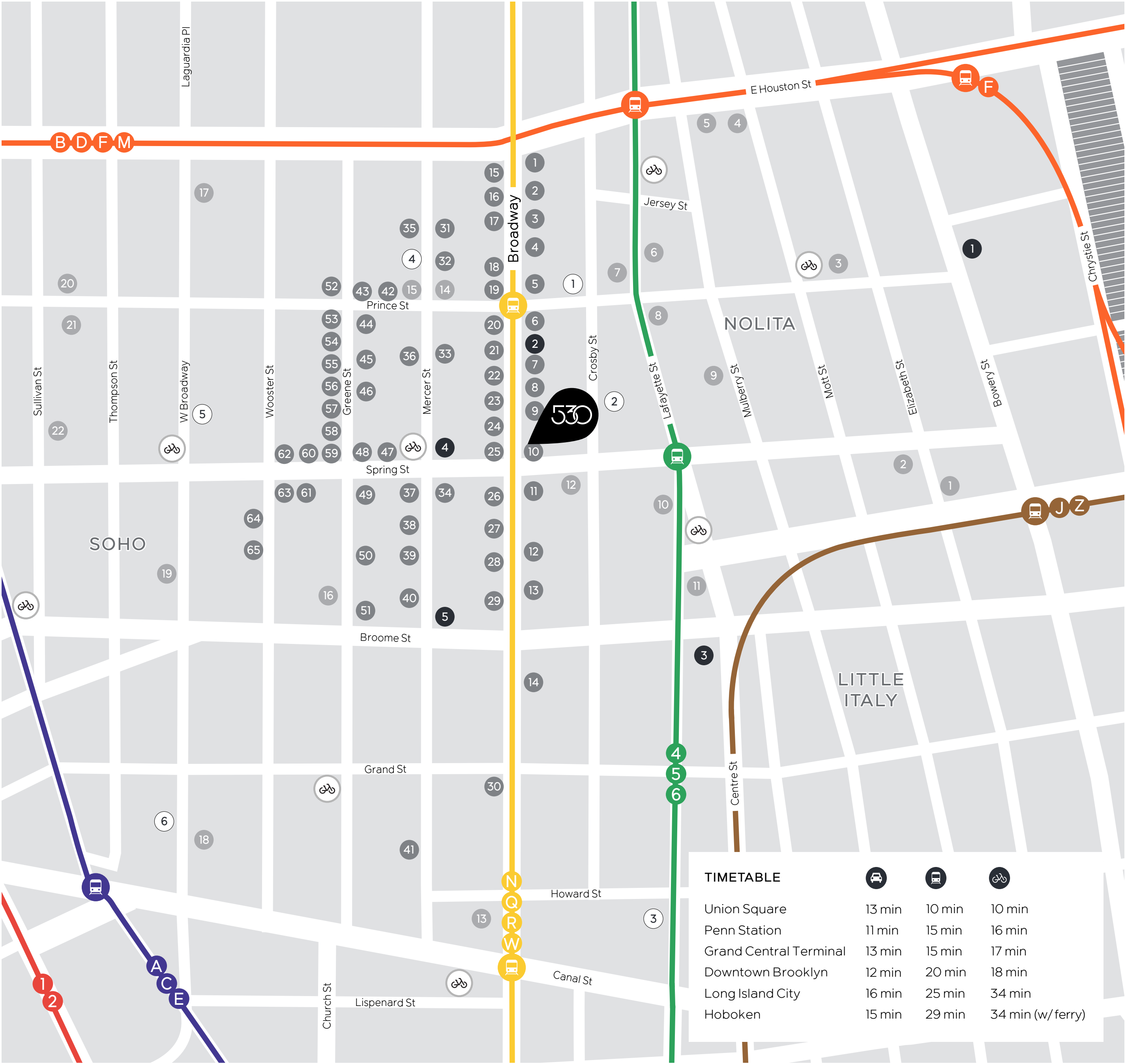
- 1 Equinox
- 2 Crosby Street Hotel
- 3 The Howard
- 4 The Mercer
- 5 P.volve Studio
- 6 Soho Grand Hotel

SHOPPING

- 1 Target
- 2 Wilson
- 3 Athleta
- 4 The North Face
- 5 Hugo Boss
- 6 Converse
- 7 Uniqlo
- 8 Schutz
- 9 Armani Exchange
- 10 Skechers
- 11 Iulemon
- 12 MAC
- 13 Bloomingdale's Soho
- 14 J.Crew Men's Shop
- 15 American Eagle Outfitters

SHOPPING

- 16 H&M (coming soon)
- 17 Pandora
- 18 & Other Stories
- 19 Prada
- 20 Madewell (coming soon)
- 21 Mango
- 22 Sephora
- 23 Aberombie (coming soon)
- 24 Lacoste
- 25 Nike
- 26 Brandy Melville
- 27 Tumi
- 28 Zara
- 29 Levi's
- 30 Muji
- 31 Jonathan Simkhai
- 32 Balenciaga
- 33 AJE (coming soon)
- 34 Alo Yoga
- 35 Tory Burch
- 36 Rag & Bone
- 37 Maje
- 38 Aviator Nation
- 39 Vince
- 40 Kate Spade
- 41 Nike Lab
- 42 Moncler
- 43 Apple
- 44 Louis Vuitton
- 45 Balenciaga
- 46 Cartier
- 47 Chanel Beauty (coming soon)
- 48 Adidas
- 49 Birkenstock
- 50 Veronica Beard
- 51 Golden Goose
- 52 Ralph Lauren
- 53 Versace
- 54 Dior
- 55 Bottega Venetta
- 56 Fendi
- 57 Tiffany & Co.
- 58 Chloe
- 59 Burberry
- 60 Valentino
- 61 Chanel
- 62 Emporio Armani
- 63 Mackage
- 64 Celine
- 65 Gucci

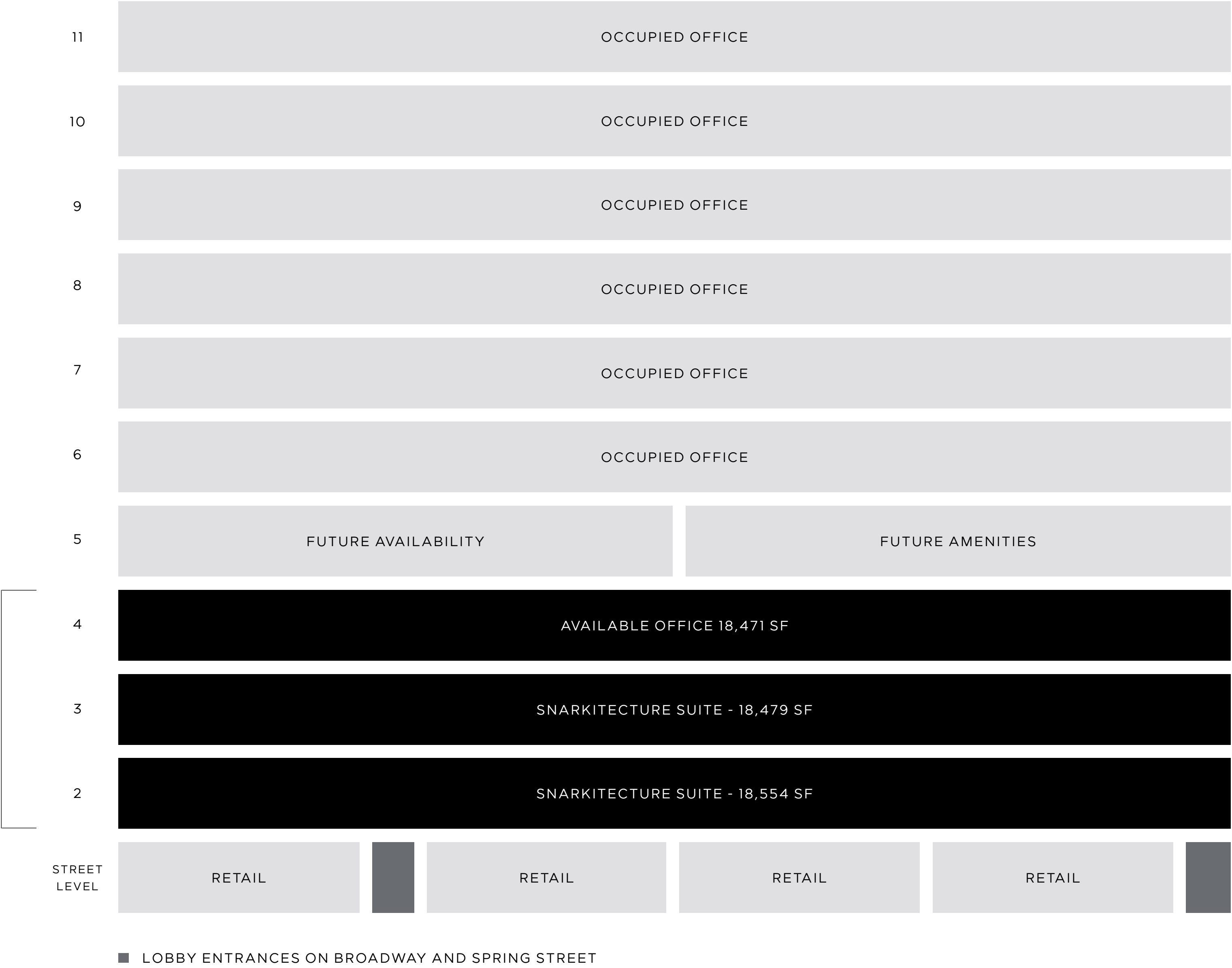


TIMETABLE			
Union Square	13 min	10 min	10 min
Penn Station	11 min	15 min	16 min
Grand Central Terminal	13 min	15 min	17 min
Downtown Brooklyn	12 min	20 min	18 min
Long Island City	16 min	25 min	34 min
Hoboken	15 min	29 min	34 min (w/ ferry)

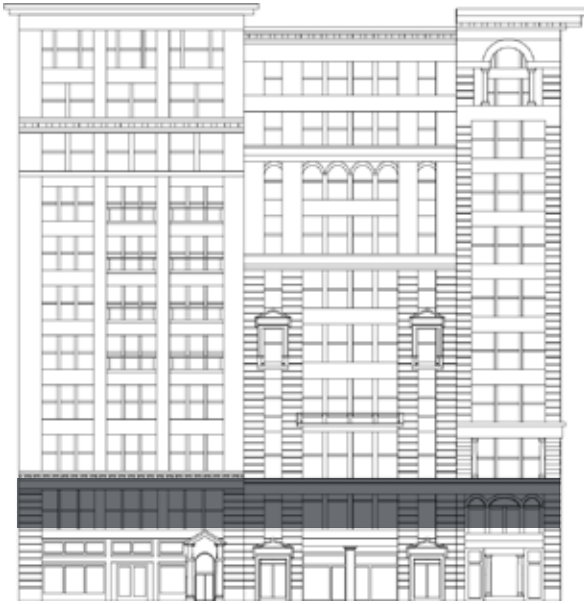
AVAILABILITY

STACKING PLAN

AVAILABILITY RANGING FROM
18,471 SF - 55,504 SF



FLOOR 2 SNARKITECTURE OFFICE SPACE



FLOOR 2
18,554 RSF
14,609 USF
258 RSF/PERSON

Ceiling Height: 11'-12'
Open Workstations: 68
Private Offices: 6
Conference Rooms: 3
Conference Seats: 28
Collab Seats: 52

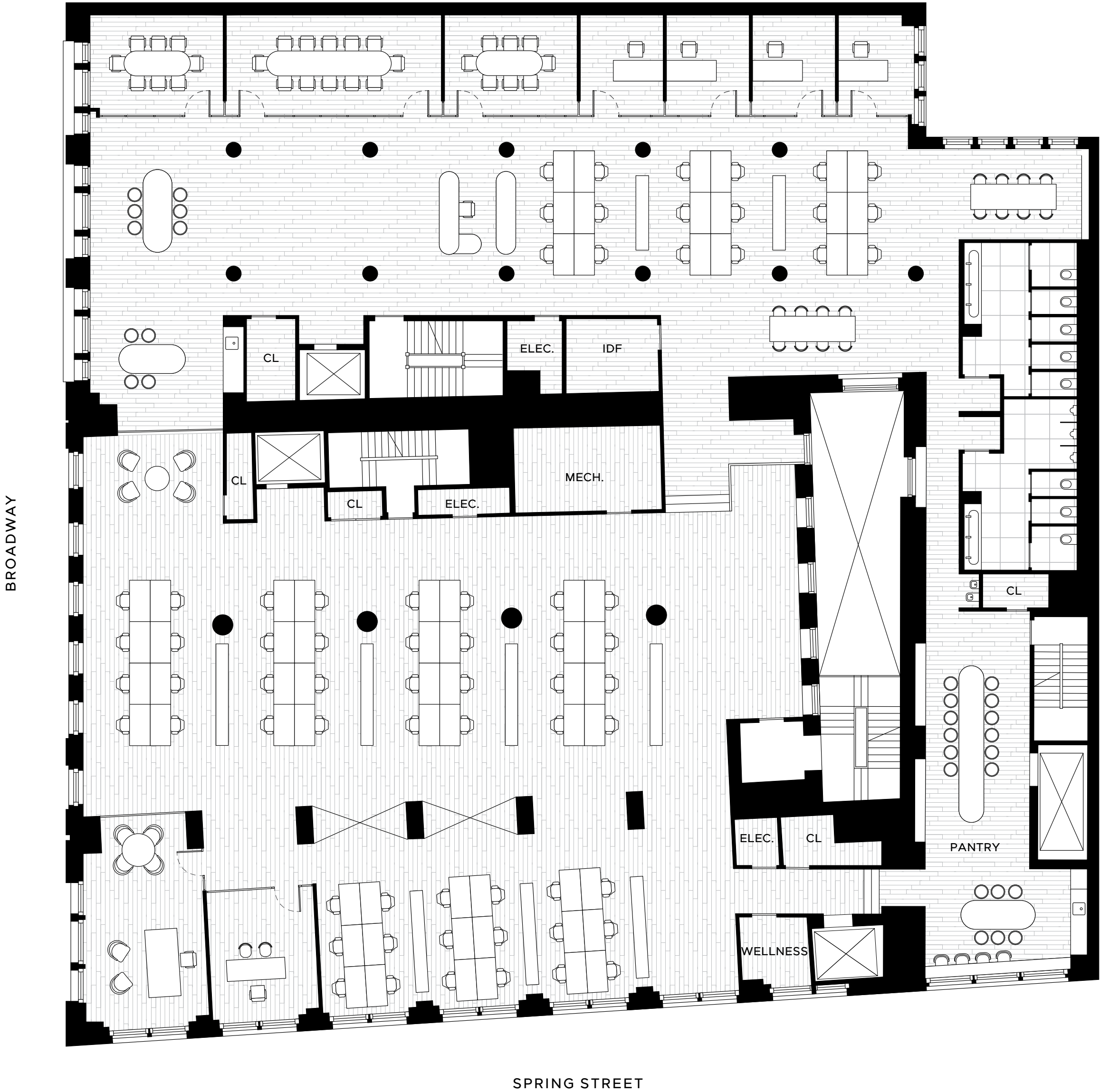


FLOOR 3 SNARKITECTURE OFFICE SPACE



FLOOR 3
18,479 RSF
14,550 USF
258 RSF/PERSON

Ceiling Height: 11'-12'
Open Workstations: 68
Private Offices: 6
Conference Rooms: 3
Conference Seats: 28
Collab Seats: 52



FACT SHEET

- **LOCATION**
Corner of Broadway and Spring Street
- **BUILT**
1896 – 1902
- **ORIGINAL ARCHITECTURE**
Bronner & Tryon (530 Broadway)
Ralph S Townsend (532 – 534 Broadway)
De Lemos & Cordes (536 – 538 Broadway)
- **BUILDING SIZE**
197,637 RSF
- **STORIES/HEIGHT**
Stories 11
Height 130’
- **AVAILABLE RSF**
Floor Plates 18,500 RSF
Availability 55,504 RSF
- **CEILING HEIGHTS**
Office Floors: 11’ to 13’
Lobby: 20’
- **EXTERIOR**
Beaux-Arts style, brick, limestone and terracotta

- **RECENT RENOVATIONS**
Modernized elevators with destination dispatch
State-of-the-art security system through BluBØX
Touchless access control
Tenant experience app
Lobby serviced by doorman and concierge
24/7 security at entrances on Broadway and Spring Street
Snarkitecture-designed office space
- **SNARKITECTURE DESIGN**
Lobby with original artwork by Daniel Arsham
Office spaces designed by Snarkitecture, including finishes, furniture, fixtures and lighting.
- **L’OBSERVATOIRE INTERNATIONAL**
Lighting design for exterior facade and interior lobby
- **ELEVATORS**
Passenger cars with new interior finishes:
Floors 1-11
Elevator F: 2,500 lb capacity, 350 FP
Floors B-10
Elevator D: 2,000 lb capacity, 200 FPM
- **ADDITIONAL ELEVATORS AVAILABLE FOR TENANT USE**
Spring Street
Floors B-11
Elevator B: 2,500 lb capacity, 200 FPM
Elevator G: 4,000 lb capacity, 200 FPM
- **WINDOWS**
All new thermally broken aluminum or wood windows with double-paned, insulated low E-glass

- **HVAC**
New split system with electric and water-cooled ceiling-mounted air handling units and rooftop packaged condenser units
- **ELECTRICAL**
1,200 and 2,000-amp, 120/240 volt, three phase, four wire alternating current (AC). Tenants have 6.0 Watts/SF
- **HEALTH & LIFE SAFETY**
Supervised wet standpipe sprinkler system
- **SECURITY**
24/7 lobby with doorman and concierge
CCTV security cameras located throughout the building and perimeter
Smartphone based access control to open doors and call elevators
- **ACCESS**
24/7 Tenant access to building with touchless entry and visitor pre-registration
- **OFFICE TENANTS**
Anomaly
JKR
- **RETAIL TENANTS**
Skechers
A|X Armani Exchange

- **TEAM**

Interior Architecture
Snarkitecture

Original Artwork
Daniel Arsham

Lighting Designer
L’Observatoire International

Leasing
Newmark

Development and Management
SHVO
- **TRANSPORTATION**
1 minute form the R, W and 6 subway lines
3 minutes from the B, D, F, M subway lines
3 minutes from Citibike station (Lafayette & Spring)
- **NEARBY PARKING**
City Parking: 40 Mercer Street (4 minutes away)
SoHo Parking: 258 Lafayette Street (3 minutes away)



HOWARD HERSCH
Howard.Hersch@nmrk.com
212 655 0626

BEN SHAPIRO
Ben.Shapiro@nmrk.com
212 372 2421

BRETT HARVEY
Brett.Harvey@nmrk.com
212 372 2099

JARED SOLOMON
Jared.Solomon@nmrk.com
212 916 2937

NEWMARK

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