



**TURNKEY
SUBLEASE
OPPORTUNITY**

**ENTIRE 31ST FLOOR
14,765 RSF**

535
MADISON AVENUE

New York, NY

BUILT, FURNISHED & MOVE-IN READY



SPACE HIGHLIGHTS

Sublease from a creditworthy tenant

Full-floor plug-and-play opportunity

Located in the prestigious Plaza District

Corporate, modern buildout ideal for financial services and hedge fund occupiers



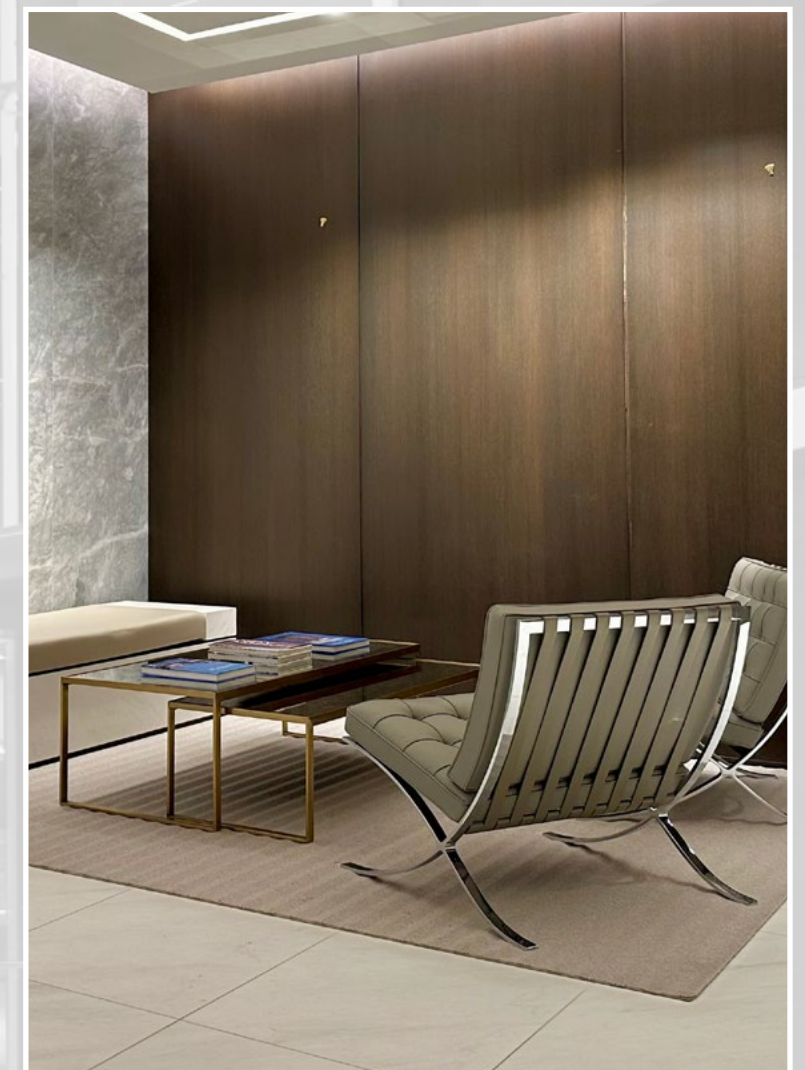
AVAILABILITY

ENTIRE 31ST
Floor

14,765 RSF
Size

THROUGH DECEMBER 2028
Term

IMMEDIATE
Possession



THOUGHTFULLY DESIGNED FOR PRODUCTIVITY



SPACE BREAKDOWN

44 Workstations

15 Offices

3 Meeting Rooms

1 Boardroom

1 Reception Area

1 Café

1 Mailroom/Storage

1 IT/Server Room



BUILDING FEATURES



LEED-EB Gold certified



On-site fitness center,
showers, and bike room



Landscaped outdoor
sculpture garden



24/7 attended lobby and
modern infrastructure

PRIME MIDTOWN LOCATION SURROUNDED BY WORLD-CLASS AMENITIES

59+
Restaurants

44+
Hotels

35+
Shopping

21+
Fitness

8+
Arts & Entertainment

