

N[C]MAD T[C]OWER

LOVE YOUR WORKPLACE

1250 Broadway
New York, New York

The workplace has been reset.

Ownership has repositioned the building including new entrance, lobby and amenity spaces. Extraordinary accessibility, industry leading infrastructure and dynamic NoMad neighborhood complete the evolution.



Boutique Base, Midrise and Tower Floors Available
Partial and Full Floors Available 4,650 – 14,906 RSF



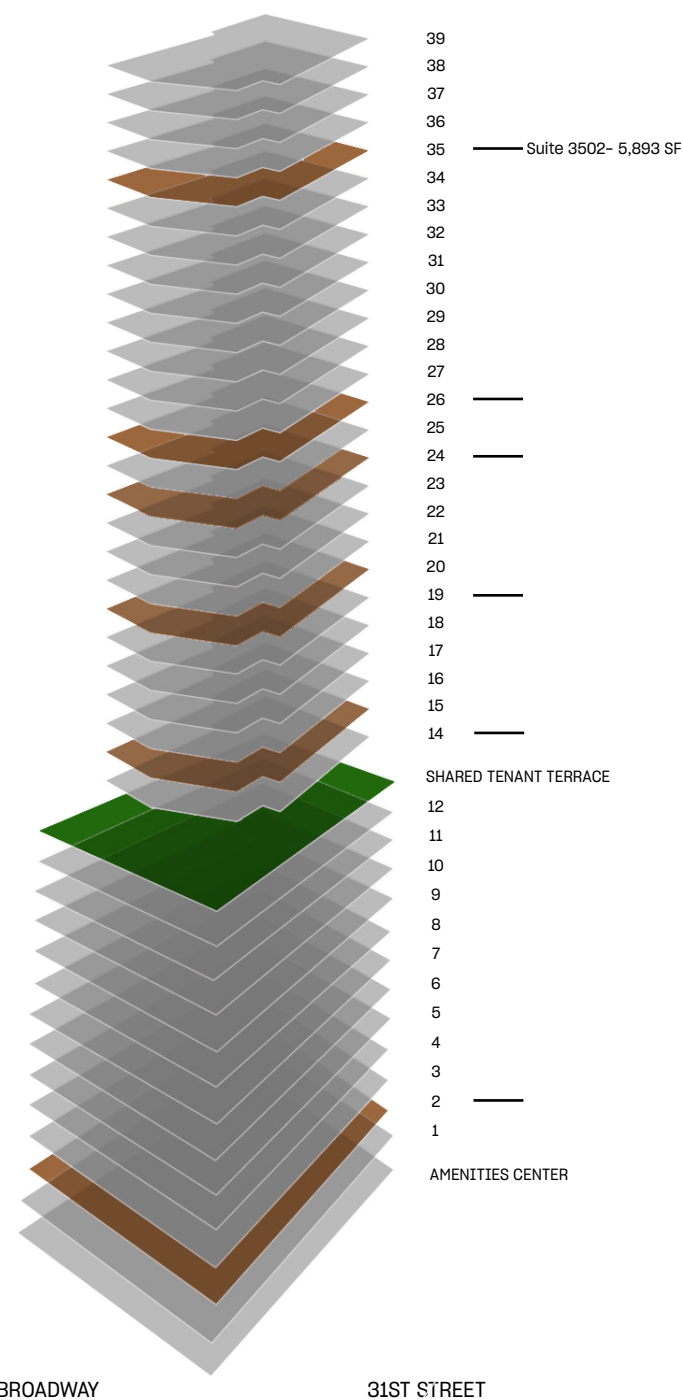
Nomad Tower Amenities Include:

- Two Story Amphitheater
- Lounge Area
- Bike Room
- 360 Views From Tower Floors
- Conference Center
- Irving Farm Coffee Shop
- Fitness Center with Showers & Lockers
- Indoor Parking Garage
- Shared Tenant Terrace
- Steps to 12 Subway Lines & PATH, with Penn Station 1 block away

You are going to love this workplace.

NO]MAD T]OWER

1250 BROADWAY



NOMAD TOWER

1250 BROADWAY

UPPER
EAST
SIDE

MIDTOWN

GRAND
CENTRAL
TERMINAL

MIDTOWN
WEST

MIDTOWN
EAST

42ND STREET

42ND STREET

34TH STREET

34TH STREET

HUDSON
YARDS

PENN
STATION

BRYANT PARK

EMPIRE
STATE
BUILDING



CHELSEA

PARK AVE
SOUTH

7TH AVE

PARK AVE SOUTH

6TH AVE

BROADWAY

MADISON
SQUARE
PARK

FLATIRON
DISTRICT

23RD STREET

FLATIRON
BUILDING

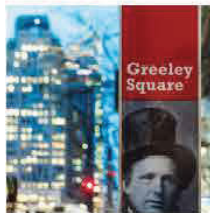
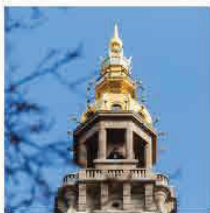
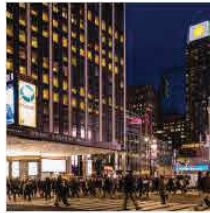
THE HIGHLINE

UNION SQUARE

MEATPACKING

WHERE ALL NEIGHBORHOODS CONVERGE

LANDMARKS



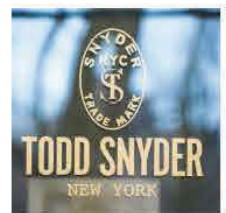
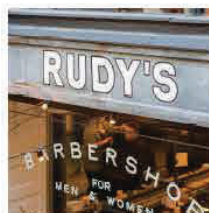
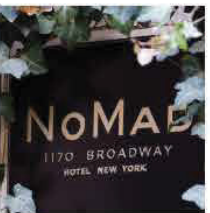
RESTAURANTS



AMENITIES



HOTELS



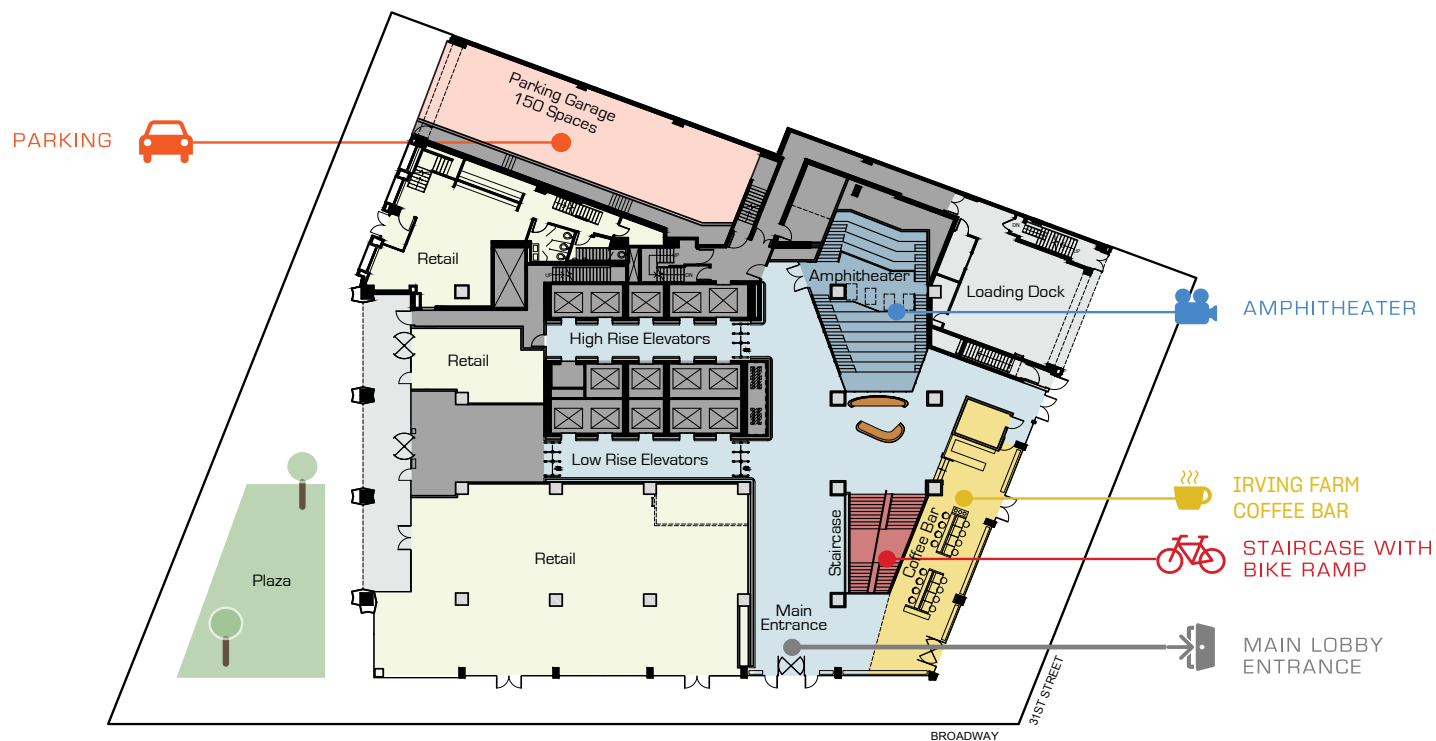
WHERE ALL NEIGHBORHOODS CONVERGE



EASY ACCESS TO INTELLECTUAL CAPITAL
GET ANYWHERE FROM HERE

NOMAD TOWER

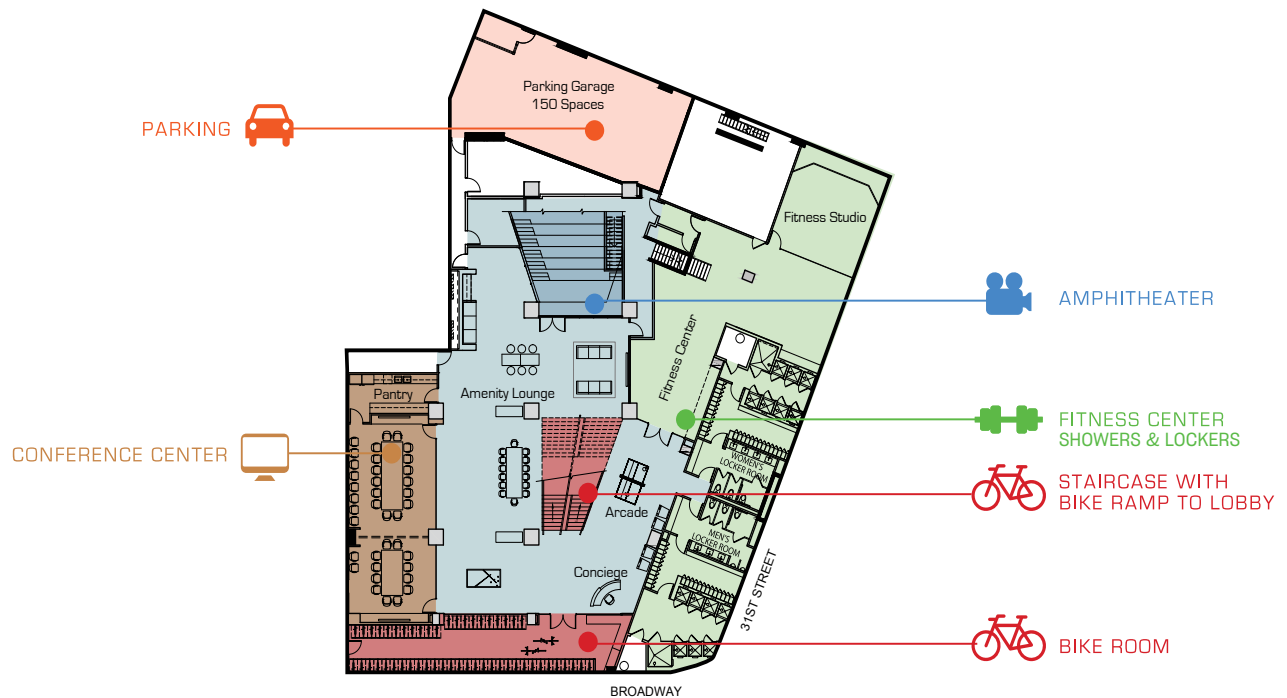
1250 BROADWAY



GROUND FLOOR

NOMAD TOWER

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AMENITY LEVEL

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ENTRANCE AT BROADWAY & 31ST STREET

NOMAD TOWER

1250 BROADWAY

IRVING FARM NEW YORK

BLACK BERRY 2.75 / 3.25 / 3.75	CAPPUCCINO 4.75
COLE BERRY ON TOP 4.75	CAPPUCINO 4.75
ESPRESSO 3.75	LATTE 4.75
MACCHIATO 3.75	MOCHA 5.75
	ROASTED 4.75
TEA 3.75	ROASTED TEA 4.75
HOUSE BLEND LATTE 4.75	ROASTED LATTE 5.75

BY THE GALLON 12.99
COFFEE & MILK 2.99 / HOT MILK 4.99

IRVING FARM COFFEE BAR IN LOBBY

NOMAD TOWER

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LOBBY

NOMAD TOWER

1250 BROADWAY

STAIRCASE WITH BIKE RAMP TO AMENITIES CENTER

NCMAD TOWER

1250 BROADWAY

TENANT ONLY 85 PERSON AMPHITHEATER

NOMAD TOWER

1250 BROADWAY



TENANT ONLY LOUNGE WITH CONFERENCE CENTER AND PANTRY

NOMAD TOWER

1250 BROADWAY



TENANT ONLY LOUNGE WITH CONFERENCE CENTER AND PANTRY

NOMAD TOWER

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TENANT ONLY FITNESS CENTER

NOMAD TOWER

1250 BROADWAY



TENANT ONLY BIKE STORAGE

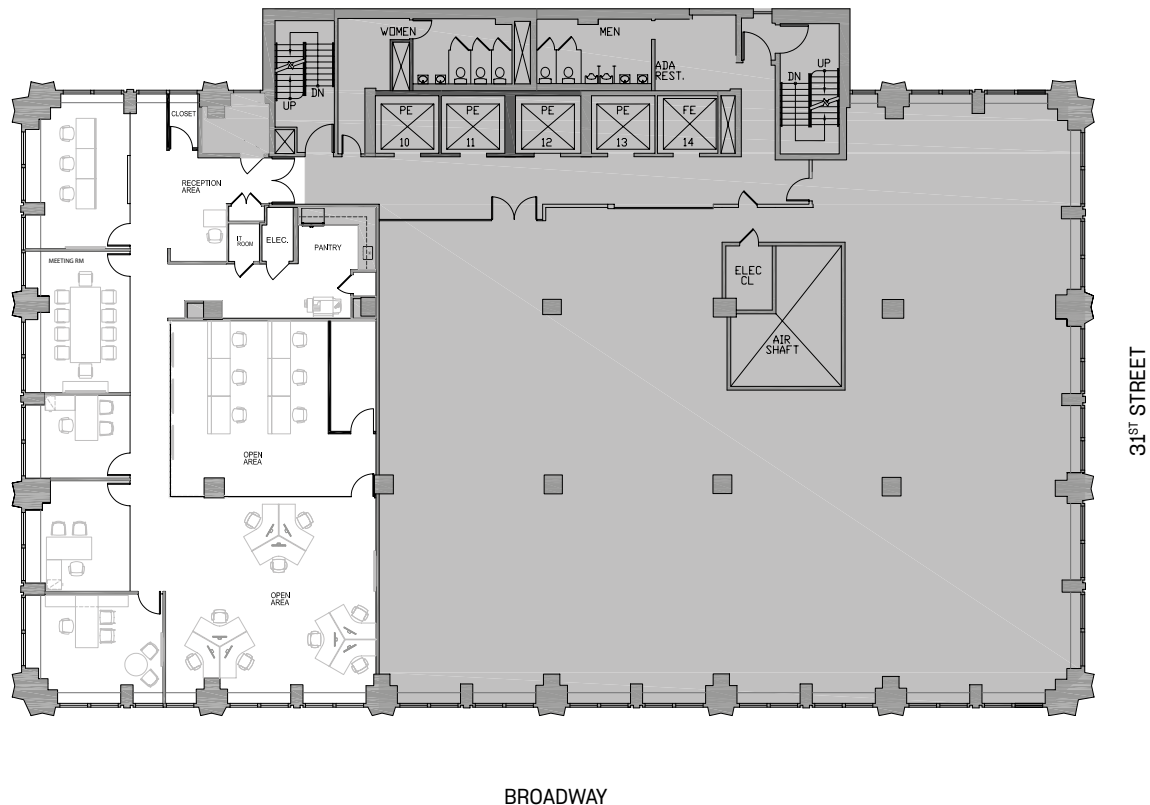
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SHARED TENANT TERRACE & DOG PARK

NOMAD TOWER

1250 BROADWAY



SUITE 3502 Existing Conditions: 5,893 RSF

TECHNICAL SPECIFICATIONS

OWNER

Global Holdings Management (US)

LOCATION

On Broadway between 31st & 32nd Streets

ARCHITECT – CONSTRUCTION

Shreve, Lamb & Harmon Associates

ARCHITECT – 2017 RENOVATION

NELSON

TOTAL SQUARE FEET

Approximately 800,000 SF

STORIES

39

CONSTRUCTION

Concrete Waffle Slab

DESTINATION DISPATCH ELEVATORS

14 Total:

5 serving floors 2-12

4 serving floors 12-26

4 serving floors 24-39

FREIGHT ELEVATOR

Car: H 8’10” / W 6’6” / D 6” / Wt 4,000 lbs

HEAT

Steam

Steam-heated hot water

HVAC

Standard building hours:

8 AM – 8 PM, Monday – Friday

ELECTRIC

Submetered; 6 watts per sf, 3,500 amp services terminate at 3 – 460 volt main switchboards located in basement.

TELECOM PROVIDERS

Verizon, Cogent, Lightpath, Lighttower, Time Warner Cable Wired Certification Gold

PLUMBING

2 separate service city water pumped to 2 house tanks

LIFE SAFETY

Class “E” System – installed in 2015

SPRINKLER

Building fully sprinklered

RESTROOMS

Restrooms with high density fixture count for maximum floor capacity. Individual ADA-compliant restroom on each floor.

AIR QUALITY

MERV 14 filters included on all AC units