

OUTFRONT PRIME

BAZ LUHRMANN'S
REVOLUTIONARY FILM COMES TO LIFE

TRUTH | BEAUTY | FREEDOM | LOVE

MOULIN ROUGE!

THE MUSICAL!

THE STORY OF THE
BROADWAY SPECTACULAR

FOREWORD BY BAZ LUHRMANN
TEXT BY DAVID COTE

RIZZOLI

LOVE

NOW OPEN

1565 BROADWAY
TIMES SQUARE, NEW YORK CITY

HBO ORIGINAL

THE WHITE LOTUS

PARADISE IS NO VACATION

TIMES SQUARE

BLUE FIN
SEAFOOD - SUSHI

DOS CAMAROS

SWAROVSKI

1565
BROADWAY

Between West 46th
and West 47th Streets

IRG

ISA REALTY GROUP

FATHER DUFFY SQUARE

1565 BROADWAY

SPACE DETAILS

Available Space

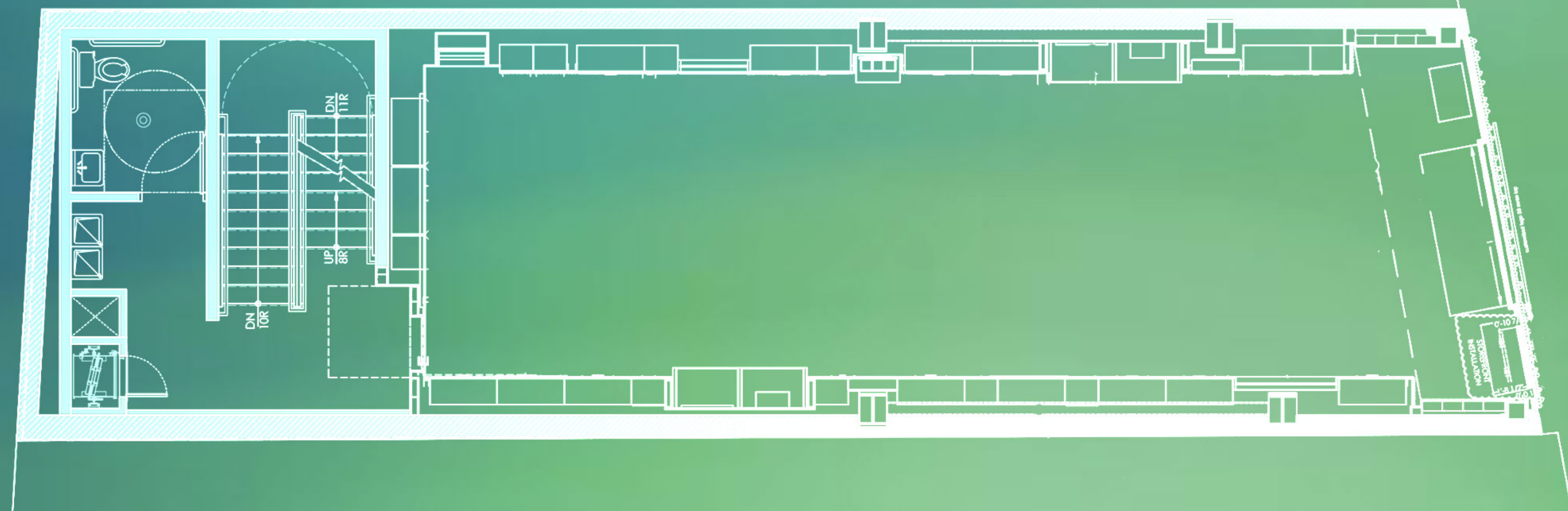
Ground: Approx. 1,510 SF (up to 19' ceiling)
Basement: Approx. 538 SF (ceiling 8'6")
Mezzanine: Approx. 342 SF
TOTAL: Approx. 2,390 SF

Term Through 1/31/2034
Frontage Approx. 22 feet
Possession Immediate
Rent Upon Request

- Currently Swarovski
- 30'W x 35'H LED Billboard (available separately)



ground floor

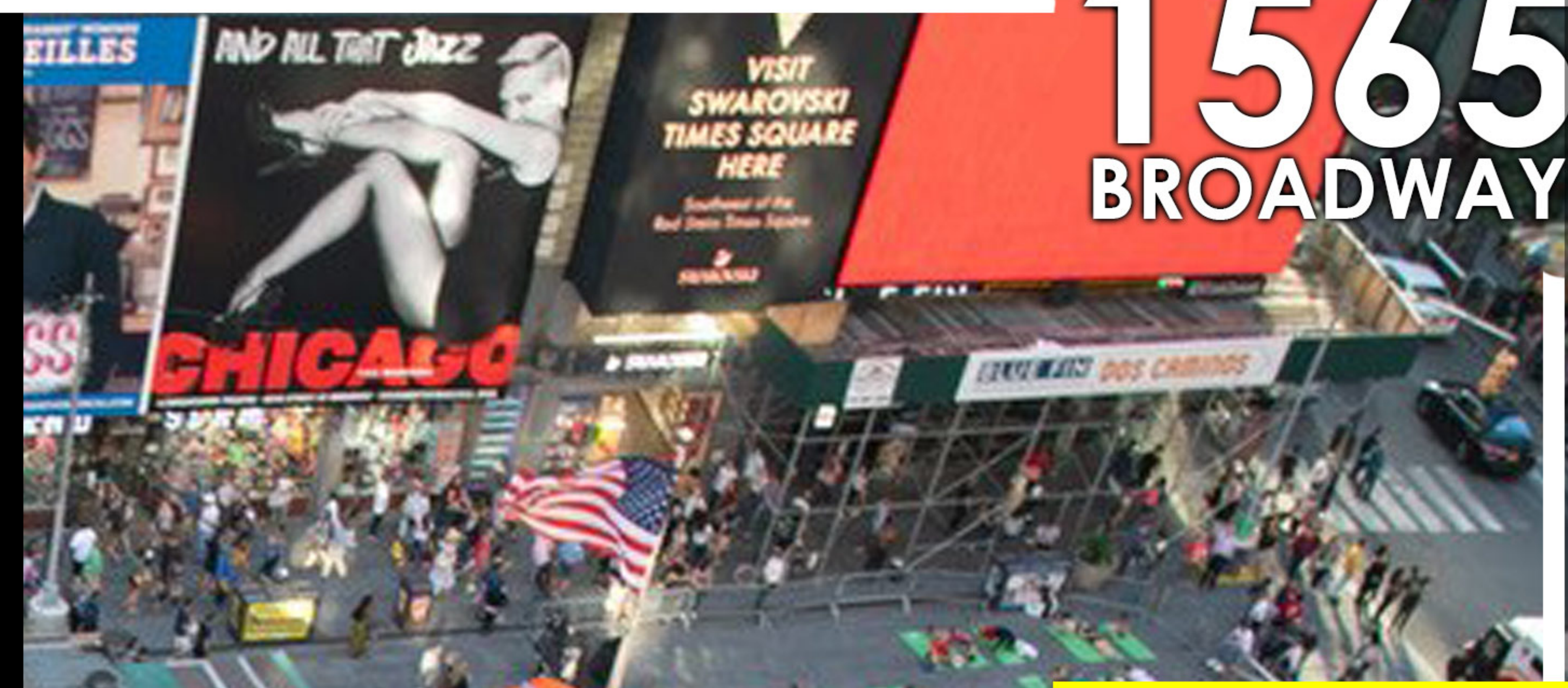


1565 BROADWAY
TIMES SQUARE, NEW YORK CITY

300K VISITORS
STREETS
ZERO CARS

1565
BROADWAY

Busiest Location in Times Square, over 300K people walking by daily



Across from the Iconic Red Steps/TKTS Booth



Global Flagship Opportunity



Heart of the Bow Tie Unparalleled Brand Visibility



24/7/365 Location



IRG
ISA REALTY GROUP

1565 BROADWAY

NEIGHBORHOOD & TRANSPORTATION

PUBLIC TRANSPORTATION

N R Q W 1 2 3 7 S at Times Square - 42nd St

N R W at 49th/Seventh Ave

1 at 50th and Broadway

B D F M at 49th and Sixth Avenue

BxM2, M7, M20, M104 Buses at 50th and Seventh Avenue

DEMOGRAPHICS

360K Times Square pedestrians daily, 50 Million+ annually

Times Square + Port Authority annual ridership - 131 Million

51 Million sq ft of office space

\$8.4 Billion retail spending potential

51K area hotel rooms

40 Broadway Theatres, 12 Million theatergoers annually

OFFICE TENANTS

Morgan Stanley Building 1.35 Million SF at 1585 Broadway,

Barclay's Building 1 Million SF at 745 Seventh Avenue,

BMO Capital Markets 215K SF at 4 Times Square,

Adobe 109K SF at 1540 Broadway

Ann Taylor 300K SF at 7 Times Square

SS&C Technologies 171K SF at 4 Times Square

TikTok 232K SF at 4 Times Square

Macom 1.3 Million SF at 1515 Broadway

IRG

ISA REALTY GROUP

NEIGHBORHOOD MAP



TIMES SQUARE

1565

BROADWAY

**Between West 46th
and West 47th Streets**



ISA REALTY GROUP, LLC

9 E. 45TH STREET, 4TH FLOOR

NEW YORK, NY 10017

212.689.0099

IsaRealtyGroup.com

LOUIS FRANCO 212.689.1646

louis.franco@isarealtygroup.com

JOSEPH ISA 212.689.1645

joseph.isa@isarealtygroup.com

JACK HURLEY 212.689.0099

jack.hurley@isarealtygroup.com

Isa Realty Group, LLC makes no warranty, expressed or implied, as to the accuracy or completeness of this communication and any attachment. This communication may contain errors and omissions. Nothing herein is binding on any party.