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EMBER REALTY

FOR LEASE

1149 BROADWAY

NOMAD, NEW YORK

3RD & 4TH FLOORS AVAILABLE

450 SF
3RD FLOOR

550 SF
4TH FLOOR

450 SF

3RD FLOOR
NET LEASABLE AREA

550 SF

4TH FLOOR
NET LEASABLE AREA

1,000 SF

TOTAL
AVAILABLE

ADDRESS	1149 Broadway, New York, NY 10001
NEIGHBORHOOD	NoMad
FLOORS AVAILABLE	3rd Floor (450 SF) 4th Floor (550 SF)
TOTAL AVAILABLE	1,000 SF
FRONTAGE	Approximately 19' 3"
POSSESSION	Immediate
ASKING RENT	\$4,500 per month (each floor)

COMMENTS

- Well-positioned space in the heart of NoMad
- Flexible layouts suitable for a variety of commercial uses, including office, showroom, or studio
- Excellent access to major transportation and neighborhood amenities
- Individual floors or combined 1,000 SF available
- Immediate possession



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Floor Plans

1149 BROADWAY
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3RD FLOOR

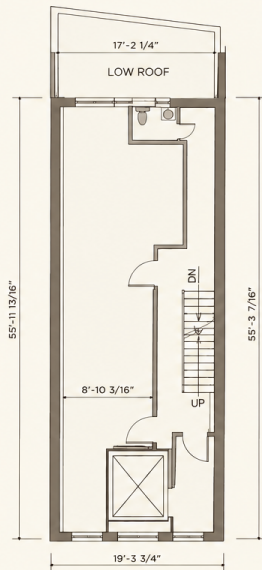
450 SF
NET LEASABLE AREA

4TH FLOOR

550 SF
NET LEASABLE AREA

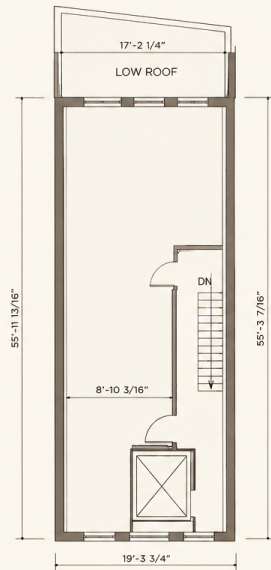
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3RD FLOOR PLAN

GROSS FLOOR AREA: 1,014.97 SF
NET LEASEABLE AREA: 450.33 SF



4TH FLOOR PLAN

GROSS FLOOR AREA: 1,014.97 SF
NET LEASEABLE AREA: 550.00 SF

Prime NoMad

BROADWAY BETWEEN
26TH & 27TH STREETS



TRANSPORTATION

R	28 St (R, W)	3 minutes
W	28 St (R, W)	4 minutes
6	23 St (R, W, 6)	6 minutes

WALKING TIMES

28 St (R, W)	3 minutes
28 St (6)	4 minutes
23 St (R, W, 6)	6 minutes
Madison Square Park	2 minutes
Flatiron Building	5 minutes
Fifth Avenue Shopping	6 minutes
Union Square	12 minutes



EMBER REALTY

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