

1250

BROADWAY

FULLY BUILT & FURNISHED
27K RSF SUBLEASE OPPORTUNITY
AT NOMAD TOWER

ENTIRE 10TH FLOOR | 27,040 RSF



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27,040 RSF



Sublease Term:

Through February 28th, 2030

Possession:

January 2026

Space Features:

- High-end creative build with above standard finishes
- Fully furnished & wired (plug & play) with sit/stand workstations
- Uniquely designed exposed ceilings throughout
- Floors are a mix of polished concrete and carpet in open work areas

Space Layout:

- | | |
|-----------------------|-------------------------|
| • 10 Conference Rooms | • 1 Wellness Room |
| • 4 Meeting Rooms | • Town-Hall Space |
| • 7 Offices | • 1 Large Eat-In Pantry |
| • 108 Workstations | • 1 Small Pantry |



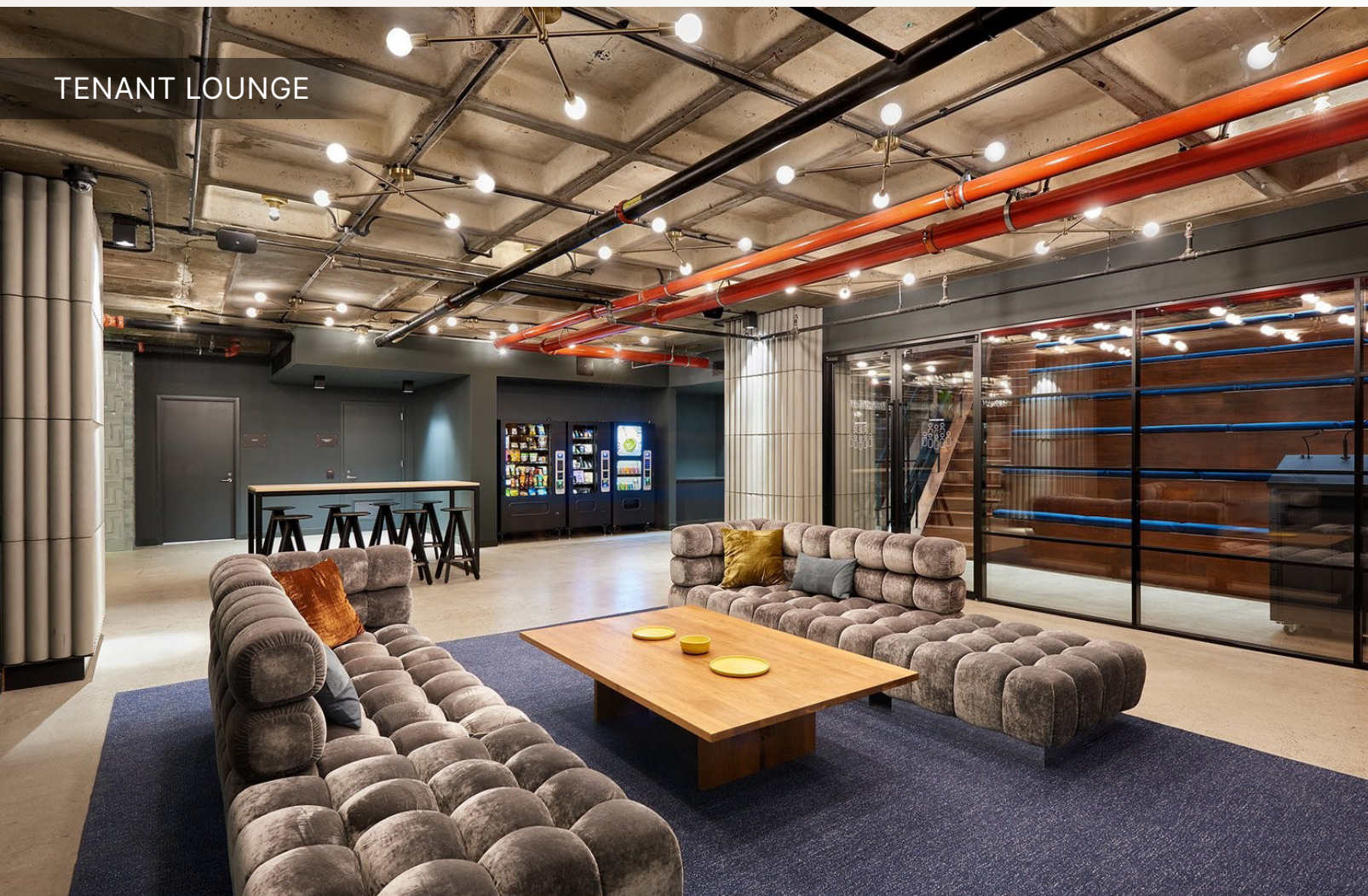


BUILDING AMENITIES

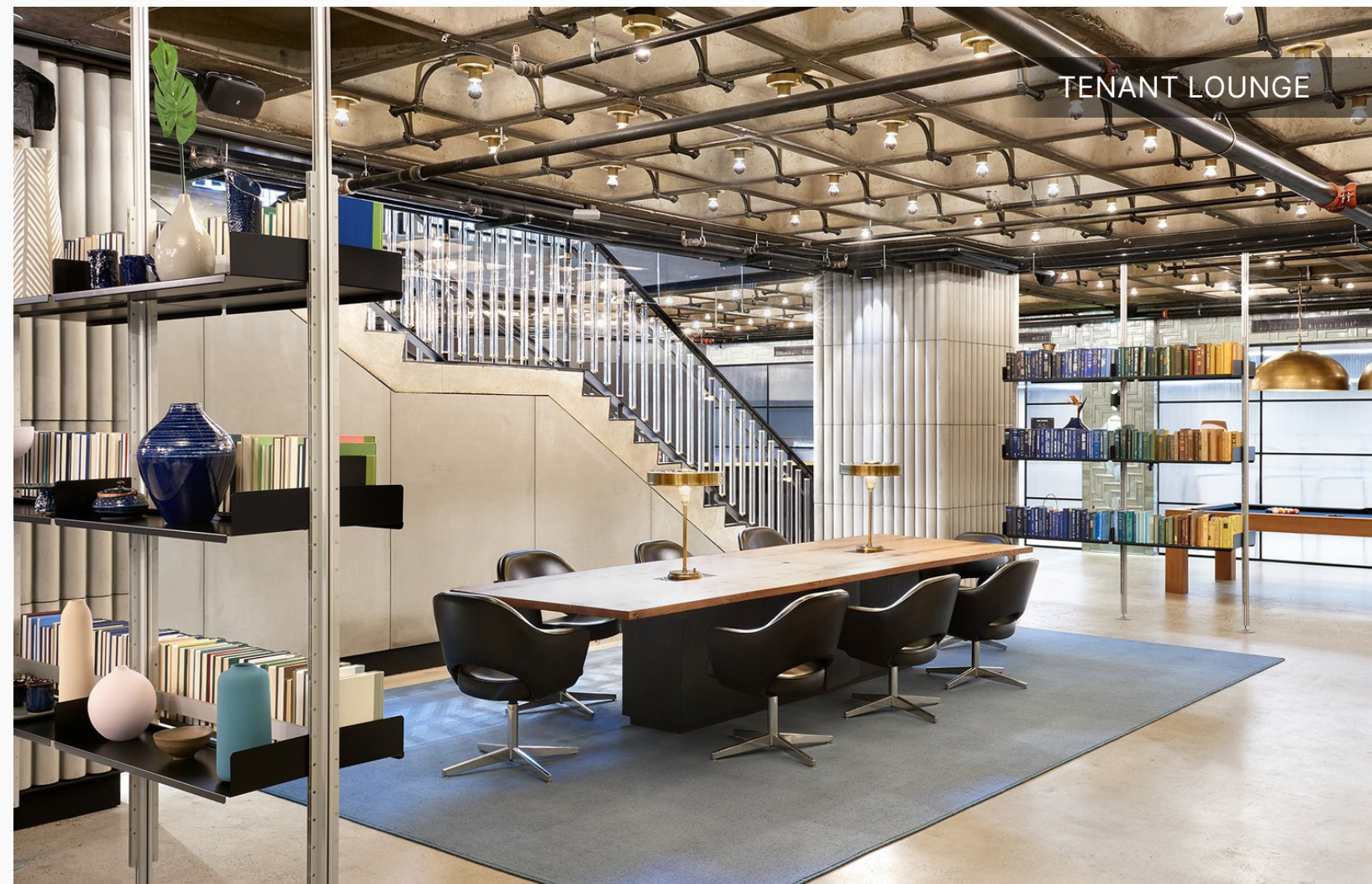
- Fitness & Wellness Studio with Lockers and Showers
- Tenant Lounge and Open Collaboration Space
- Amphitheater (Seats 90)
- Private Event Space Bookings
- Tenant Exclusive Building App
- Outdoor Terrace with Dog Park
- Coffee Bar
- Indoor Parking Garage
- Bicycle Storage & Repair Center



COFFEE BAR



TENANT LOUNGE



TENANT LOUNGE

TENANT LOUNGE



FITNESS CENTER



CONFERENCE ROOM



AMPHITHEATER

