

THE
NOMAD
PORTFOLIO

N



M



D

COLLECTION OF OFFICE SPACES IN NYC'S MOST EXCITING NEIGHBORHOOD



THE
NOMAD
PORTFOLIO

The Nomad Portfolio is home to a collection of office spaces in one of New York's most exciting neighborhoods. It is where uptown and downtown sensibilities meet and one of Manhattan's most sought-after areas for shopping, dining, work and exploring. Nomad is the place to be from the first meeting of the day to the last whiskey of the night.



6 EAST 32ND ST



401 PARK AVE S



12 WEST 27TH ST



30 WEST 26TH ST



12 WEST 21ST ST

RESIDENTS
35,000+



SUBWAY LINES
1 B D F M R W 6
8



JOIN A THRIVING COMMUNITY



OUTDOOR BISTROS
150



MADISON SQ. PARK
6.2 ACRES

NEIGHBORHOOD

THE NOMAD PORTFOLIO

- 6 East 32ND Street
- 401 Park Avenue South
- 12 West 27TH Street
- 30 West 26TH Street
- 12 West 21ST Street

RESTAURANTS

- 230 Fifth Rooftop Bar
- Eleven Madison Park
- Planta
- Inday
- Junoon
- Deep Indian Kitchen
- Marta
- Tavern 29
- Tacombi
- Shake Shack
- Sweetgreen
- The Smith
- La Pecora Bianca
- Hillstone
- Waldy's
- Vin Sur Vingt Wine Bar
- Chipotle Mexican Grill
- ILILI
- Cava
- Ayza Wine and Chocolate Bar
- Bombay Sandwich Co.
- Anita Gelato
- Aubi & Ramsa
- Oscar Wilde
- The Ivory Peacock
- The Flatiron Room
- The Grey Dog
- Hill Country
- Lupetto
- Mamazula

HOTELS

- ACE Hotel
- Royalton Park Avenue
- Virgin Hotel
- The Ritz Carlton
- The NED

GYM & FITNESS

- Equinox
- Soul Cycle NoMad
- CrossFit NYC
- AKT Nomad
- Plush Fitness
- Bode NYC
- Souk
- Remedy Place

HEALTH & BEAUTY

- Aesop
- Malin + Gotez
- Glosslab
- Peachy
- Fellow Barber



PLACES TO EAT



ANITA GELATO **NEW**

1141 Broadway, New York, NY 10028

Anita Gelato was started as a small Tel Aviv storefront by Nir and Adi Avital, and their mother, Anita, in 2002.

anita-gelato.com



LUPETTO **NEW**

Corner of 25th and Broadway

La Pecora Bianca is excited to be opening Lupetto, which means “little wolf” in Italian, a new, upcoming wood-fired Italian restaurant set in a sophisticated urban setting on the corner of 25th and Broadway.

MAMAZULA **NEW**

1155 Broadway, New York, NY 10028

Eagerly anticipated Mexican restaurant opening soon!



CECCONI'S

1170 Broadway, New York, NY 10001

Situated on the first floor of the Ned Hotel, the modern-day classic Italian restaurant serves hand-made pasta, wood oven-fired pizza, seafood, and dishes from Northern Italy.

thened.com/nomad/restaurants/cecconis



HILL COUNTRY BBQ

30 W 26th St, New York, NY 10010

Hill Country Barbecue takes its cue from the legendary meat-markets-turned-barbecue-joints of Central Texas and their distinctive dry-rub style.

hillcountry.com

PLACES TO GET FIT



EQUINOX

31 W 27th Street New York, NY 10001

Unrivaled Group Fitness classes. Unparalleled Personal Training. Studios that inspire you to perform and luxury amenities that keep you feeling your best.

equinox.com



SOUL CYCLE

12 W 27th St, New York, NY 10001

SoulCycle is more than just a workout. It's a sanctuary. We ride together as a pack in candlelit studios to the rhythm of one-of-a-kind playlists.

soul-cycle.com

SOUK YOGA

12 W 27th Street, 2nd Floor New York, NY 10001

SOUK is a contemporary yoga studio designed to create connections by coming together in the practice of yoga, storytelling, music and sweat. We host an incredible group of teachers from around the world representing the most significant lineages of yoga.

soukstudio.com

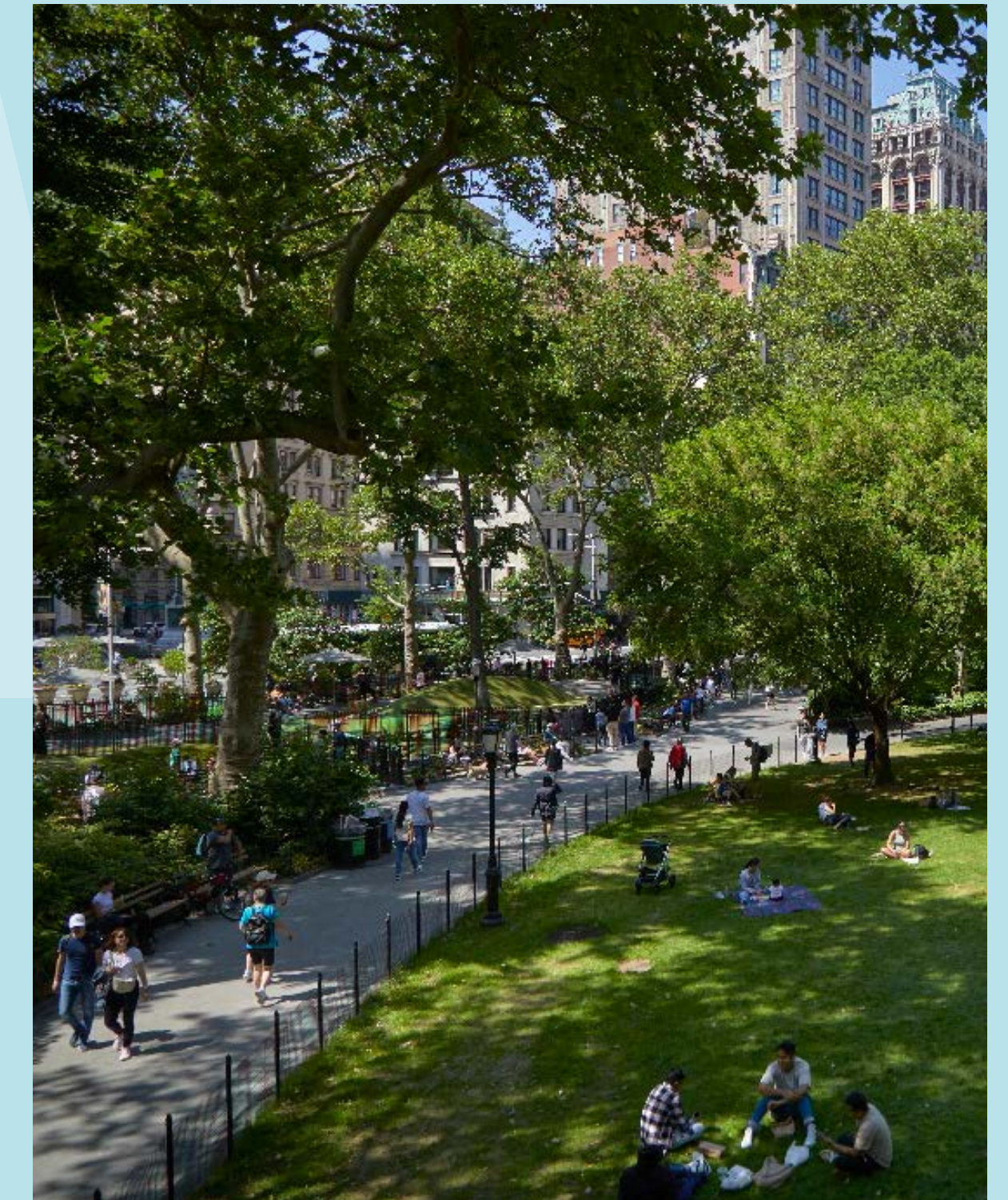


CITI BIKE STATIONS

Madison Square Park

With more than 1500 miles of bike lanes throughout the city, Citi Bike is the best way to see NYC.

citibikenyc.com



PLACES TO STAY



THE NED NOMAD



1170 Broadway, New York, NY 10001

Located in The Johnston Building, named after the original owner, Caroline A. Johnston, the space was previously the NoMad Hotel in Manhattan.

thened.com



VIRGIN HOTELS



1227 Broadway, New York, NY 10001

Just a 10-minute walk of 5th Avenue and The Empire State Building. After splashing around at the seasonal outdoor pool, you can grab a bite to eat at one of the 2 restaurants or unwind with a drink at one of the 3 bars/lounges.

virginhotels.com



THE RITZ CARLTON

25 W 28th St, New York, NY 10010

The Ritz-Carlton New York, NoMad invites the best of Manhattan inside of its doors, sparking curiosity and creativity in each and every guest. Featuring bold design, legendary restaurants and bars, and immersive experiences.

ritzcarlton.com

ACE HOTEL

20 W 29th St, New York, NY 10001

The Ace Hotel has become a hub for both locals and international travelers. With striking rooms decorated in the classic Ace brand style, the renowned food of the Breslin, the coffee of Stumptown, and a lobby that has become a virtual town square, it may be the hippest location in NoMad.

acehotel.com



PLACES TO FEEL GOOD



AESOP

Corner of 27th and Broadway

Aesop offers skin, hair and body care formulations created with meticulous attention to detail, and with efficacy and sensory pleasure in mind.

aesop.com



MAILIN + GOTEZ

1141 Broadway, New York, NY 10001

Uncomplicated products designed to fit into your life from morning to night. Our mission is to design high quality, easy-to-use skincare, fragrances and candles that fit into your modern lifestyle.

malinandgoetz.com



GLOSSLAB

1165 Broadway, New York, NY 10011

Efficient Manicures. Waterless Pedicures. Performance-based products. Best-in-class technicians. Hospital-grade sterilization. Tech-enhanced services. Designed for you.

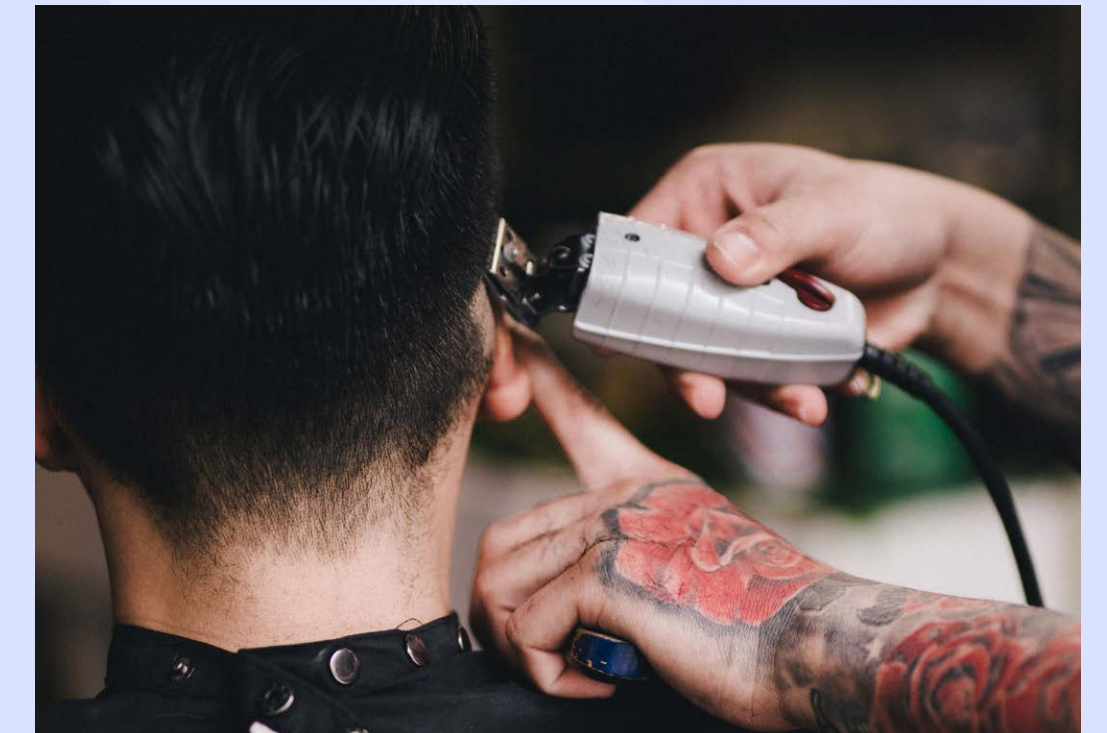
glosslab.com

FELLOW BARBER

1149 Broadway, New York, NY 10001

Fellow Barber spawned a new barbering subculture, raising up the craft with barbers who are masters of their trade. Whether moving to a tight cut or cultivating a long hair look, savvy cutters do it all with the knowhow to keep anyone looking terrific, even transitioning to a new look.

fellowbarber.com



PEACHY

18 W 27th St, New York, NY 10001

One-stop studio for all things wrinkle prevention. Led by experts and curated for seamless care, Peachy NoMad features an entire range centered on diminishing and preventing fines at the heart of Manhattan.

peachystudio.com

FACTS & FIGURES

36 M SQ FT
of Commercial Space

8.4 M SQ FT
of Class A office space

7000
office tenants

1100+
daily employees average



6
major public spaces
(Flatiron North Plaza, Flatiron South Plaza,
NoMad Piazza, Madison Square Park,
Clivner=Field Plaza, Worth Square)

6.2 ACRES
Madison Square Park

35,000+
residents

22,000+
housing units

\$194K
average household income



1 IN 3
businesses in NoMad are food
& beverage

6700
hotel room keys

3
restaurants on the world's
50 Best Restaurants lists

9
hotel properties opened since
2017

11
entertainment venues



18
Citi bike stations

4,000+
daily Citi bike rides in 2021

8
Subway lines

2
Path stations - access to
Jersey City, Hoboken, and Newark

71%
small businesses

56+
fitness studios

20+
banks & financial services

70+
furniture & design stores

100
Nearly 100 hair & nail salons

6
large footprint grocery stores



Facts & Figures sourced from flatironnomad.nyc

THE
NOMAD
PORTFOLIO

N



M



D



HIMMEL+
MERINGOFF



ADAM D. WEISSLEDER

Senior Vice President, Director of Leasing
aweissleder@merprop.com
212.337.7763

AMY FABIAN

Vice President, Leasing
afabian@merprop.com
212.337.7775

MAUREEN DELEHANTY

Leasing and Marketing Coordinator
mdelehanty@merprop.com
212.337.7755

THENOMADPORTFOLIO.COM