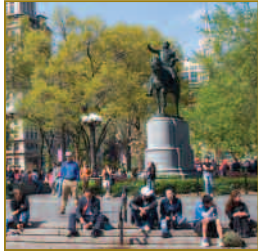




FEIL OFFICE PORTFOLIO

841 BROADWAY



A building rich in history in a neighborhood unsurpassed for its dynamic commercial, retail and residential environment, 841 Broadway is located on the corner of 13th Street one block south of the beautifully revitalized Union Square Park.

Union Square is an important and historic intersection in New York City, located where Broadway and the Bowery come together, and features a host of prestigious destination retailers, world famous restaurants, corporations and educational institutions, as well as one of New York's greatest transit hubs. The centralized subway hub featuring train lines to all parts of Manhattan as well as the outer boroughs is located within Union Square Park. Easily within walking distance to the building are the Flatiron District to the north, Chelsea to the west, Greenwich Village and New York University to the south, and Gramercy to the east.

Also known as The Roosevelt Building, 841 Broadway was built by famous turn-of-the-century architect Stephen Hatch in 1894, and named after Cornelius Roosevelt, Theodore's grandfather, who lived on this fabled block during the Civil War era. The eight-story retail and loft structure was designed in a warm, honeyed palette of orange, yellow and tan iron-spot brick and delicate terra cotta trim. The great arch entrance on Broadway is still visible, flanked by shields bearing the letters "R" and "B". Above the second floor, the wall is a tapestry of thin Roman brick, punctuated by bursts of floral relief structure.

Both the exterior and interior of 841 Broadway has been renovated to supreme and exact specifications. More than 52 newly installed windows provide tenants with cityscapes unmatched in the area. Comfortable public areas such as an attended, brightly lit lobby with upgraded elevators and modernized bathrooms complete the transformation.



AT UNION SQUARE SOUTH
NEW YORK CITY



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