

ONE NOMAD

875 SIXTH AVENUE

BETWEEN 31ST & 32ND STREETS



ONE NOMAD

875 SIXTH AVENUE
BETWEEN 31ST & 32ND STREETS

PROPERTY DETAILS

SPACE A: 2,010 SF Ground Floor
506 SF Mezzanine
1,928 SF Lower Level

SPACE B: 505 SF Ground Floor
+ Non-Contiguous Basement space

FRONTAGE: A: 17' | B: 10'

CEILING HEIGHT: 17'

POSSESSION: ASAP

TRANSPORTATION:

HIGHLIGHTS

- Space A:
 - Former *Mane Beauty*
 - Space can be vented
- Space B:
 - Former *Urban Barley Co.*
 - Delivered with HVAC and in white box condition
- Use restrictions: *Coffee, Bubble Tea, Liquor Stores*
- Tenants in the Building: *Starbucks, Fifty Lan Bubble Tea, Epic Spirits*
- At the base of the newly redone, One NoMad, a luxury 25 story office building
- Steps from Herald Square, Penn Station, Madison Square Garden, Moynihan Train Hall and more
- Retail spaces are finished with a brand new facade



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

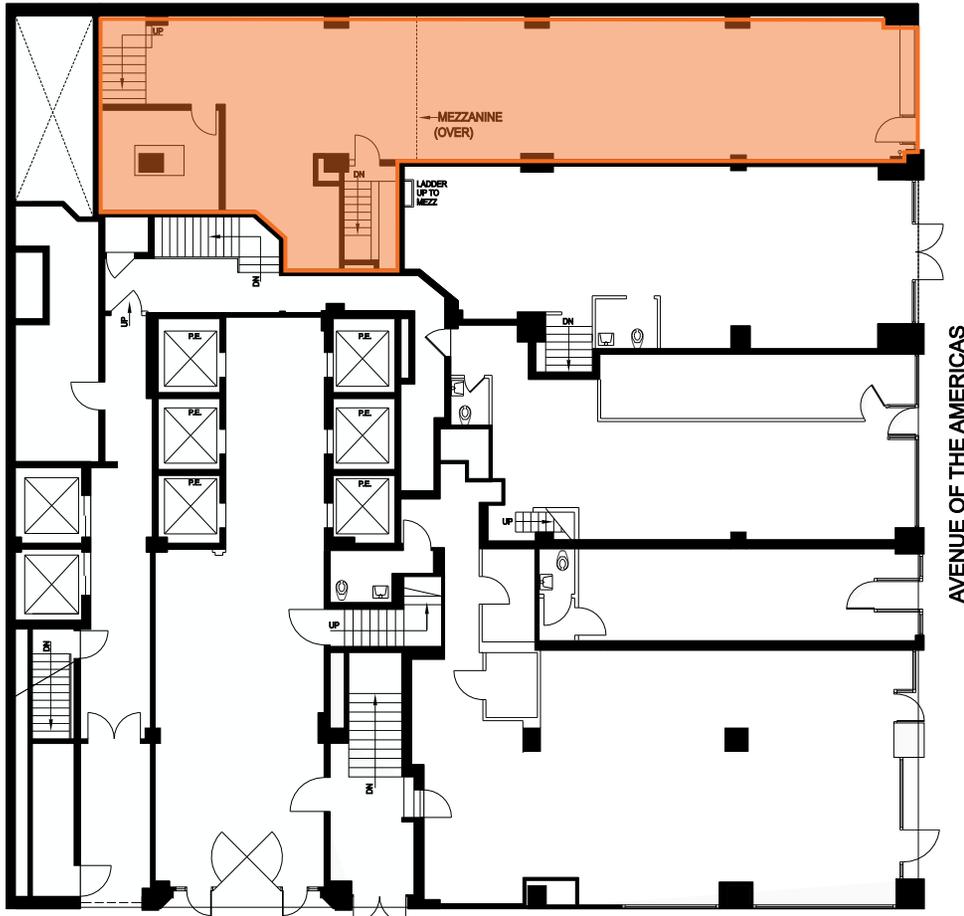


ONE NOMAD

875 SIXTH AVENUE

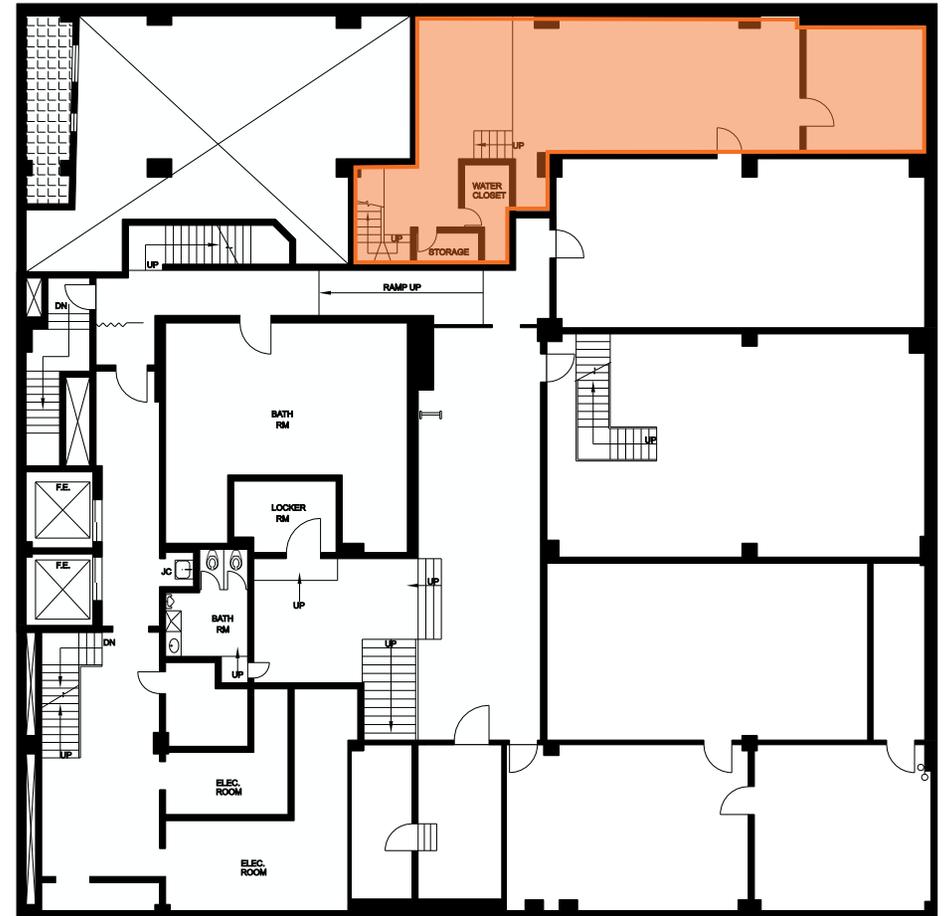
BETWEEN 31ST & 32ND STREETS

FLOOR PLANS (SPACE A):
GROUND FLOOR - 2,010 SF



WEST 31st STREET

BASEMENT - 1,928 SF



WEST 31st STREET



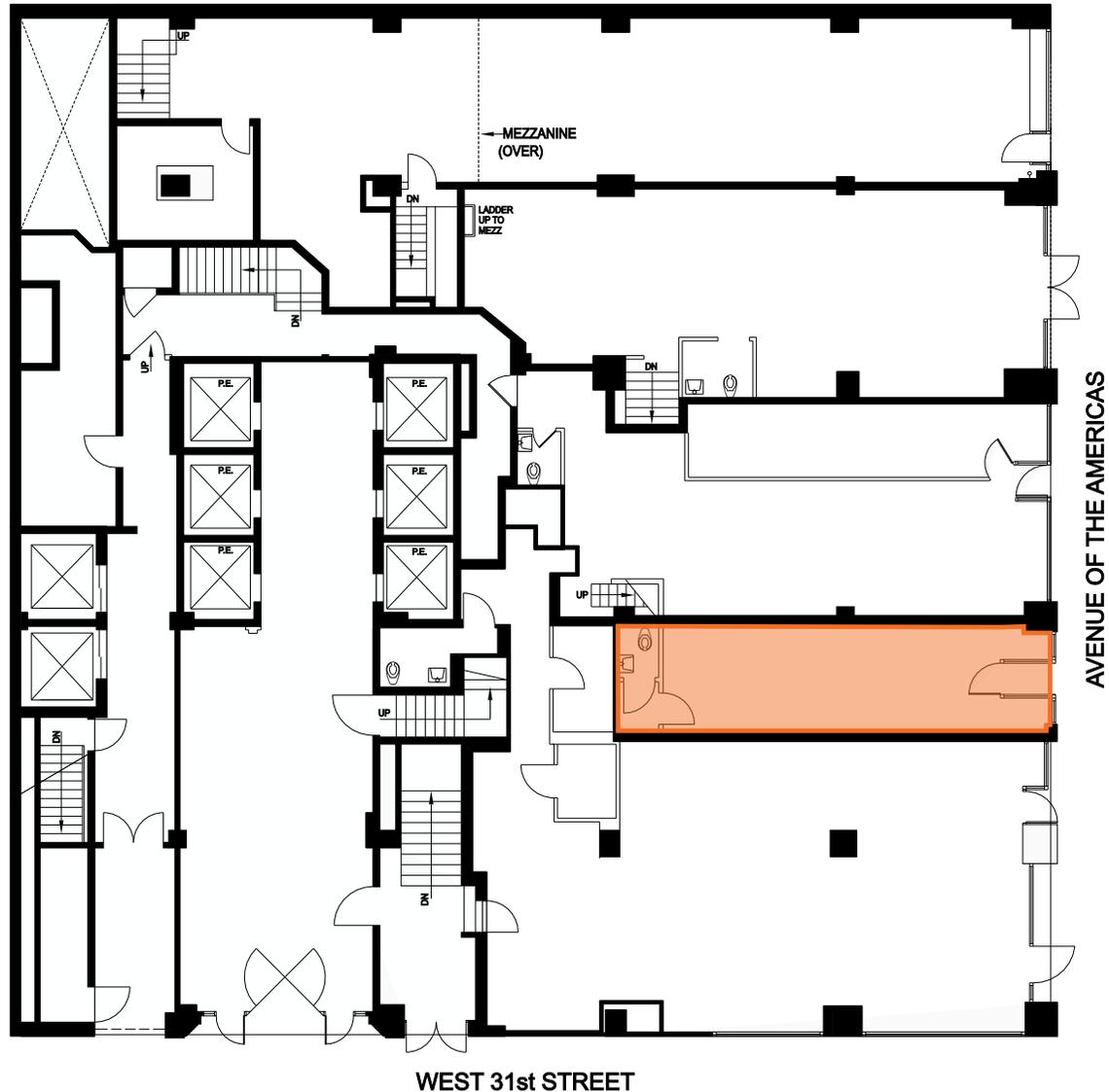
ONE NOMAD

875 SIXTH AVENUE

BETWEEN 31ST & 32ND STREETS

FLOOR PLAN (SPACE B):

GROUND FLOOR - 505 SF + NON-CONTIGUOUS BASEMENT SPACE



ONE NOMAD

875 SIXTH AVENUE

BETWEEN 31ST & 32ND STREETS

TRANSPORTATION STATISTICS

- 25,000,000 annual passengers
R W stations (28th St & 23rd St) & F (23rd St)
- 4,544,976 annual passengers
1 station (Park Ave & 7th Ave)
- 7,214,293 annual passengers
6 station (Park Ave & 28th St)
- Penn Station - 650,000 daily passengers



HOTEL STATISTICS

- 292-296 5th Avenue
20 Stories, 150 Keys
- 11-13 East 31st Street
31 Stories, 248 Keys
- 16-18 East 30th Street
21 Stories, 240 Keys
- Virgin Hotel
460 Keys
- Moxy Hotel
350 Keys
- The Ritz Carlton - 1185 Broadway
250 Keys
- 250 5th Avenue
141 Keys



RESIDENTIAL DEVELOPMENTS		
1	9 30TH STREET	54 UNITS
2	15 EAST 30TH STREET	180 UNITS
3	281 FIFTH AVENUE	141 UNITS
4	FIVE POINTS DEVELOPMENT	41 UNITS
5	277 FIFTH AVENUE	130 UNITS

OFFICE DEVELOPMENTS		
1	1241 BROADWAY	180,000 SF
2	3 WEST 29TH STREET	600,000 SF
3	11 WEST 29TH STREET	
4	1165 BROADWAY	50,000 SF
5	1250 BROADWAY (NOMAD TOWER)	646,000 SF

Summary
Hotel Rooms 2,497 keys
Residences 616 Units
Office Space 1.3M SF

ONE NOMAD

875 SIXTH AVENUE

BETWEEN 31ST & 32ND STREETS

FOR MORE INFORMATION,
PLEASE CONTACT:

CAROLINA AZIZ

516.640.6961 | CAziz@ksrny.com

IKE BIBI

347.417.2860 | IBibi@ksrny.com



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.