

# 11 Broadway

## The Bowling Green Offices Building

Built to a Hellenic Renaissance-style design, this building consists of three horizontal sections of white brick and granite along with a floor plan that lets in a ton of natural light. Situated at the tip of Manhattan, take in beautiful water views from spacious rooms featuring high ceilings with the original wood and marble in some spaces. Enter the beautiful lobby from Broadway or Greenwich St where you can always feel secure by a 24/7 lobby attendant. With a cafe, coffee shop and barbershop in the lobby you don't even have to leave the building. 11 Broadway even has old lockers from shipping company captains available for additional storage space.



### Leasing Agent

Mendy Braun  
212-349-2154  
Mbraun@braunmgmt.com

### OWNER

**Bowling Green Assocs., L.P.**

### MANAGING AGENT

**KF Braun Management LLC**

### LOBBY DESK

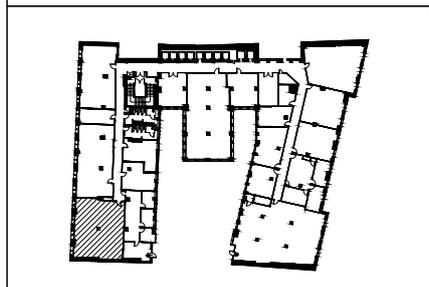
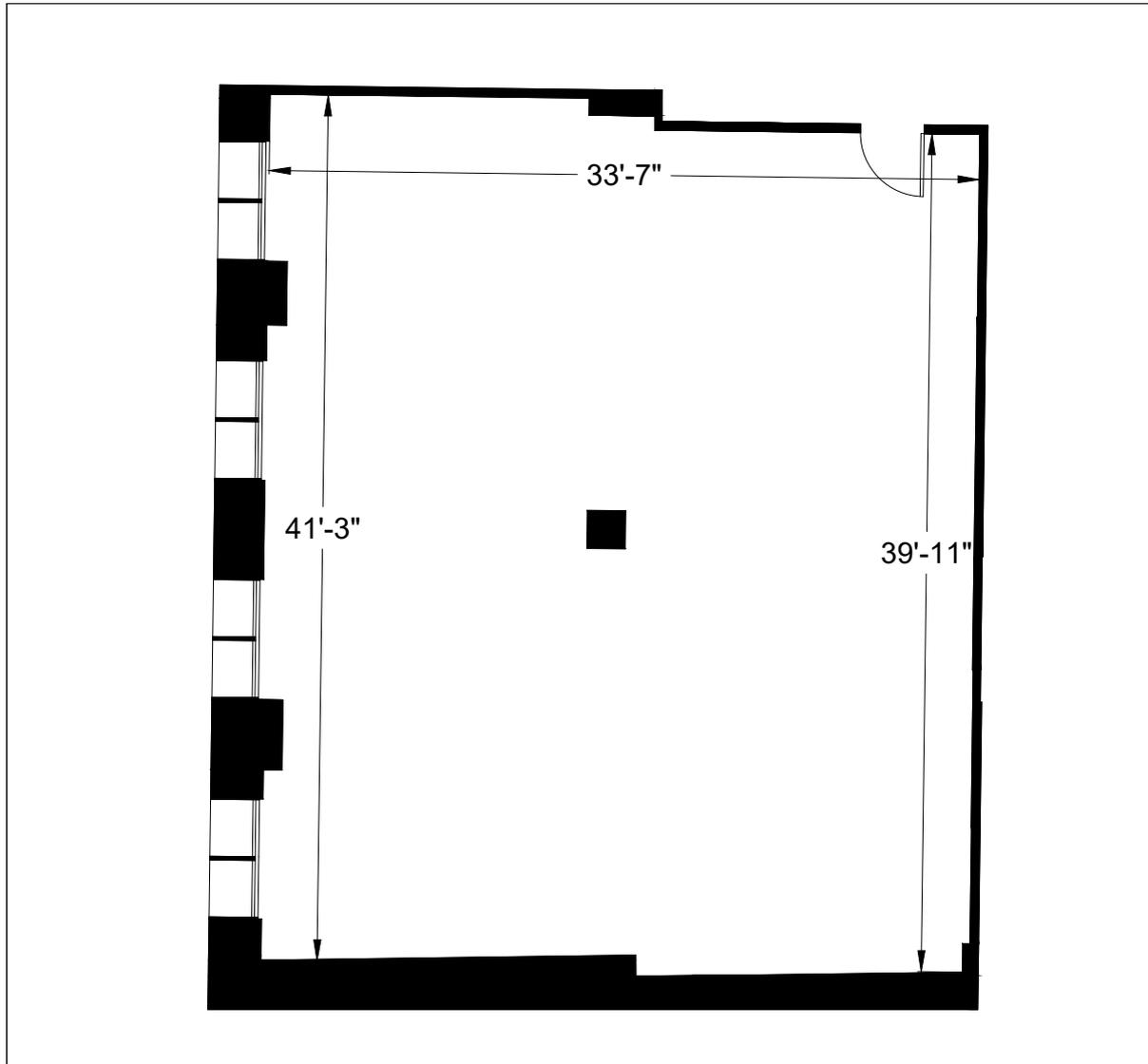
**212-344-1145**

**04 Floor - Suite 410**  
11 BROADWAY

Suite	Sq. Ft.	Monthly Rent	Monthly Electricity	Electricity	Rent per Sq. Ft.
410	2,130	\$6,390	\$622	3.50	\$36

ESCALATION: 3% Per Annum In Lieu of Operating Expense. R.E. Tax Pass Along

NOTES: New lounge and conference room available for use on the 4th floor



**2-D**  
AS-BUILT  
FLOOR PLANS

2DFLOORPLANS.COM  
206-328-7410  
600 NW Gilman Blvd. Suite E  
Issaquah, WA 98027

**11 BROADWAY**  
**SUITE 410**  
**NEW YORK, N.Y.**

**KE** | BRAUN  
MANAGEMENT LLC