

High-end Creative Sublease Opportunity



1250 BROADWAY

NOMAD TOWER, Partial 2nd Floor
17,852 RSF



BUILT FOR MODERN TEAMS

PARTIAL 2ND FLOOR |
17,852 RSF

SUBLEASE TERM:
through August 30, 2030

POSSESSION:
Q2 2027

SPACE FEATURES:

- Above standard creative installation
- Double height ceilings with extra-large windows
- Exposed concrete ceilings and columns throughout
- Fully furnished and wired

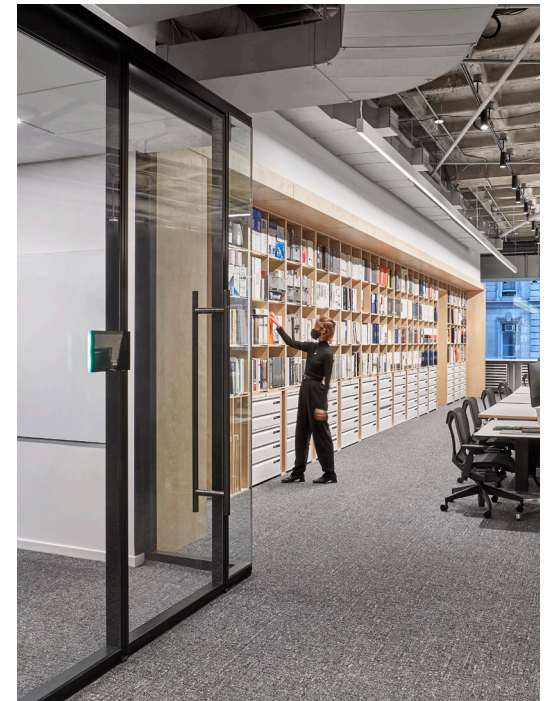
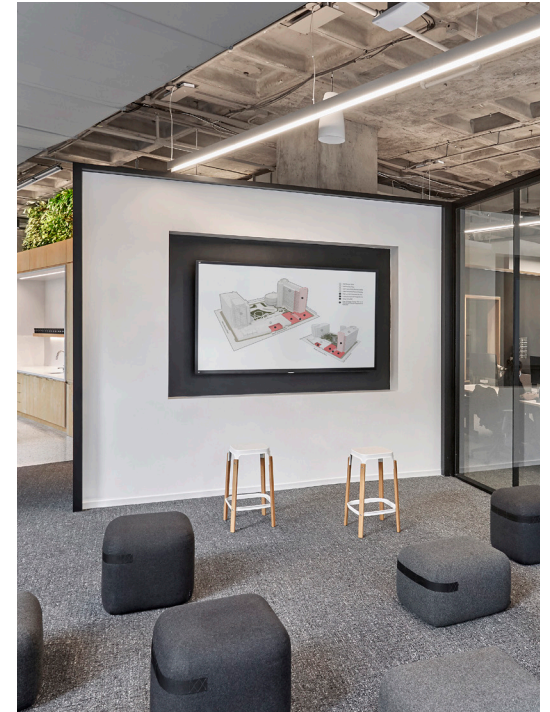


LAYOUT:

- 1 Boardroom (18 seats)
- 1 Conference Room (10 seats)
- 9 Meeting Rooms / Offices
- 80 Workstations (can be densified)
- 4 Communal Breakout Areas
- 3 Phone Rooms
- 1 Wellness Room
- 1 Large Communal Pantry



SPACE PHOTOS



EXPERIENCE THE AMENITIES

- PRIVATE LOUNGE WITH PING-PONG, POOL TABLE, AND ARCADE GAMES
- 30-PERSON CONFERENCE ROOM WITH PRESENTATION CAPABILITIES
- 90-PERSON AMPHITHEATER
- 12TH FLOOR COMMUNAL TERRACE



EXPERIENCE THE AMENITIES

- FITNESS CENTER
- PRIVATE COFFEE BAR
- 150-CAR INDOOR PARKING GARAGE
- BICYCLE STORAGE



