

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.



KF | **BRAUN**
MANAGEMENT LLC

Leasing Agent

Mendy Braun
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mbraun@braunmgmt.com

OWNER

Bowling Green Assocs., L.P.

MANAGING AGENT

KF Braun Management LLC

LOBBY DESK

212-344-1145

04 Floor - Suite 432

11 BROADWAY

Suite	Sq. Ft.	Monthly Rent	Monthly Electricity	Electricity	Rent per Sq. Ft.
432	2,680	\$6,700	\$782	3.50	\$30

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.

