LIVE WORK PLAY
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246 FIFTH AVENUE

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A PRIME LOCATION

NoMad is a lively district located in the heart of Manhattan, nestled north of Madison Avenue. The neighborhood has recently transformed with an influx of new restaurants, shops, and is in close proximity to public transportation via Penn Station and the B,W,Q,B,D,F,M and 6 subway lines.





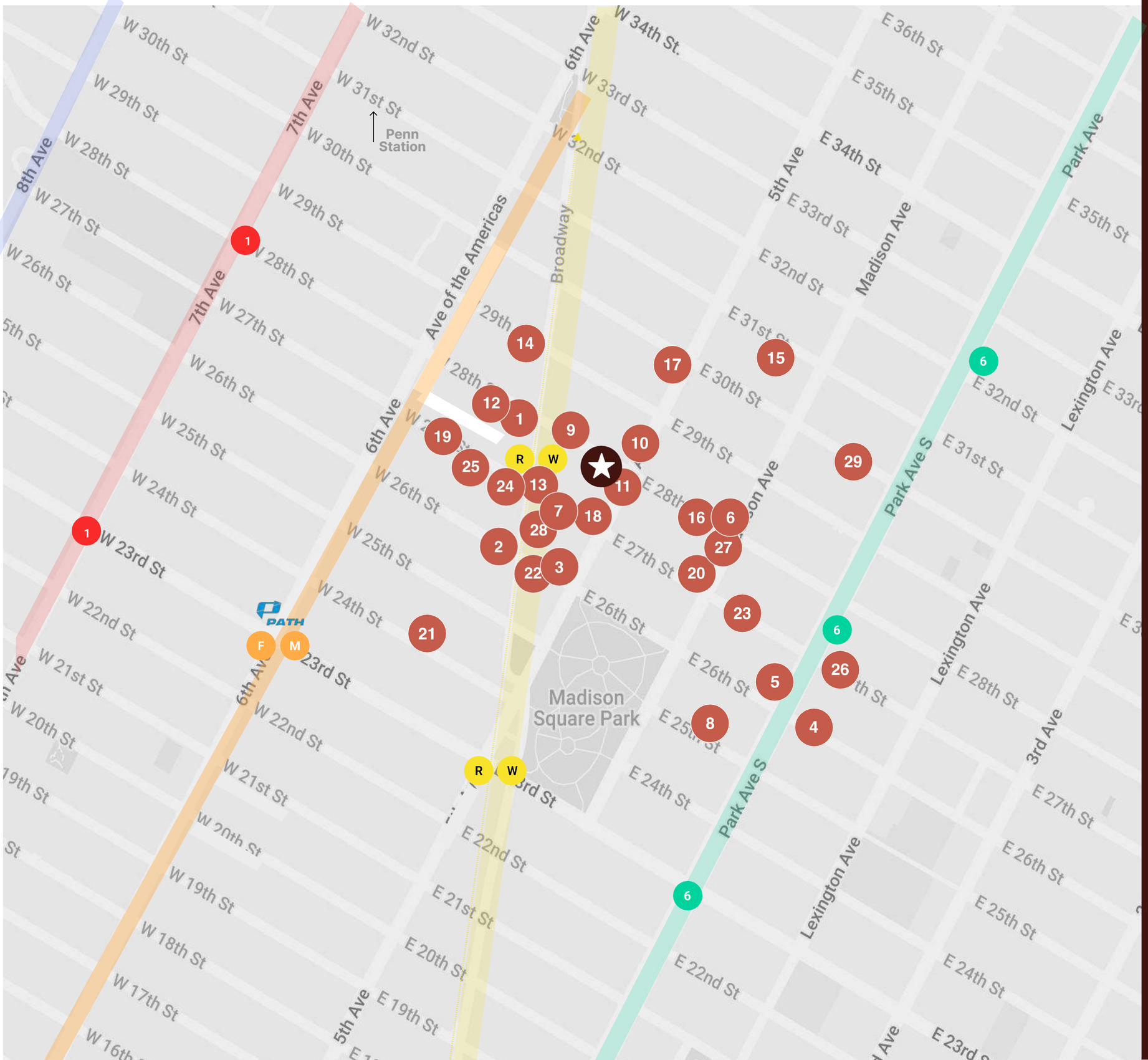








HEART OF NOMAD



NEIGHBORHOOD FAVORITES

DINING

1. Zaytinya
2. La Pecora Bianca
3. The Smith
4. Upland
5. Hillstone
6. Scarpetta
7. Cecconi's
8. Mark's Off Madison
9. KazuNori
10. Bondi Sushi
11. Café Carmellini

HOTELS

12. The Ritz-Carlton New York, NoMad
13. The Ned NoMad
14. Virgin Hotels
15. Arlo NoMad
16. The James New York, NoMad
17. Le Meridian, New York, Fifth Avenue

CAFE'S

18. Think Coffee
19. Paper Coffee
20. Seven Grams Caffe
21. maman
22. Cha Cha Matcha
23. Cafe Grumpy
24. OL'DAYS Farm to Table

FITNESS

25. Equinox
26. Barry's
27. SLT
28. DanceBody
29. Tone House

246 FIFTH AVENUE

ATTENDED LOBBY **EXPOSED BRICK WALLS** **BRIGHT FLOORS**

~~FLOOR 5~~ LEASED

SIZE
7,000 RSF

CURRENT CONDITIONS
Fully Furnished with 34 Workstations
7 Private Offices
1 Board Room
1 Executive Office
Open Pantry

FLOORS 3 + 4

Can be delivered with NBI

SIZE
7,000 RSF each

~~FLOOR 2~~ LEASED

Can be delivered in the same condition as the 5th Floor

SIZE
7,000 RSF

CURRENT CONDITIONS
10 Small Meeting Rooms
1 Board Room
Fully Furnished area with room for ~15 workstations in current buildout
Soft Seating



246 FIFTH AVENUE
FLOOR 3

SIZE
7,000 RSF

AVAILABILITY
Immediate

RATE
Upon Request

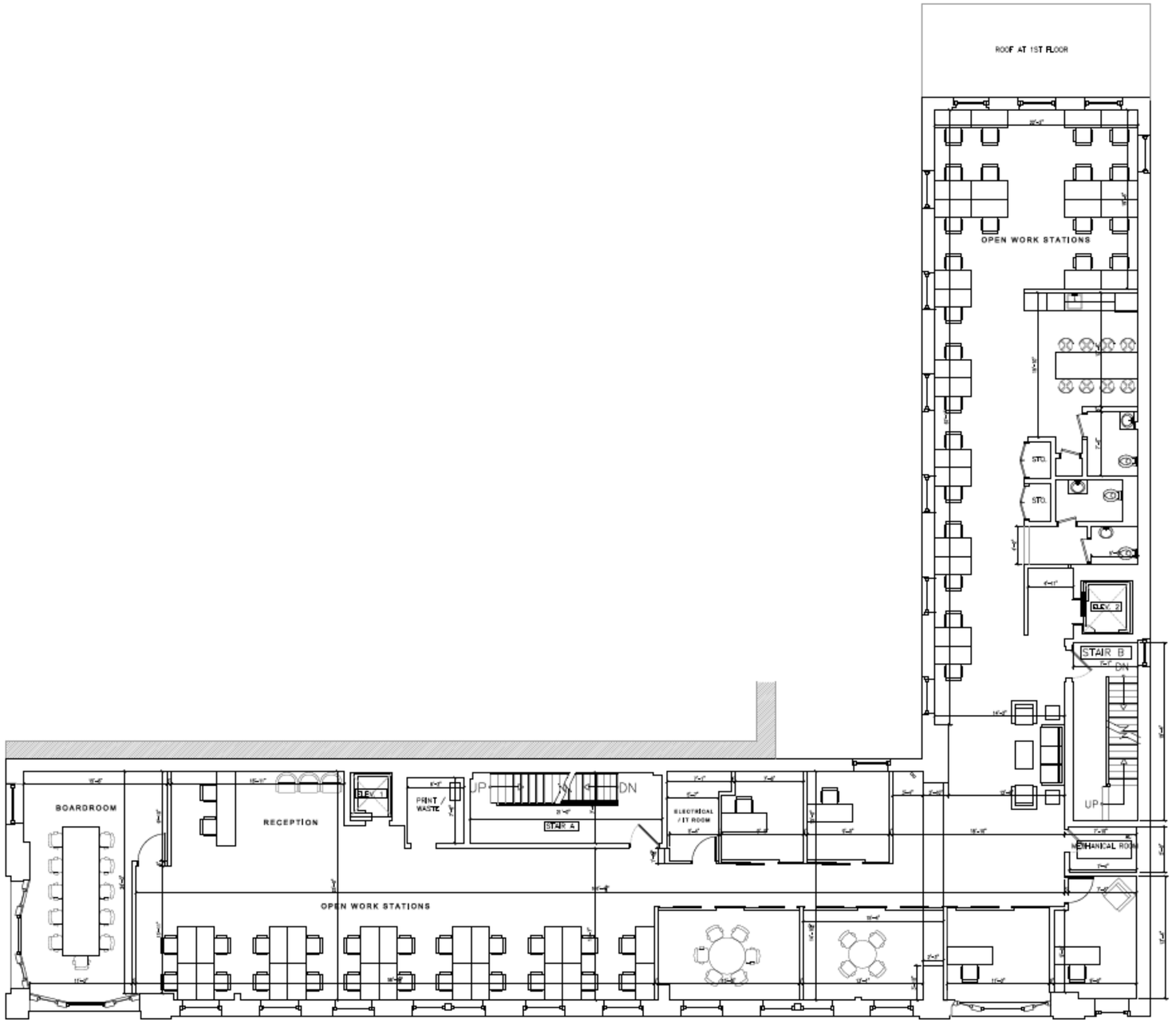
TERM
3+ Years

Test Fit

CAN BE DELIVERED WITH NBI

SPACE FEATURES

- Fully Furnished with 46 Workstations
- 4 Private Offices
- 1 Conference Room
- 2 Meeting Rooms
- Pantry



246 FIFTH AVENUE
FLOOR 4

SIZE
7,000 RSF

AVAILABILITY
Immediate

RATE
Upon Request

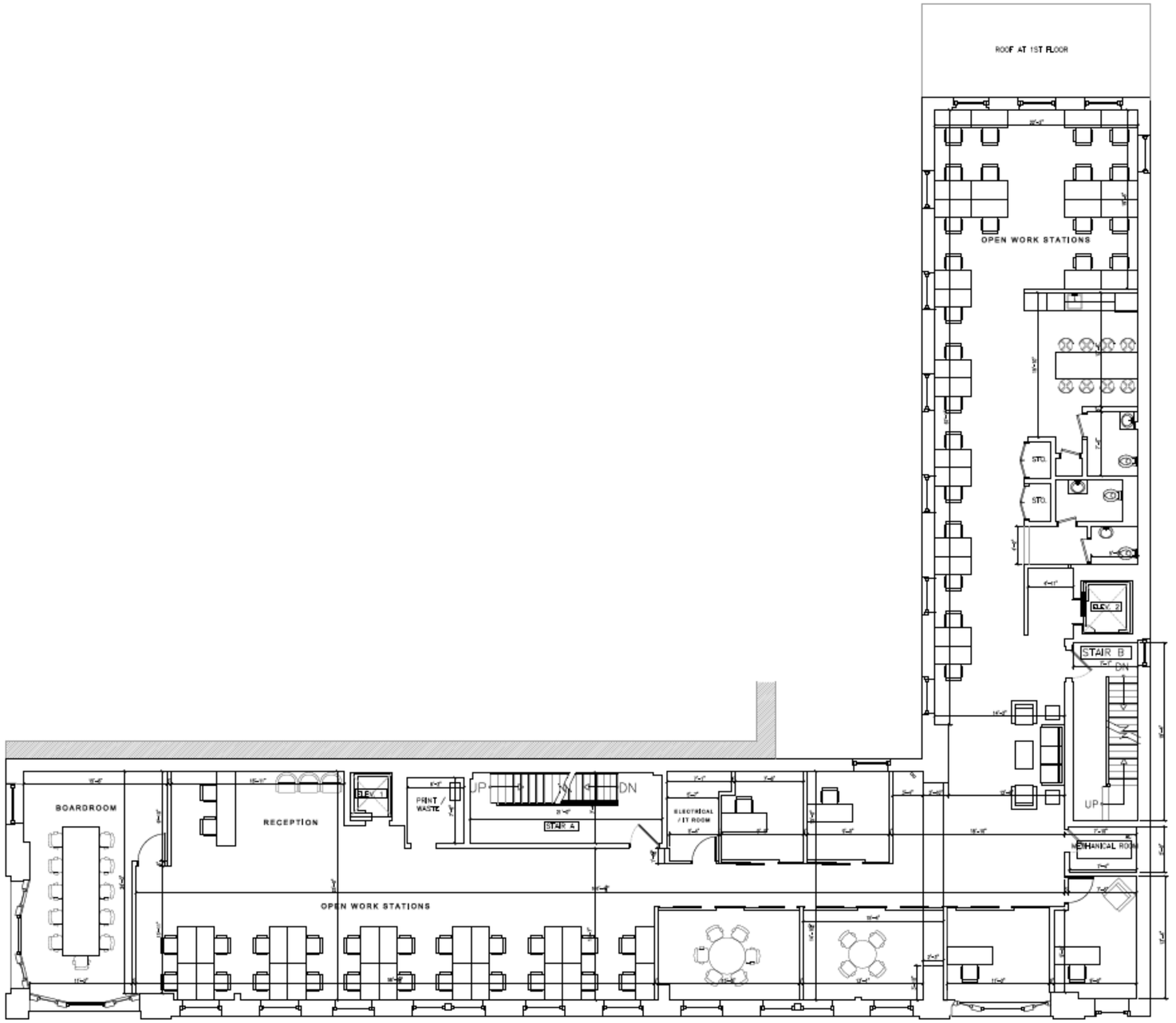
TERM
3+ Years

Test Fit

CAN BE DELIVERED WITH NBI

SPACE FEATURES

- Fully Furnished with 46 Workstations
- 4 Private Offices
- 1 Conference Room
- 2 Meeting Rooms
- Pantry



246 FIFTH AVENUE

PHOTOS

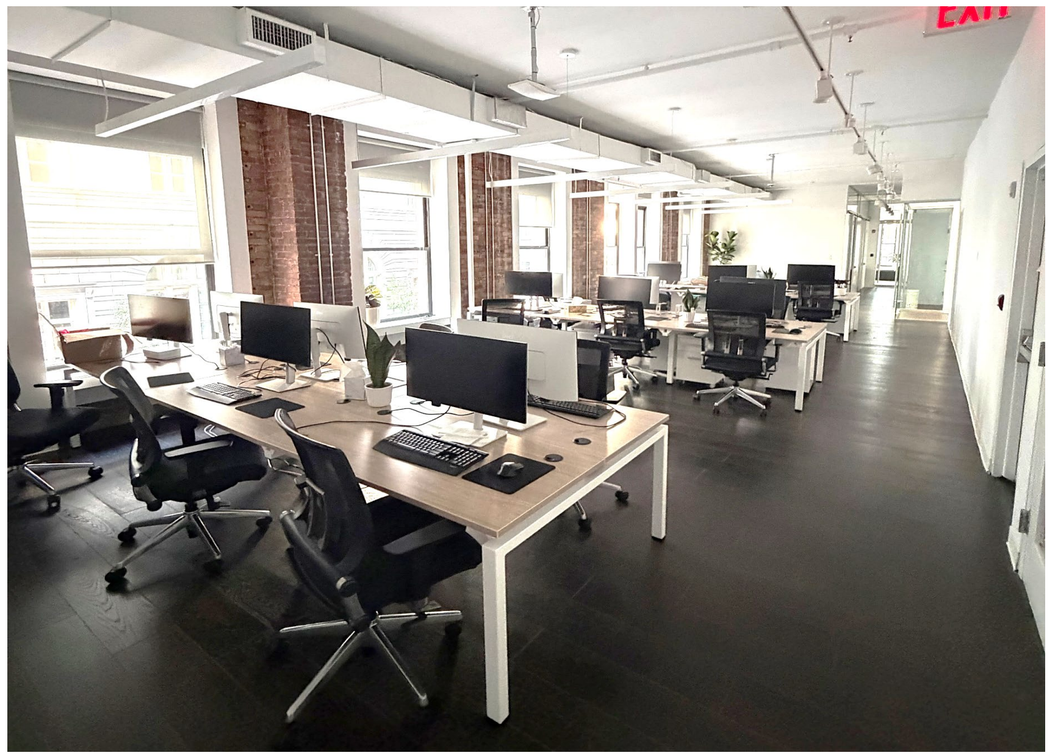
SIZE
7,000 RSF

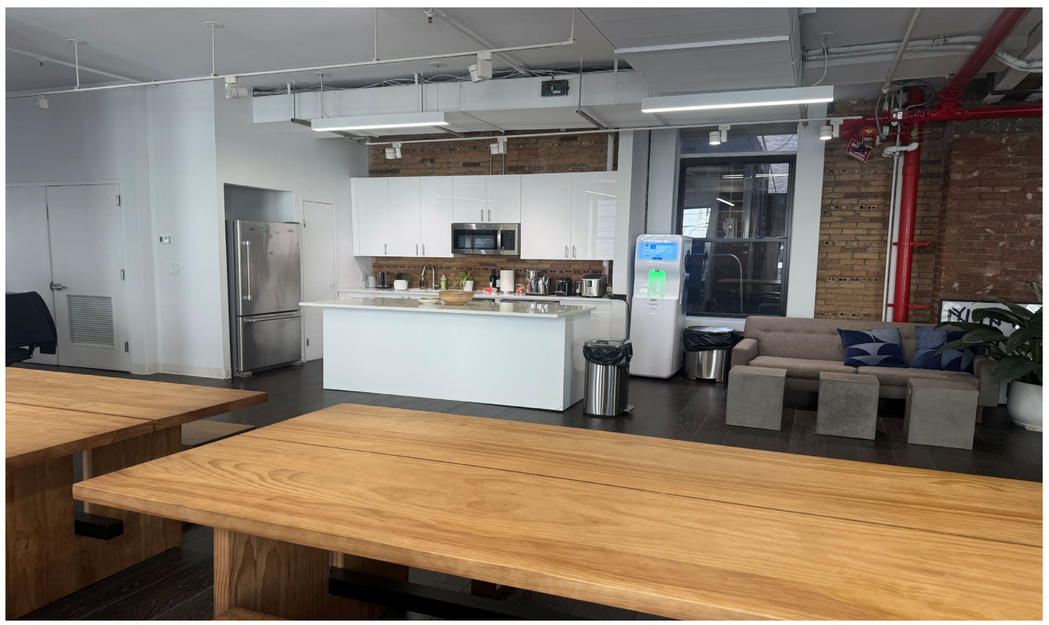
AVAILABILITY
Immediate

RATE
Upon Request

TERM
3+ Years









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