

1162 BROADWAY

NOMAD · NYC



## OVERVIEW

Ideally located in the coveted NoMad neighborhood, 1162 Broadway is a 30,000 square foot, 14-floor office and commercial retail building with two elevators, a gym, and a coffee shop. The building is conveniently located only one avenue away from Madison Square Park, the Flatiron Building, Empire State Building and convenes with the Chelsea and Flatiron neighborhoods.

Striking the balance between classic and contemporary, the brand-new, state-of-the-art interiors and timeless architecture offer the opportunity to acquire retail and office space that is an important part of the city's history.

# SPECIFICATIONS

BUILDING TYPE:  
**OFFICE AND COMMERCIAL RETAIL**

YEAR BUILT:  
**2024**

BUILDING HEIGHT:  
**14 STORIES**

BUILDING SIZE:  
**30,000 SF**

BUILDING CLASS:  
**B**

TYPICAL FLOOR SIZE:  
**2,200 SF**

UNFINISHED CEILING HEIGHT:  
**10'**

## AMENITIES:

**TENANT GYM IN BASEMENT | LOCKER ROOM WITH SHOWERS**  
**COFFEE SHOP IN LOBBY | DISCOUNTS FOR TENANTS IN BUILDING**  
**PEDESTRIAN PLAZA ON BROADWAY | OUTDOOR RESTAURANT SEATING**



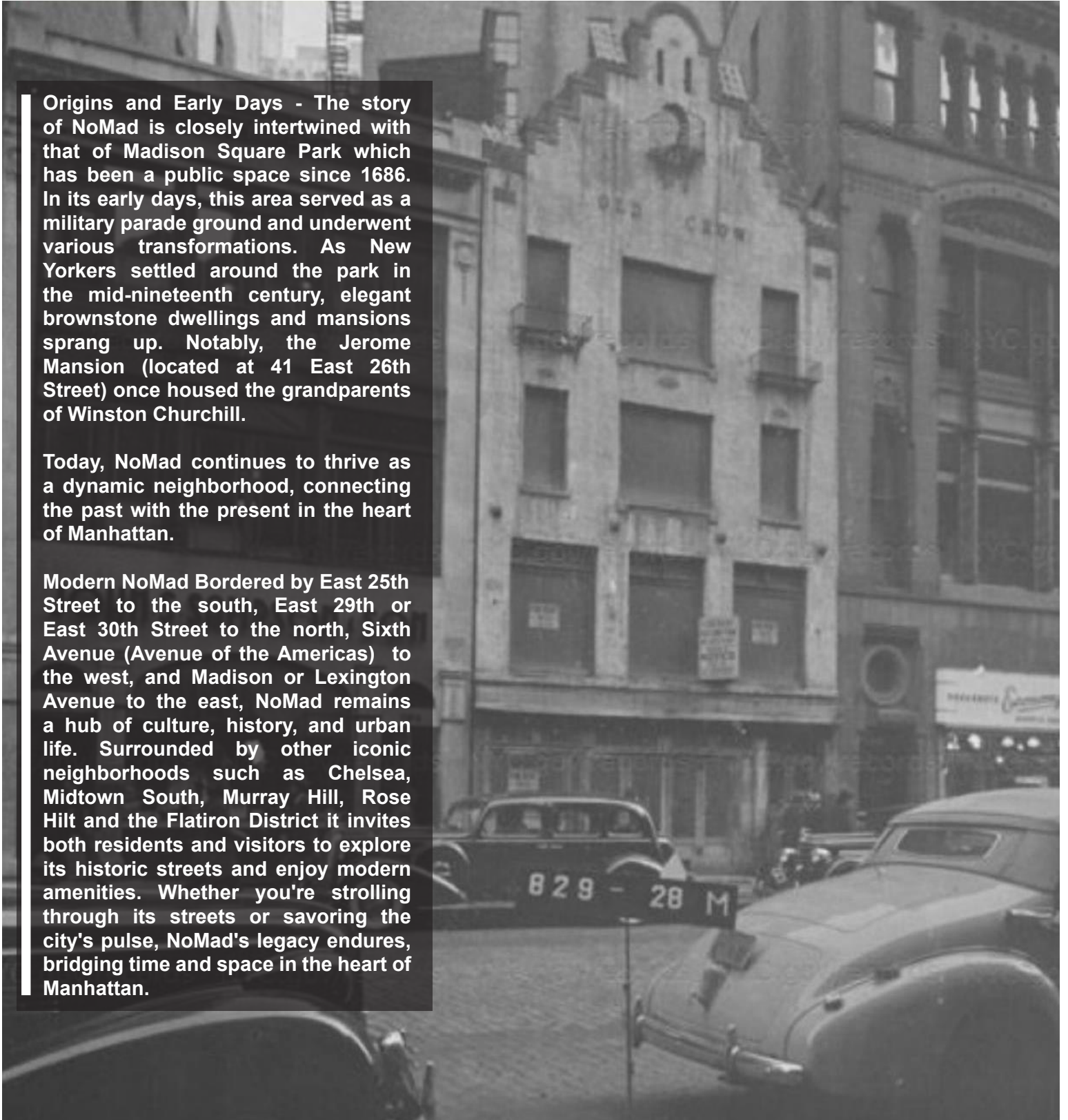
## HISTORY

# A BRIEF HISTORY OF 1162 BROADWAY

**Origins and Early Days** - The story of NoMad is closely intertwined with that of Madison Square Park which has been a public space since 1686. In its early days, this area served as a military parade ground and underwent various transformations. As New Yorkers settled around the park in the mid-nineteenth century, elegant brownstone dwellings and mansions sprang up. Notably, the Jerome Mansion (located at 41 East 26th Street) once housed the grandparents of Winston Churchill.

Today, NoMad continues to thrive as a dynamic neighborhood, connecting the past with the present in the heart of Manhattan.

**Modern NoMad** Bordered by East 25th Street to the south, East 29th or East 30th Street to the north, Sixth Avenue (Avenue of the Americas) to the west, and Madison or Lexington Avenue to the east, NoMad remains a hub of culture, history, and urban life. Surrounded by other iconic neighborhoods such as Chelsea, Midtown South, Murray Hill, Rose Hill and the Flatiron District it invites both residents and visitors to explore its historic streets and enjoy modern amenities. Whether you're strolling through its streets or savoring the city's pulse, NoMad's legacy endures, bridging time and space in the heart of Manhattan.



# LOCATION

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**IMAGINE:** Stepping out of your office at 1162 Broadway and into the heart of NoMad, a neighborhood where grandeur and innovation merge.

This coveted neighborhood, north of Madison Square Park, has a storied past. In the Gilded Age, it was a playground for the elite, a vibrant hub for sophisticated

shoppers and theatergoers seeking world-class dining.

This is where the iconic Manhattan cocktail was born, where the music of Tin Pan Alley captivated the nation, and where the 1913 Armory Show changed the landscape of modern art.

**Today, the legacy continues.** NoMad exudes chic sophistication, boasting high-end retail, boutique hotels, and trendsetting restaurants and bars.

1162 Broadway offers you the opportunity to be a part of this distinguished story.

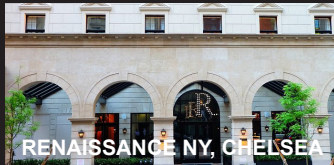
# LANDMARKS

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# HOTELS

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# RESTAURANTS

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EATALY NEW YORK  
FLATIRON  
ELEVEN MADISON PARK  
LA PECORA BIANCA  
THE SMITH  
WAGAMAMA

PURPLE THAI  
L'ADRESSE NOMAD  
TACOMBI  
PLNT BURGER  
AUBI & RAMSA

NANGMAN BBQ  
JACK'S WIFE FREDIA CHELSEA  
SUSHI TOKYO CHELSEA  
GLUR THAI  
EXCELLENT DUMPLING HOUSE

PLAYA BOWLS  
13 13  
CHICK-FIL-A

# BARS

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BARCADE  
SMITHFIELD HALL NYC  
VIN SUR VINGT  
WINE BAR  
THYME  
BAR

# COFFEE/JUICE/ DESSERT

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CHA CHA MATCHA  
STARBUCKS  
MARATHON COFFEE  
ANITA GELATO  
NY CAKE  
JUICE PRESS

# CONVENIENCES

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CVS  
WHOLE FOODS  
TRADER JOE'S

# ETC.

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POSTER HOUSE  
RIZZOLI BOOKSTORE

# GYMS

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PLANET FITNESS  
BARRY'S CHELSEA  
SOULCYCLE

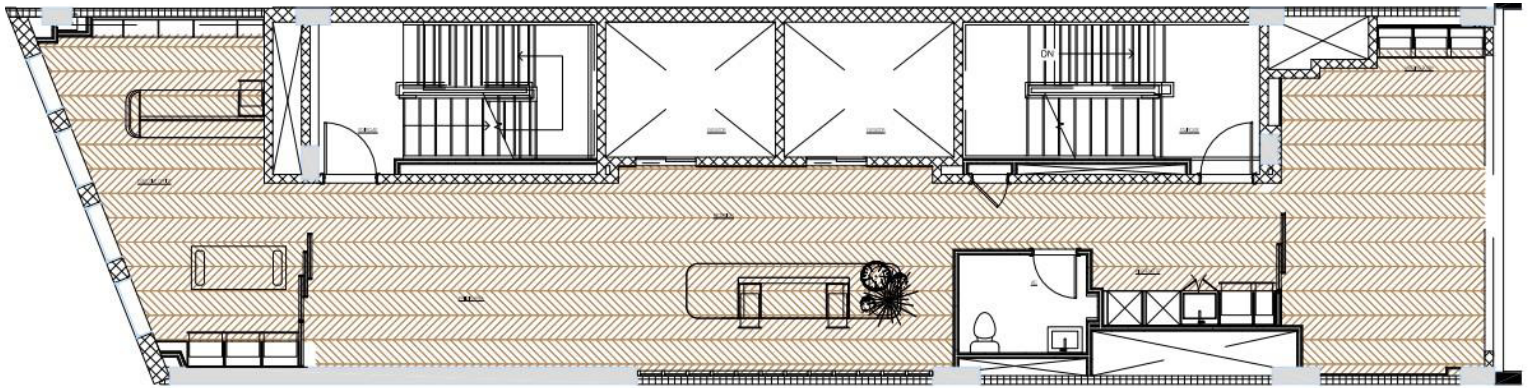
# OFFICE

For office dwellers, 1162 Broadway is near the 1 and R/W trains, offering a convenient commute for those living throughout the city. NoMad is filled with lunch spots, trendy bars and restaurants, offering countless options to grab a quick bite, join coworkers for happy hour, or meet clients in

one of the area's exceptional restaurants. Madison Square Park sits at the center of NoMad, offering a relaxing spot to take a lunch break and soak up the sun at one of the park's many benches or tables.



# OFFICE



# CONFERENCE ROOM



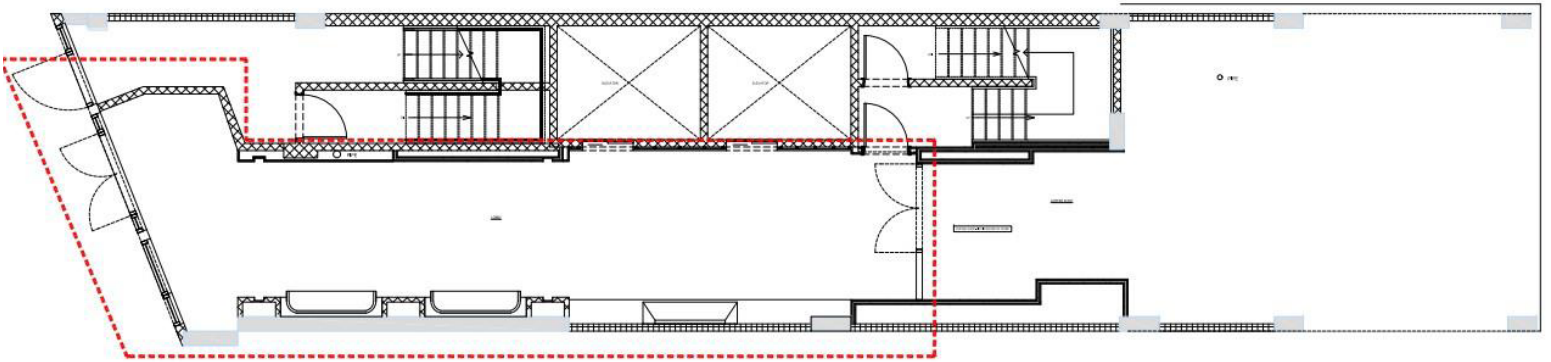


# LOBBY

Celling Heights - 22



# LOBBY



GROUND FLOOR KEY MAP  
N/A



# RETAIL/ COFFEE SHOP



# OKADA & CO.

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Founded by CEO Chris Okada in 2006, Okada & Co. is a privately held New York City-based commercial real estate development and advisory company offering a modern, tech-enabled approach to property development and management, landlord and tenant representation, and investment sales. With

a portfolio of 4.2 million square feet of Midtown property owned and represented and a history of more than \$1B in sales and leasing, Okada & Co. continually seeks opportunities to increase the value of the real estate experience for landlords, tenants, and investors.

## DEVELOPMENT TEAM

## LEASING TEAM



# MORRIS ADJMI

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Morris Adjmi Architects is a multidisciplinary design practice with offices in New York City and New Orleans. Founded by Morris Adjmi, the firm takes a comprehensive approach to architecture, interior design, and art services. Their philosophy centers around creating buildings and environments that stand out by fitting in—a delicate balance achieved through a collective passion for placemaking. Whether it's a residential project, commercial space, or hospitality venue, Morris Adjmi Architects combines contextual understanding with contemporary sensibilities to craft spaces that resonate with their surroundings.

Morris Adjmi's journey began with a strong foundation. After studying architecture at Tulane University, he embarked on a career that included a 13-year collaboration with the renowned Pritzker Prize-winning architect Aldo Rossi. Together, they

opened the Studio di Architettura in New York, where Adjmi honed his skills and developed a deep appreciation for the historic forces that shape cities. This rich background informs his work today, as he continues to create thoughtful, contextually sensitive designs that contribute to the urban fabric.

The firm's portfolio boasts an impressive array of projects, from residential developments like Front & York and Asher / ROOST Tampa to commercial spaces such as 520 West 20th and 350 & 400 Summer. Their work extends beyond architecture, as they also engage in interior design and collaborate on notable hospitality ventures like the Wythe Hotel and the EDITION Hotel & Residences. Morris Adjmi Architects exemplifies a commitment to both tradition and innovation, leaving an incredible mark in the design environment.



# 1162 BROADWAY

## NOMAD · NYC

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