



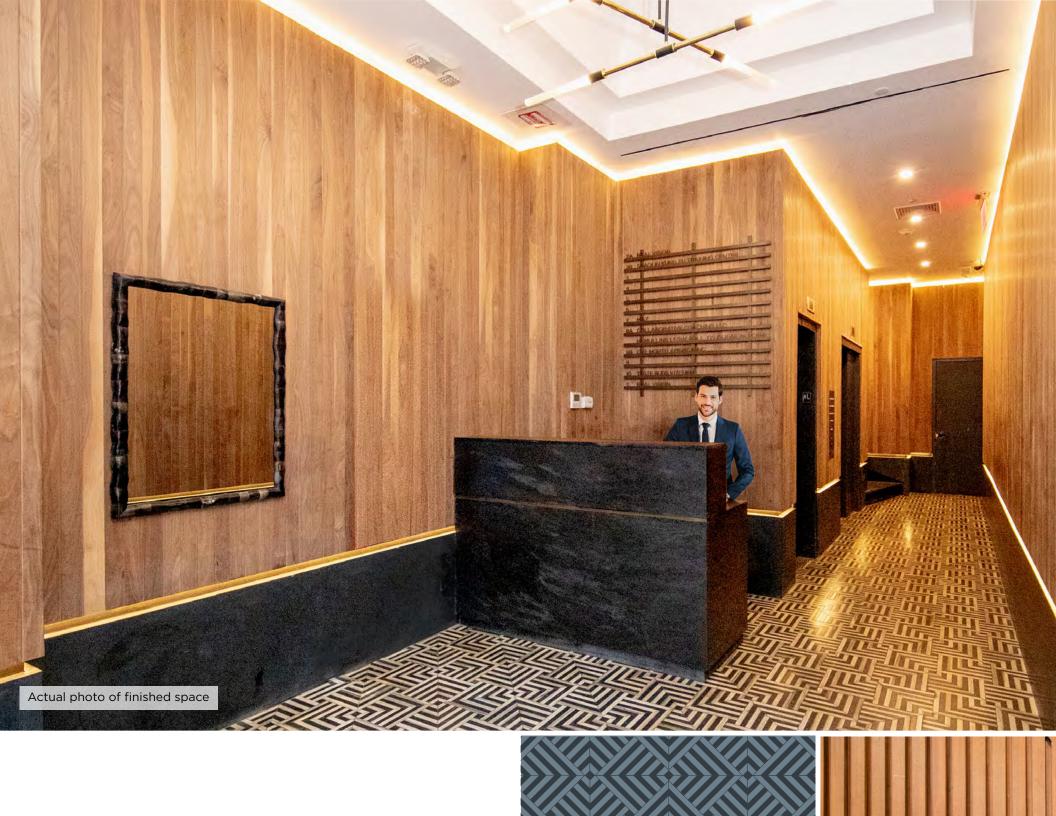
AUTHENTICITY + DESIGN

FLEXIBLE TERMS AVAILABLE: 3 TO 5+ YEARS

ENTIRE 2ND FLOOR AVAILABLE

NBI OFFERED







NEWLY COMPLETED CAPITAL IMPROVEMENTS INCLUDE:

NEW ENTRANCE, LOBBY,

COMMON AREAS +

RESTROOMS BY DE•KAR DESIGN

24/7 DOORMAN + ON-SITE SUPER

BRAND NEW ELEVATORS

NEW ELECTRIC WITH

PERIMETER + FLOOR OUTLETS

BIKE STORAGE

NEW WINDOWS

DEDICATED TELECOM PATHWAYS

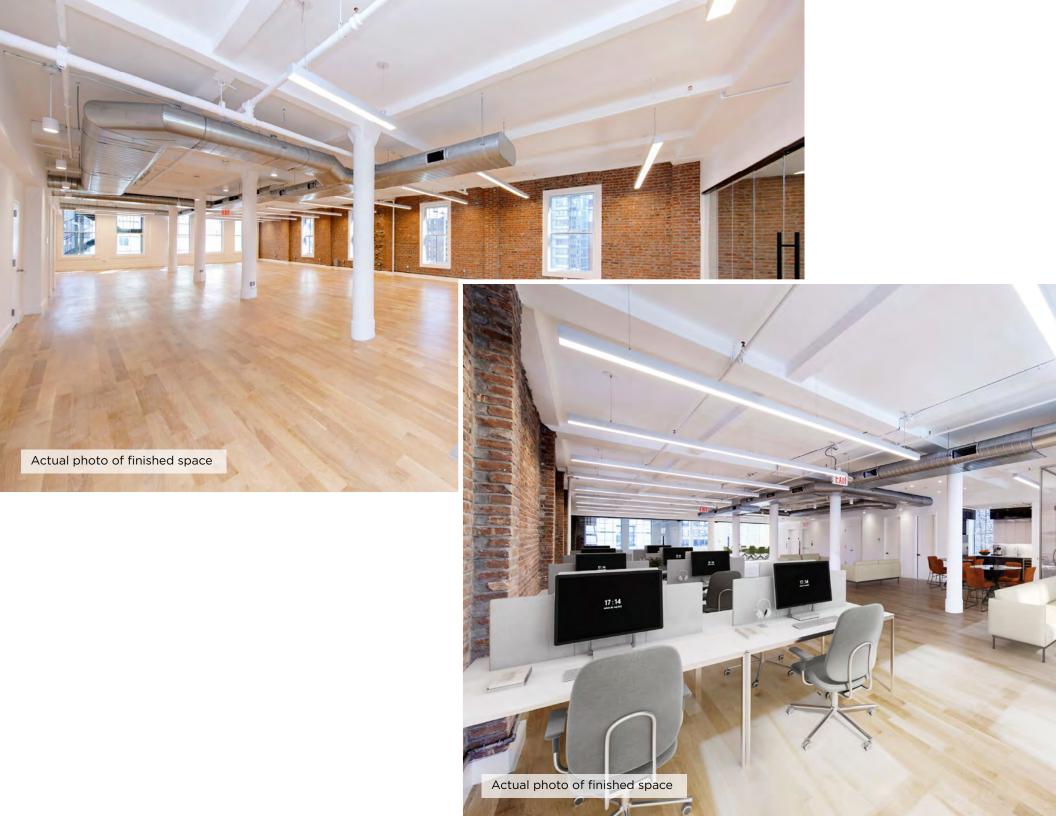
WIRED FOR FIOS













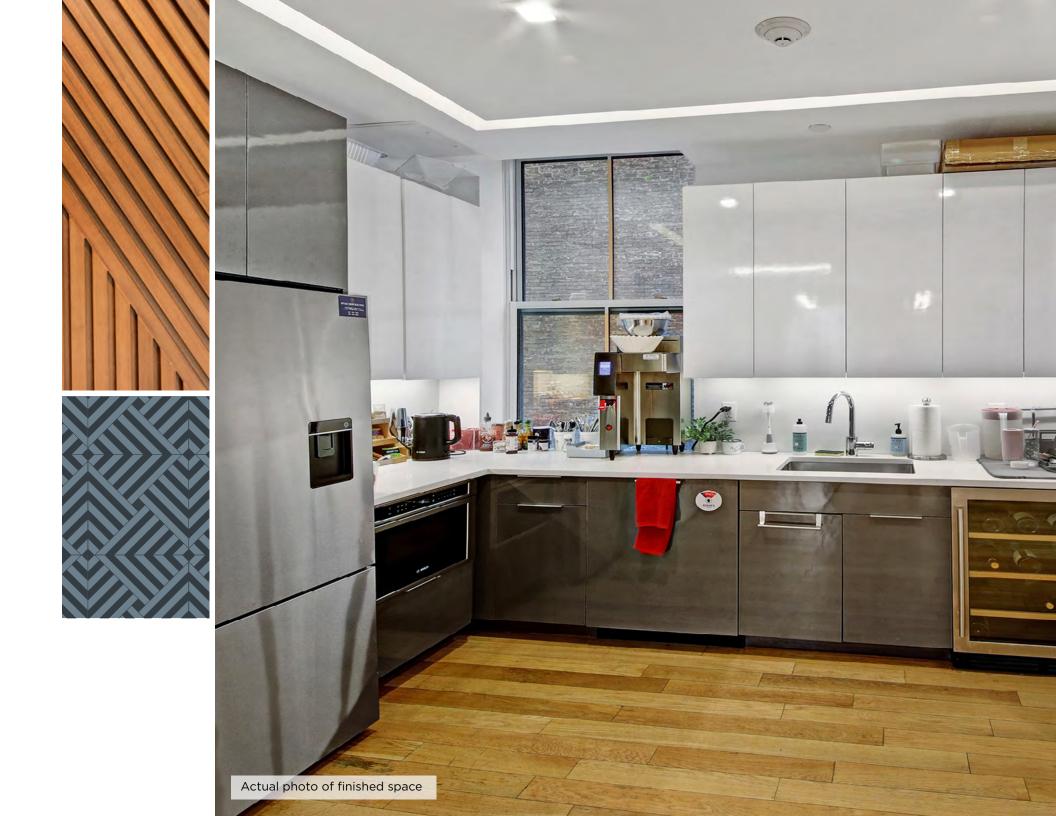


CREATIVE + CONTEMPORARY

SUITES WITH 13FT+ CEILINGS 3 SIDES OF WINDOWS + NATURAL LIGHT WIDE-PLANK OAK FLOORS









PANTRIFS WITH STAINLESS STEEL APPLIANCES + CAESARSTONE COUNTERS NEW LIGHTING TENANT-CONTROLLED HVAC 2 NEW RESTROOMS DEDICATED IT CLOSET

FLEXIBLE TERMS AVAILABLE:

3 TO 10+ YEARS

NEW BUILDING INSTALLATION (NBI) AVAILABLE

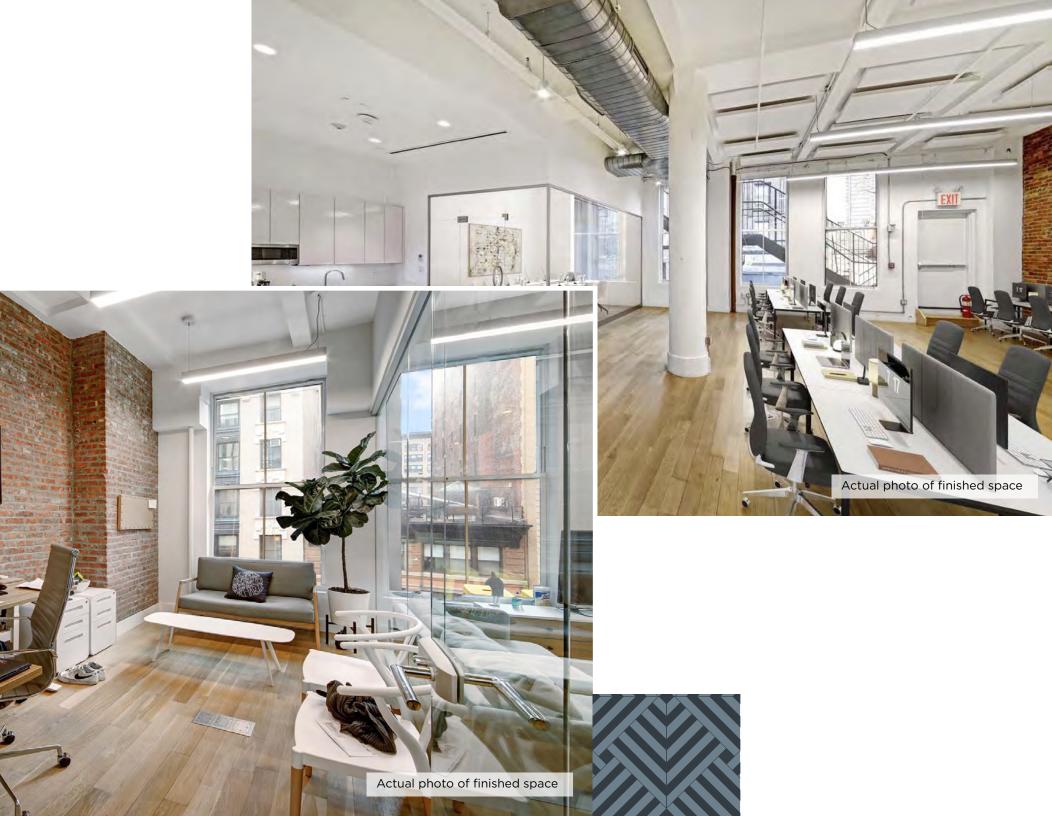
T.I. AND TENANT CONCESSIONS AVAILABLE:

MORE INFORMATION

VIEW ADDITIONAL DETAILS:

ICONREALTYMGMT.COM/OFFICE







CHOW DOWN

230 Fifth Rooftop Bar

ABC Kitchen

Ai Fiori

Ayza Wine & Chocolate Bar

Bean & Bean Coffee

Bo's Kitchen and Bar

Room

The Breslin

Brooklyn Bagel & Coffee Company

Cosme

Delmonico's Kitchen

Eataly NYC

Eleven Madison Park

Flatiron Hall

The Flatiron Room

Friedman's

Gramercy Tavern

Hangawi Hanjan Hillstone

ILILI

Keens Steakhouse

Kobeyaki

L'Amico

L&W Oyster Co.

La Pecora Bianca

Le Coq Rico

The Little Beet Table

Maialino

Maison Kayser

Mulberry & Vine

Obicà

Ootoya

O Ya

Periyali

Raymi

Rouge Tomate Chelsea

Starbucks

STATE Grill and Bar

Statler Grill sweetgreen

Terri

Union Square Cafe

Upland NYC

VEZZO Thin Crust Pizza

SLEEP IN

Ace Hotel New York

Arlo NoMad

Gansevoort Park Avenue NYC

Gramercy Park Hotel

Hotel Chelsea

Kimpton Hotel Eventi

The Avalon Hotel

The New York EDITION

The New Yorker

The Nomad Hotel

The Paul

LIVE UP

Gilsey House Inc The Joyce Theater The Museum at FIT





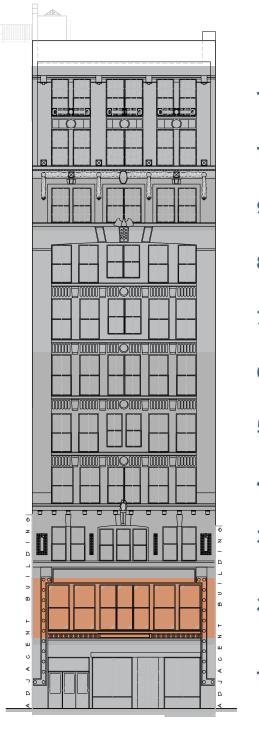








NOMAD, CHELSEA + MIDTOWN SOUTH
EASY ACCESS TO LOCAL FAVORITE
AMENITIES + TRANSPORT, PENN STATION,
PATH TRAINS, MADISON SQUARE GARDEN
& HERALD SQUARE



- 11 LEASED
- 10 LEASED
- 9 LEASED
- 8 LEASED
- 7 LEASED
- 6 LEASED
- 5 LEASED
- 4 LEASED
- 3 LEASED
- 2 FULL FLOOR 5,000 SF
- 1 LEASED



Owner Icon Realty Management

Completed 1908

Rentable Area 51,942 RSF

Floors 11

Typical Floor Size 5,000 RSF

Column Spacing 13'-2"

Typical Slab Height 11'-2"

Windows brand new double-hung windows

HVAC tenant controlled

Fire Safety wet pipe sprinkler system + electric fire pump

Security 24/7 doorman + security cameras in lobby







Workstations: 42 Private Offices: 3 Conference Room: 1 Meeting Rooms: 2

Phone Booths: 4 Pantry: 1 TOTAL: 45

EXISTING CONDITIONS 2ND FLOOR

PRE-BUILT | 5,000 RSF



ICON REALTY MANAGEMENT | NYC MULTIFACETED INVESTMENT + MANAGEMENT COMPANY OWNS + MANAGES 1.6MM+ SF 135,000 SF OFFICE SPACE 160,000 SF **RETAIL** 1,800+ APARTMENTS MANHATTAN + BROOKLYN

ZACH LEVINE

ICON REALTY MANAGEMENT

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