

1245 BROADWAY

NOMAD'S FIRST BOUTIQUE TROPHY OFFICE PROPERTY

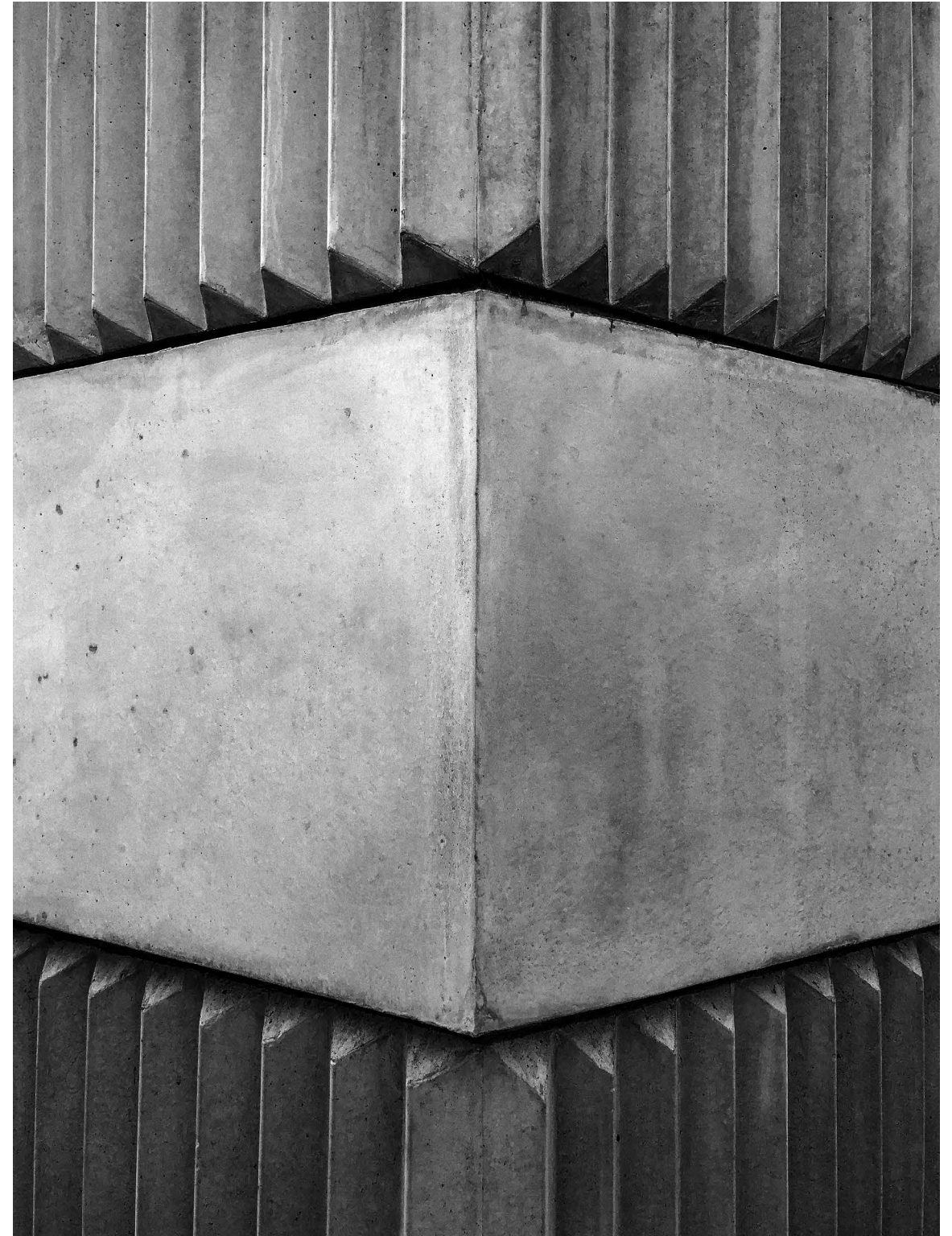
PRIME LOCATION IN NOMAD

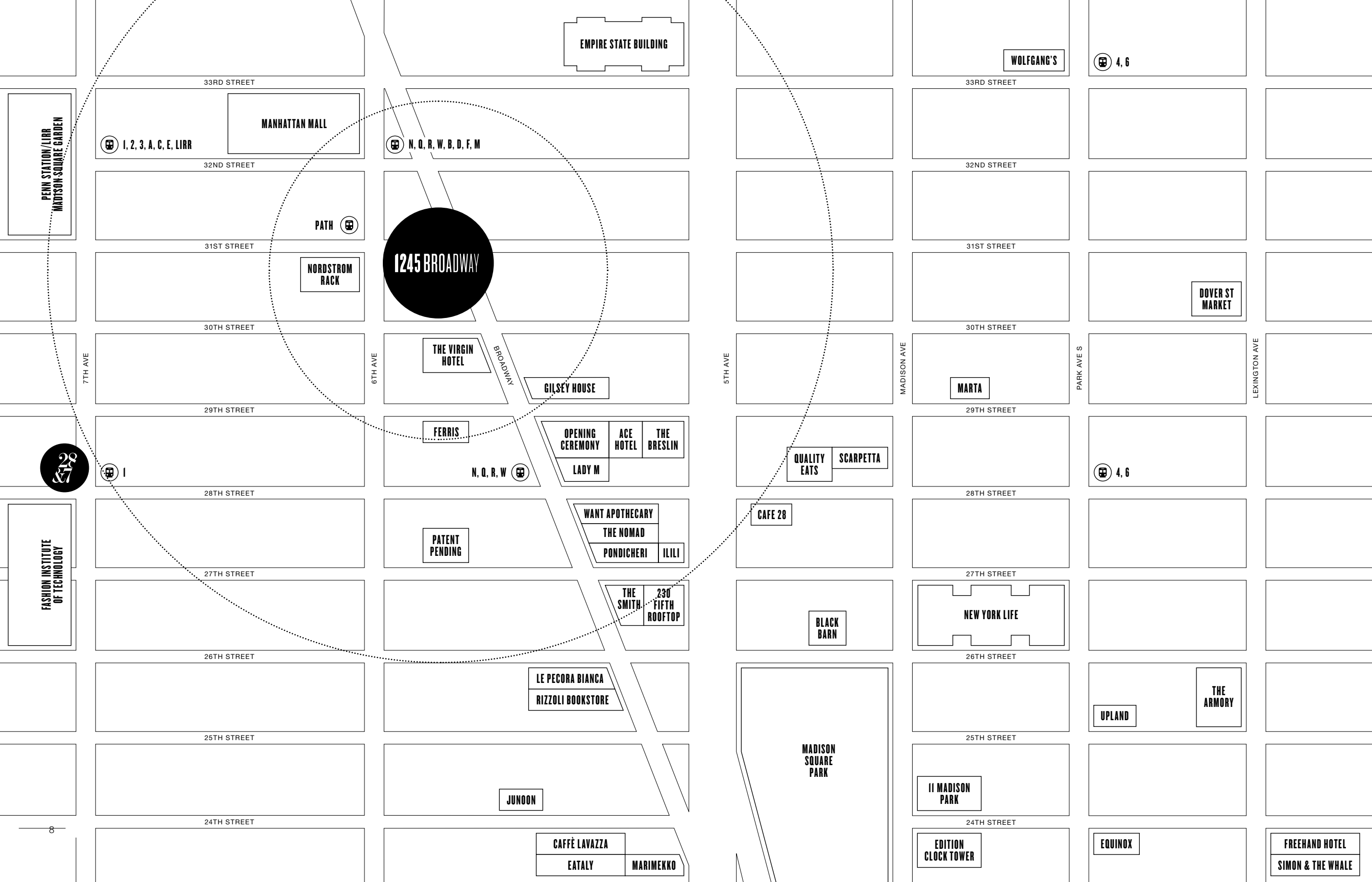
ULTIMATE LIFESTYLE & ACCESSIBILITY FOR CORPORATE TRENDSETTERS

Home to Manhattan's most talked-about luxury boutique hotels, critically acclaimed new restaurants, chic nightspots, and world-class entertainment venues, NoMAD is the ultimate setting for companies seeking a location as suitable to hosting and entertaining high-profile clients as it is to attracting and retaining top talent.

1245 Broadway offers superior accessibility across New York City's five boroughs, the tri-state region, and worldwide. Penn Station, just one block away, connects via train to Newark and JFK international airports, to the Long Island Railroad, New Jersey Transit, the PATH train, and six subway lines. Also nearby, Grand Central Terminal connects to upstate New York and Connecticut via the Metro-North Railroad.







EMPIRE STATE BUILDING

WOLFGANG'S

4, 6

33RD STREET

33RD STREET

PENN STATION/LIRR
MADISON SQUARE GARDEN

1, 2, 3, A, C, E, LIRR

MANHATTAN MALL

N, Q, R, W, B, D, F, M

32ND STREET

32ND STREET

PATH

31ST STREET

31ST STREET

NORDSTROM
RACK

1245 BROADWAY

30TH STREET

30TH STREET

DOVER ST
MARKET

7TH AVE

6TH AVE

THE VIRGIN
HOTEL

BROADWAY

GILSEY HOUSE

29TH STREET

29TH STREET

FERRIS

N, Q, R, W

OPENING
CEREMONY

ACE
HOTEL

THE
BRESLIN

LADY M

QUALITY
EATS

SCARPETTA

4, 6

29

1

28TH STREET

28TH STREET

PATENT
PENDING

WANT APOTHECARY

THE NOMAD

PONDICHERI

ILILI

CAFE 28

FASHION INSTITUTE
OF TECHNOLOGY

27TH STREET

27TH STREET

THE
SMITH

230
FIFTH
ROOFTOP

BLACK
BARN

NEW YORK LIFE

26TH STREET

26TH STREET

LE PECORA BIANCA

RIZZOLI BOOKSTORE

UPLAND

THE
ARMORY

25TH STREET

25TH STREET

11 MADISON
PARK

JUNOON

MADISON
SQUARE
PARK

24TH STREET

EDITION
CLOCK TOWER

EQUINOX

FREEHAND HOTEL

SIMON & THE WHALE

CAFFÈ LAVAZZA

EATALY

MARIMEKKO

THE NEIGHBORHOOD

FINE DINING

- 11 Madison Park
- 230 Fifth Rooftop
- Ace Hotel
- ABC Kitchen
- Black Barn
- Bouley at Home
- Cosme
- Ferris
- Gilsey House
- Gramercy Tavern
- illili
- Junoon
- La Pecora Bianca NoMad
- Marta
- Pondicheri
- Quality Eats
- Rezdôra
- Scarpetta
- Simon & The Whale
- The Breslin
- The NoMad
- The Smith
- Upland
- Wolfgang's

CAFES

- Cafe 28
- Cafe China
- Caffè Lavazza at Eataly
- Patent Pending
- Union Square Cafe

HOTELS

- Ace Hotel
- Edition Clock Tower
- Freehand Hotel
- The NoMad
- The Ritz
- The Virgin Hotel

RETAIL

- Amira
- Dover Street Market New York
- Lady M Cake Boutique
- Macy's
- Manhattan Mall
- Marimekko NYC Flagship Store
- Nordstorm Rack
- Opening Ceremony
- Rizzoli Bookstore
- WANT Apothecary

PARKS & PLAY

- Bayard Rustin Residence
- Equinox
- Madison Square Park

ARTS & CULTURE

- Empire State Building
- Fashion Institute of Technology
- Flatiron Building
- Madison Square Garden
- Penn Station
- SVA Theater
- The Armory





ICONIC DESIGN BY SOM

CONTEXTUAL ARCHITECTURE THAT TRANSCENDS TIME

Inspired by Manhattan's classical 19th and 20th century architecture, yet asserting a distinctly contemporary presence, 1245 Broadway by globally renowned architectural firm SOM is both contextual and unique. The neutral tone of the poured-in-place concrete recalls a traditional stone façade while massive punched windows bring light and views that appeal to today's most sophisticated tenants.

Eco-conscious design and construction features enhance comfort, optimize energy efficiency, and contribute to a more sustainable corporate environment. Exterior and interior lighting by L'Observatoire International reaches museum-quality standards of excellence. Understated, richly detailed interior amenity spaces have a Scandinavian sensibility.



FAÇADE DESIGN & MATERIALITY

Expressed in bold lines of textured architectural concrete, 1245 Broadway riffs on the traditional 'wedding cake' Manhattan structure, stepping back as it ascends, creating large terraces that take advantage of specific views.



Large, triple-glazed windows eliminate the need for perimeter fin tube heating, reduce climate-control costs, limit sound penetration, and allow for maximum city views.

VIEWS

Select office spaces feature panoramic views of Manhattan's iconic towers, including the Chrysler Building and the Empire State Building.



1245 BROADWAY NOMAD, NYC

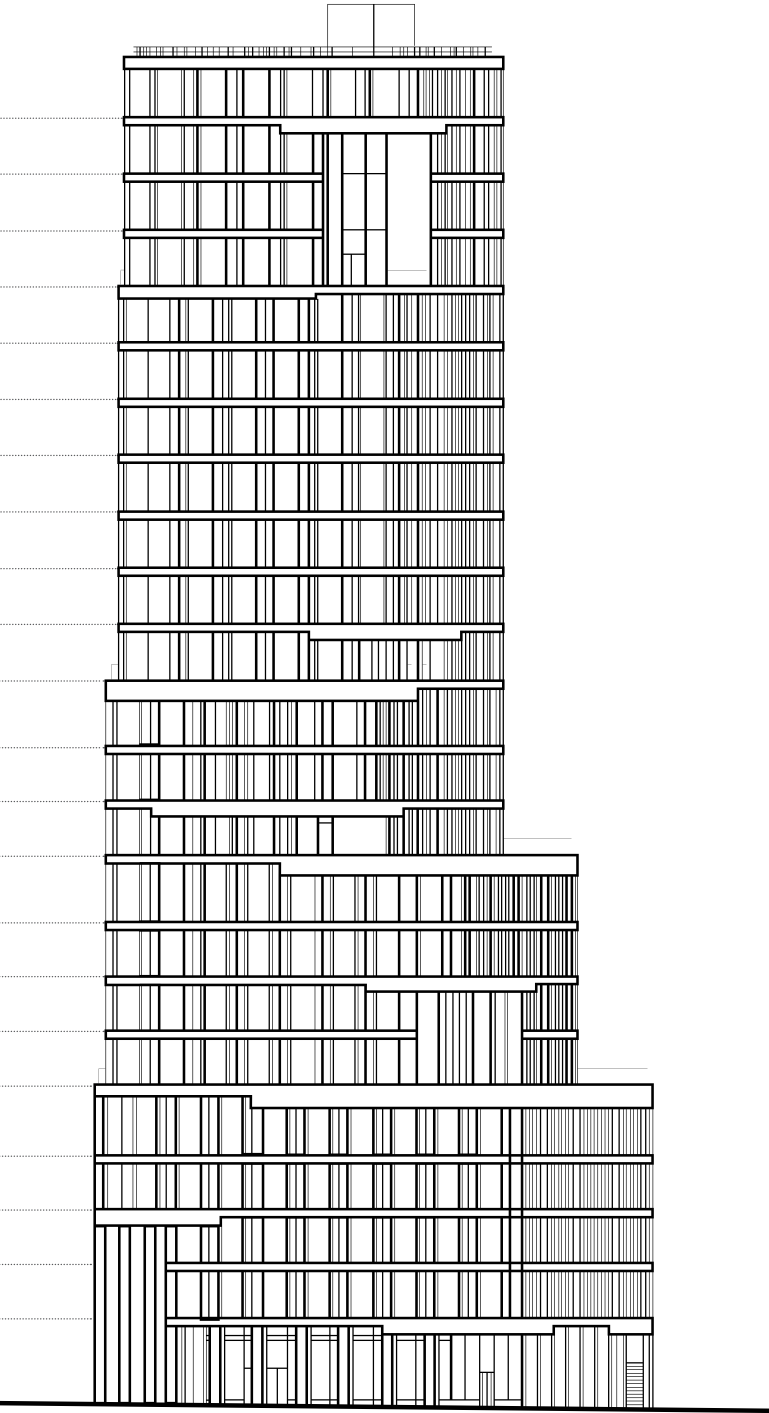
CLASS A,
BOUTIQUE OFFICE SPACE

FEATURES & AMENITIES

- Double-height, 20-foot-deep arcade on Broadway
- Double-height lobby with custom integrated seating and custom concierge desk
- Private, tenants-only lounge with complimentary WiFi and self-serve refreshment bar
- Private terraces on select floors
- Windowed restrooms on all office floors



FLOOR	RENTABLE AREA	ELEVATION	FLOOR TO FLOOR
Level 23/Roof	Roof	319'-6"	14'-0"
Level 22/Mech	Mechanical	305'-6"	14'-0"
Level 21	5,385 RSF	291'-6"	14'-0"
Level 20	5,328 RSF	277'-6"	14'-0"
Level 19	6,514 RSF	263'-6"	14'-0"
Level 18	6,514 RSF	249'-6"	14'-0"
Level 17	6,514 RSF	235'-6"	14'-0"
Level 16	6,514 RSF	221'-6"	14'-0"
Level 15	6,514 RSF	207'-6"	14'-0"
Level 14	6,514 RSF	193'-6"	14'-0"
Level 13	5,972 RSF	179'-6"	14'-0"
Level 12	8,288 RSF	163'-0"	16'-6"
Level 11	8,300 RSF	149'-6"	13'-6"
Level 10	7,764 RSF	136'-0"	13'-6"
Level 09	10,628 RSF	119'-6"	16'-6"
Level 08	10,635 RSF	106'-0"	13'-6"
Level 07	9,990 RSF	92'-6"	13'-6"
Level 06	9,861 RSF	79'-0"	13'-6"
Level 05	15,315 RSF	61'-6"	17'-6"
Level 04	15,315 RSF	48'-0"	13'-6"
Level 03	14,749 RSF	34'-6"	13'-6"
Level 02	14,731 RSF	21'-0"	13'-6"
Ground	Retail: 2,936 RSF	0'-0"	21'-0"
Basement	Retail: 4,965 RSF	(-16'-2")	16'-2"



ARCADE

A 20-foot deep, double-height contemporary arcade creates a formal transition from public to private space and offers shelter.

1245 BROOKLYN

ARCADE

The arcade's architecturally exposed cast-in-place concrete columns are among many instances where SOM has brought a contemporary perspective to traditional design elements.





1512 BROADWAY

1245 BROADWAY

MUSEUM-QUALITY LOBBY & OPEN FLOOR PLANS

In the double-height lobby, monumental Bianco Aristo marble walls are inlaid with pencil-line metal at the seams. A fluted Bianco Aristo marble wall adds subtle texture to the elevator vestibule, where cab exteriors are clad in bronze. Bike storage and showers are accessible from the lobby.

Flexible open office floor plans with 11'-13'6" finished ceiling heights and massive windows are filled with natural light and easily adaptable to many office configurations. Select floors offer large private terraces. Rising to 23 stories, 1245 Broadway offers a range of iconic Manhattan skyline views, including the Chrysler and Empire State buildings.



LOBBY

Media wall in lobby programmed with curated digital art displays. Lobby bench crafted from poured-in-place concrete with a cut-line to allow for seated comfort.



KLÖVERN
GDSNY
SOM
TRITON
BÄNINNEBIL
CBRE

The building's refined material palette includes fluted Bianco Aristo marble walls in the lobby and elevator vestibule, elevator cab exteriors crafted from statuary bronze, and granite flooring. Cove lighting offers subtle illumination.



KLÖVERN



Light-filled open floor plans with high ceilings and floor-to-ceiling picture windows easily accommodate communal workspaces as well as enclosed offices.









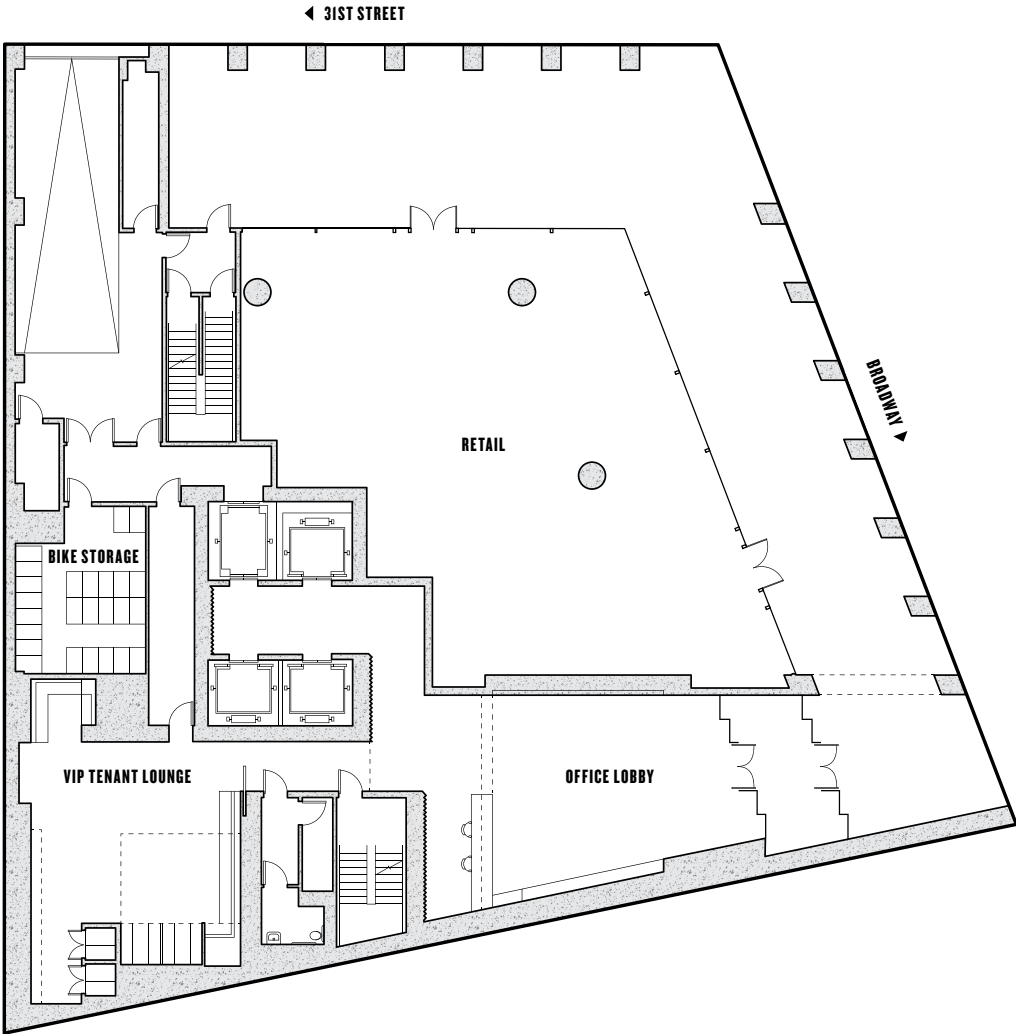


PRIVATE TERRACES ON SELECT FLOORS

Option available for a duplex corporate penthouse with private terrace.

LOBBY
GROUND LEVEL
ARCADE

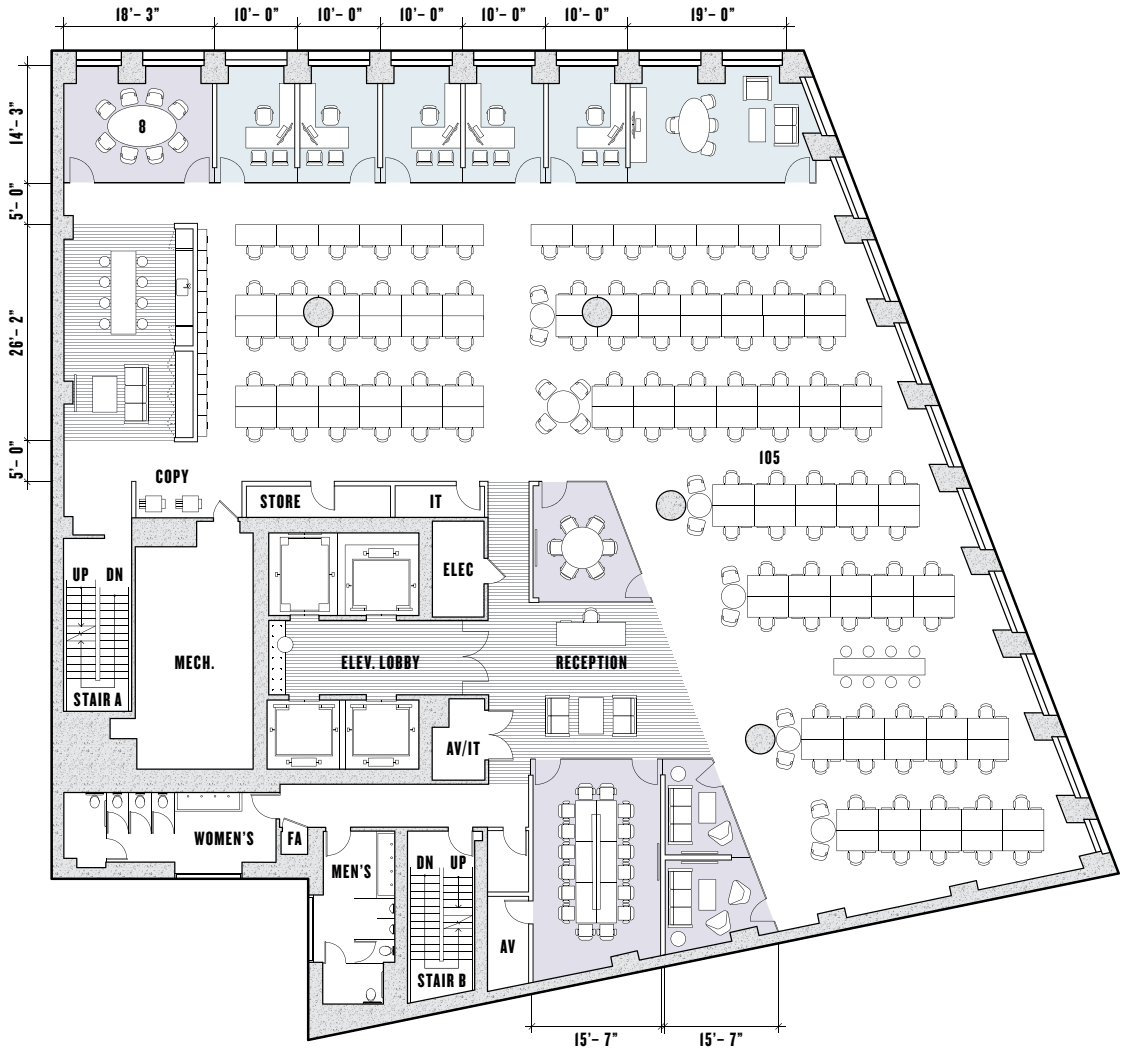
RETAIL	01
BIKE STORAGE	01
VIP TENANT LOUNGE	01
OFFICE LOBBY	01
TOTAL	04



4TH TO 5TH FLOOR
TYPICAL FLOOR
FLOOR TESTFIT

15276 RSF PER FLOOR
RSF PER EMPLOYEE 130

PRIVATE OFFICE	06
BOARD ROOM	01
MEETING ROOM	01
WORKSTATIONS	105
RECEPTIONS	01
PANTRY	01
IT	01
COPY	01
COAT CLOSET	01
TOTAL	118



13TH FLOOR
TYPICAL FLOOR
FLOOR TESTFIT

5971 RSF
RSF PER EMPLOYEE 170

PRIVATE OFFICE	01
MEETING ROOM	03
WORKSTATIONS	24
RECEPTION	01
PANTRY	01
IT	01
COPY	01
COAT CLOSET	01
PHONE ROOM	02
TOTAL	35

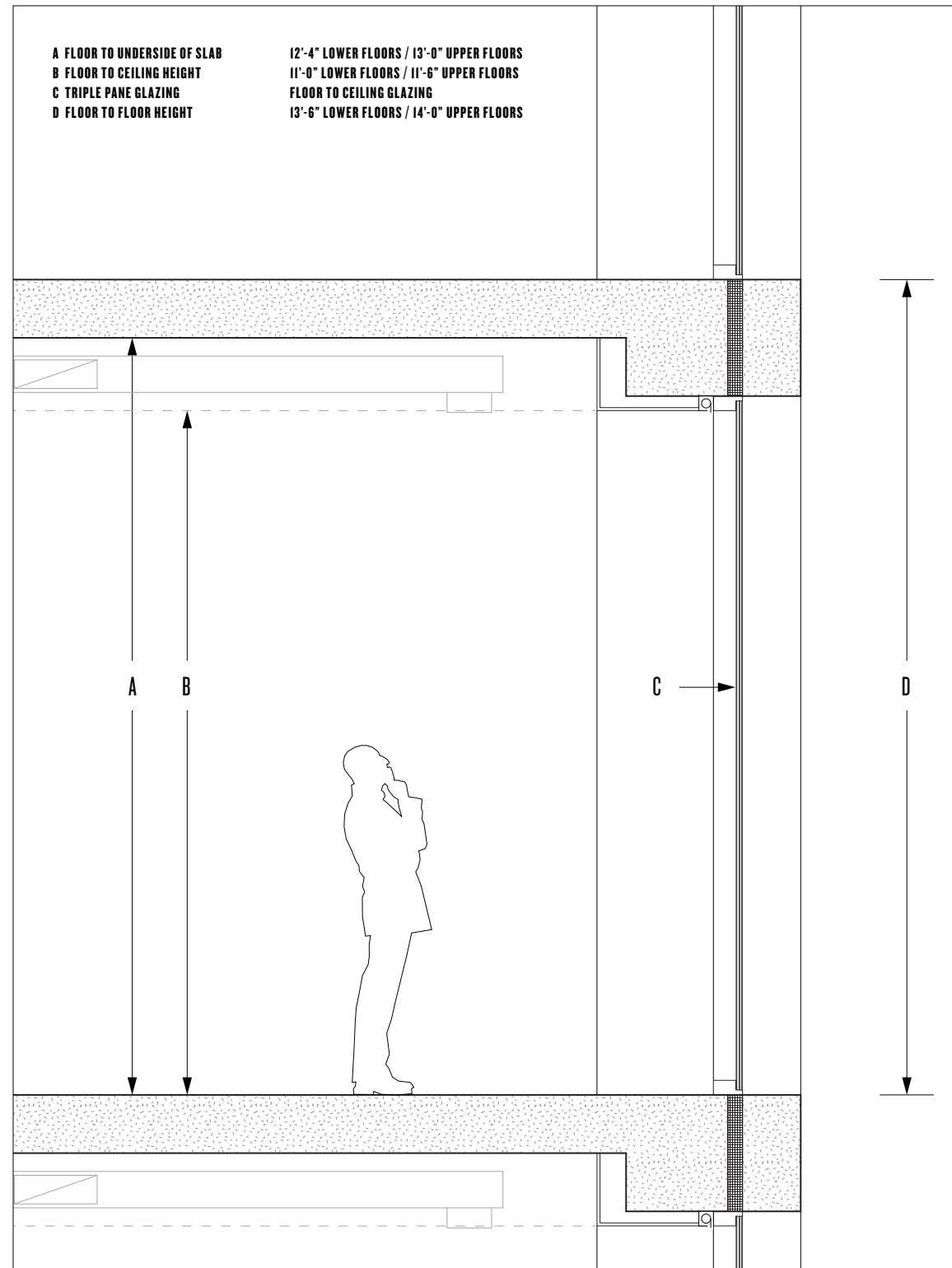


14TH TO 19TH FLOOR
TYPICAL FLOOR
FLOOR TESTFIT

6499 RSF PER FLOOR
RSF PER EMPLOYEE 135

PRIVATE OFFICE	02
MEETING ROOM	02
WORKSTATIONS	36 (39)
RECEPTION	01
PANTRY	01
IT	01
COPY	01
COAT CLOSET	01
TOTAL	45 (48)





ELEVATED EXPERIENCE

**STYLED & SERVICED
IN THE SPIRIT
OF A MEMBERS-ONLY CLUB**

Designed by SOM, the tenants-only lounge is an elegant space for relaxing or meeting informally with clients and colleagues. A variety of seating arrangements are ideal for collaborative work sessions or socializing and enclosed booths offer privacy for phone calls. With a built-in refreshment bar, a large communal table, and a variety of smaller tables, tenants can easily enjoy the lounge as a gathering place at lunchtime or after work.

Custom lounge furnishings include banquettes and booths crafted in polished wood with hand-stitched leather cushions, a wood dining/worktable, and silver travertine benches. Walls finished in floor-to-ceiling wood paneling and a gas fireplace create a welcoming atmosphere. A skylight suffuses the space with natural light while preserving privacy.





LOUNGE

Designed by SOM, the private lounge with skylight features a refreshment bar, dining tables, and Saint Clair Limestone benches with hand-stitched leather cushions.







SPECIFICATIONS

BUILDING AREA

- 188,791 rsf

NUMBER OF FLOORS

- 20 Office Floors
- 2 Mechanical Floors
- Ground
- Cellar

CONSTRUCTION

- Cast-in-place concrete frame with concrete slabs

ENCLOSURE

- Architecturally exposed cast-in-place concrete
- Energy-efficient low-e triple-glazed windows with thermally broken aluminum mullions

FLOOR LOADS

- 50 lbs psf live load for tenant floors

PERIMETER COLUMNS

- Columns spaced 10'-0" on center

ELECTRICAL

- 6 watts psf demand load, excluding floor-by-floor air conditioning load
- 460V, 3-phase Con Ed direct metering service for each floor

ACCESSIBILITY

- ADA compliant

ELEVATOR

- Three 3,500-lb capacity passenger elevators operating at 1,200 fpm serving ground level to 21st floor
- One 4,000-lb capacity passenger/service elevator operating at 1,200 fpm serving all floors from cellar to 22nd floor

HVAC

- Roof-mounted 750-ton central cooling tower with individual floor-by-floor water-cooled packaged air conditioning units
- System designed to operate with fan-powered terminal units

EMERGENCY GENERATOR

- One 800-kw diesel emergency generator located on cellar level to support life safety, legally required, and optional standby loads within the building
- 2,000-gallon fuel oil main storage tank located on cellar level to support the generator

LEED SILVER CERTIFICATIONS

- 1245 Broadway has achieved LEED® for Building Design and Construction: Core and Shell Development (LEED® BD+C: Core and Shell) precertification at the Certified Silver level from the U.S. Green Building Council (USGBC)

SECURITY

- Security guards control concierge desk 24 hours a day, 7 days per week
- CCTV security monitoring and access control located at concierge desk

TENANT ACCESS

- Tenants have access 24 hours a day, 7 days per week via keycard access points

LIFE SAFETY

- The building contains a Class “E” addressable fire alarm system with a Fire Command Station located at the concierge desk in the office lobby
- The building is fully sprinklered in accordance with the NYC Building code



DEVELOPERS

Klövern

GDS Development (GDSNY)

DESIGN & ENGINEERING

Skidmore, Owings & Merrill (SOM)

Cosentini Associates

GACE Consulting Engineers

L'Observatoire International

Meuser Rutledge Consulting Engineers

CONSTRUCTION

Triton Construction

MARKETING & LEASING

Baron & Baron, Inc.

CBRE

CBRE

200 Park Avenue

New York, NY 10166

Office Space Inquiries:

Paul Amrich 212.984.8122 paul.amrich@cbre.com

Neil King 212.984.8352 neil.king@cbre.com

Patrice Meagher 212.984.7112 patrice.meagher@cbre.com

James Ackerson 212.984.6647 james.ackerson@cbre.com

Retail Space Inquiries:

Amira Yunis 212.984.8126 amira.yunis@cbre.com

Anthony Stanford 212.895.0910 anthony.stanford@cbre.com

Henry Rossignol 212.984.6644 henry.rossignol@cbre.com

KLÖVERN **GDSNY**

PROPERTY BROCHURES © 2019 CBRE, INC. ALL RIGHTS RESERVED. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE, BUT HAS NOT BEEN VERIFIED FOR ACCURACY OR COMPLETENESS. YOU SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY AND VERIFY ALL INFORMATION. ANY RELIANCE ON THIS INFORMATION IS SOLELY AT YOUR OWN RISK.

IMAGES PHOTOS HEREIN ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. USE OF THESE IMAGES WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER IS PROHIBITED.

ALL RENDERINGS, COLOR SCHEMES, MATERIALS, FLOOR PLANS, MAPS, WRITTEN TEXT AND DISPLAYS ARE ARTISTS' IMPRESSIONS ONLY AND CANNOT BE REGARDED AS REPRESENTATIONS OF FACTS.