

I220 BROADWAY





HISTORIC ELEGANCE, MODERN FUNCTION

Constructed in 1915, 1220 Broadway is a 90,000 boutique office building located in the heart of NoMad, one of Manhattan's most desirable live-work-play neighborhoods. Situated on the corner of Broadway and 30th Street, the building offers premium full-floor office suites averaging approximately 10,843 RSF square feet. Each unit features oversized windows, exceptional ceiling heights, and flexible open layouts — ideal for modern creative and professional tenants.

1220 Broadway also includes a newly upgraded lobby and high-speed elevators. With a prime NoMad location steps from Madison Square Park, toptier restaurants, and major subway lines, the building provides an inspiring and convenient setting for dynamic businesses. The natural light and architectural charm make this a standout address for tenants seeking elevated workspace in a central Midtown South location.

THE NEIGHBORHOOD

Located at the heart of one of New York's fastest-evolving districts, 1220 Broadway offers access to the outdoor vibrancy of the NoMad Piazza, premier dining, and an ever-growing creative community — all just outside your door.

Barfune



Pura Vida



Madison Square Park

<u>la</u> Pecora Bianca



the Smith







SPACE DETAILS

SIZE

Space A 800 sf Space B 1250 sf

Space C 550 sf

Space D 500 sf

CEILING HEIGHTS

13 sf

FRONTAGE 60 ft

25 ft on Broadway 35 ft on 30th Street

AVAILABILITY Immediate

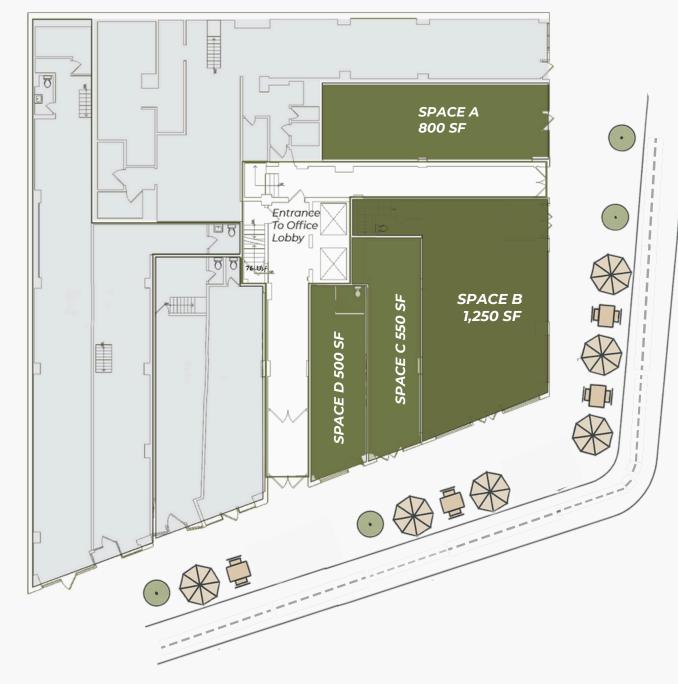
SPACE FEATURES

- Located in Manhattan's hottest live-work-play neighborhood
- Within a newly designed pedestrian plaza with expanded sidewalks, seating, and lush landscaping — delivering constant foot traffic.
- Steps from multiple subway lines (N/R/W, 6, F, 1) and Penn Station. Heavy commuter, residential, and tourist traffic all converge in the neighborhood.
- Newly renovated spaces with new storefronts, floor, HVAC, etc.

NEIGHBORS

Quality Pizza, Bao Sugar, Teso Life, Nana's Green Tea, Irving Farm New York, NYMA, Ayza Wine & Chocolate Bar, Life Hotel New York, JKS Restaurants, Upside Pizza, Swingers, Electric Shuffle, Virgin Hotels, Copper Mug Coffee, MADE Hotel, Zaytinya, Ace Hotel New York, Koloman, Venchi, Scarpetta, Oldays, 7th Street Burger, CHAPS Deli, Aesop, NoMad Hotel, Cha Cha Matcha, Wedding Atelier, The Evelyn, SG Pura Vida, Anita, Malin + Goetz, The Smith, Starbucks, Hill Country, The Ivory Peacock, La Pecora Bianca, CVS Pharmacy, PetSmart, Escape the Room, MoMath (National Museum of Mathematics), Madison Square Park.







THE NEIGHBORHOOD MAP

















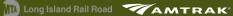




TRANSPORTATION STATISTICS

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









NOMAD DEVELOPMENT MAP



HOTEL

1. 292-296 Fifth Avenue 20 Stories, 150 Keys

- 2.11-13 East 31st St 31 Stories, 248 Keys
- 3.16-18 East 30th St 21 Stories, 240 FT
- 4. Virgin Hotel 1205 Broadway 460 Keys
- 5. Moxy Hotel 350 Keys
- 6. The Ritz Carlton 1185 Broadway 250 Keys
- 7. 250 5th Ave 141 Keys

OFFICE

1. 1241 Broadway 180,000 SF

- 2. 3 West 29th St 600,000 SF
- 3. 11 West 29th St
- 4. 1165 Broadway 50,000 SF Office
- 5. 1 Madison Ave 1.4M SF Office
- 6. 1250 broadway **Nomad Tower** 646,000 SF

RESIDENTIAL

1. 9 30th St

21 Stories, 54 Units 41,992 SF

2.15 East 30th St

51 Stories, 756 FT 360,000 SF, 180 apartments

3. 281 Fifth Ave

220,000 SF. 52 Stories, 141 Units

4. Five Points Development 260-264 Fifth Ave

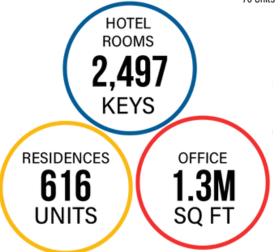
150,018 SF, 54 Stories 41 Units

5. 277 Fifth Ave

130 Units

6.145 Madison Ave

21 Stories, 210 SF 70 Units



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