

551 MADISON

Designed for *work*.

551 Madison is a 17-story boutique building located in the heart of Madison Avenue's coveted commercial and retail corridor, with close proximity to everything your business needs to thrive. Highly efficient floor plates and oversized windows provide abundant natural light and air, and foster an environment for superb productivity.



A modern lobby interior featuring a large wall covered in numerous small, white, spherical objects. Some of these spheres are dark or red, creating a pattern. In the foreground, there is a dark, rectangular reception desk with a white, wavy, marble-like pattern. The floor is dark and reflective. The ceiling is white with recessed lighting.

551 MADISON

Recently Renovated Lobby



Space to *create.*

Intentional spaces for working better and together.

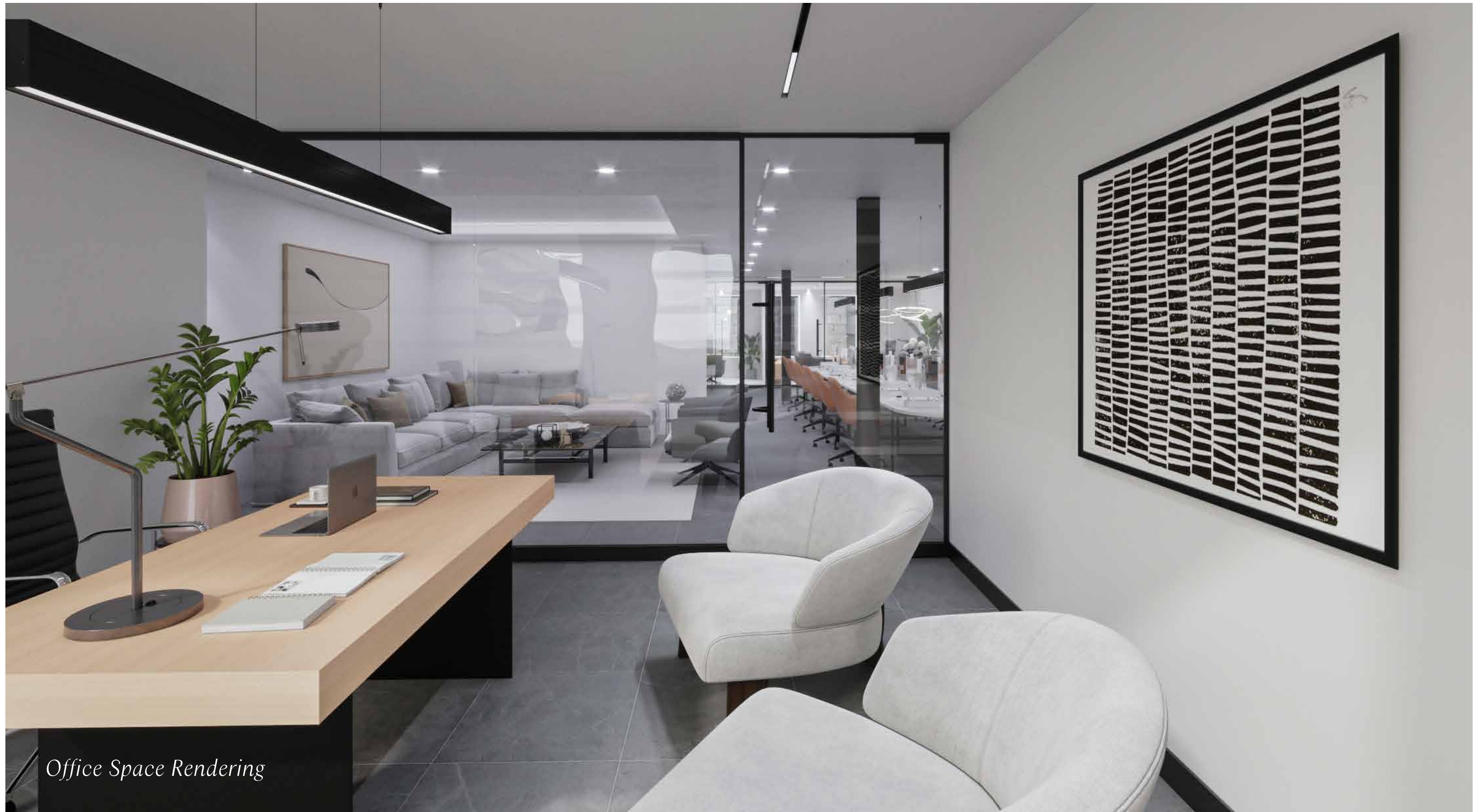
- + Outstanding 8,300 sf contiguous full floors which can be leased individually or combined to create a unique “top-of-house” 39,000 sf block with exclusive outdoor space and significant branding opportunities
- + Partial floor opportunities ranging from 3,412 – 6,500 sf
- + Tenant-only amenity center with conferencing and lounge
- + Recently renovated lobby with 24/7 security
- + Tenant-controlled perimeter HVAC
- + Steps from multiple subways including E F M N R W 4 5 6
- + Owner-occupied building



Office Space Rendering

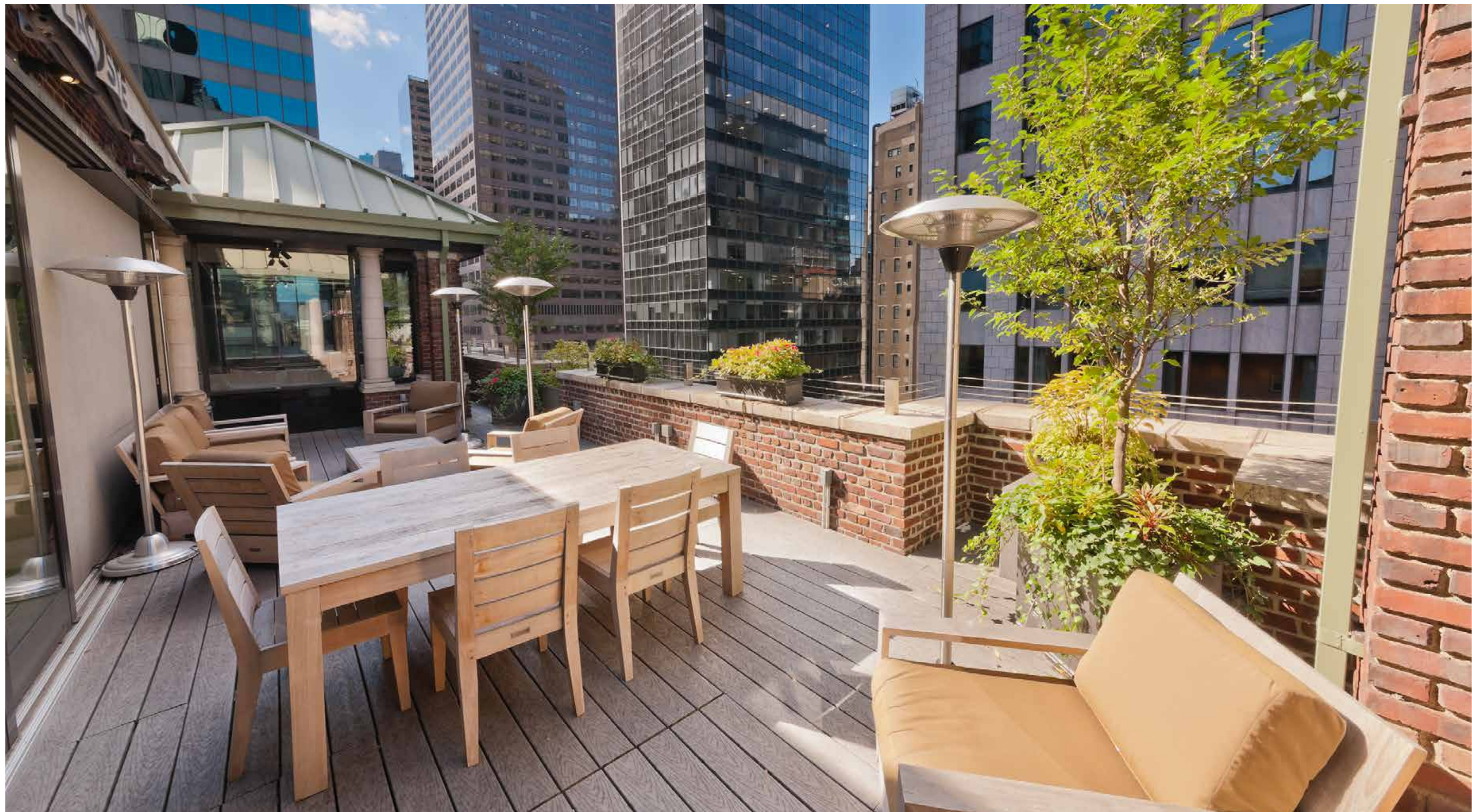


Office Space Rendering



Office Space Rendering





Madison Avenue Views.



17th Floor Terrace Viewpoint



A world-class *location.*

A work haven in New York's
premier business district.

- + Neighboring renowned retailers and restaurants
- + Proximate to notable corporate neighbors
- + Conveniently located near major transportation
- + Blocks from Central Park



Welcome to the *neighborhood*

Central Park



5 Av/59 St

N R W



57 St

F



59 St

4 5 6
N R W

551



5 Av/53 St

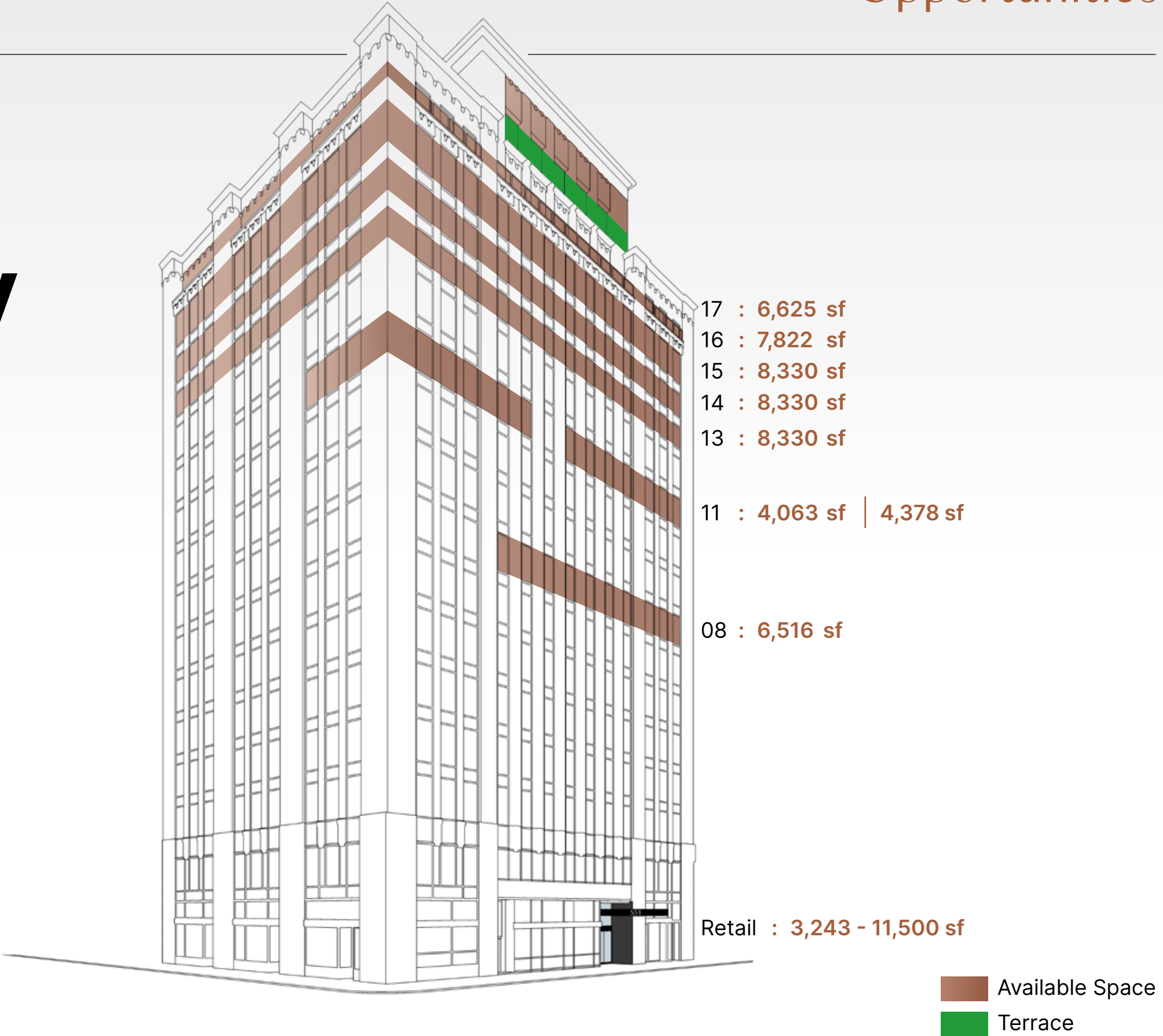
M E



Move-in ready space *available.*

8,300 sf contiguous full floors which can be leased individually or combined to create a unique “top-of-house” **39,000 sf** block with exclusive outdoor space and significant branding opportunities.

Partial floor opportunities ranging from **4,063 – 6,500 sf**



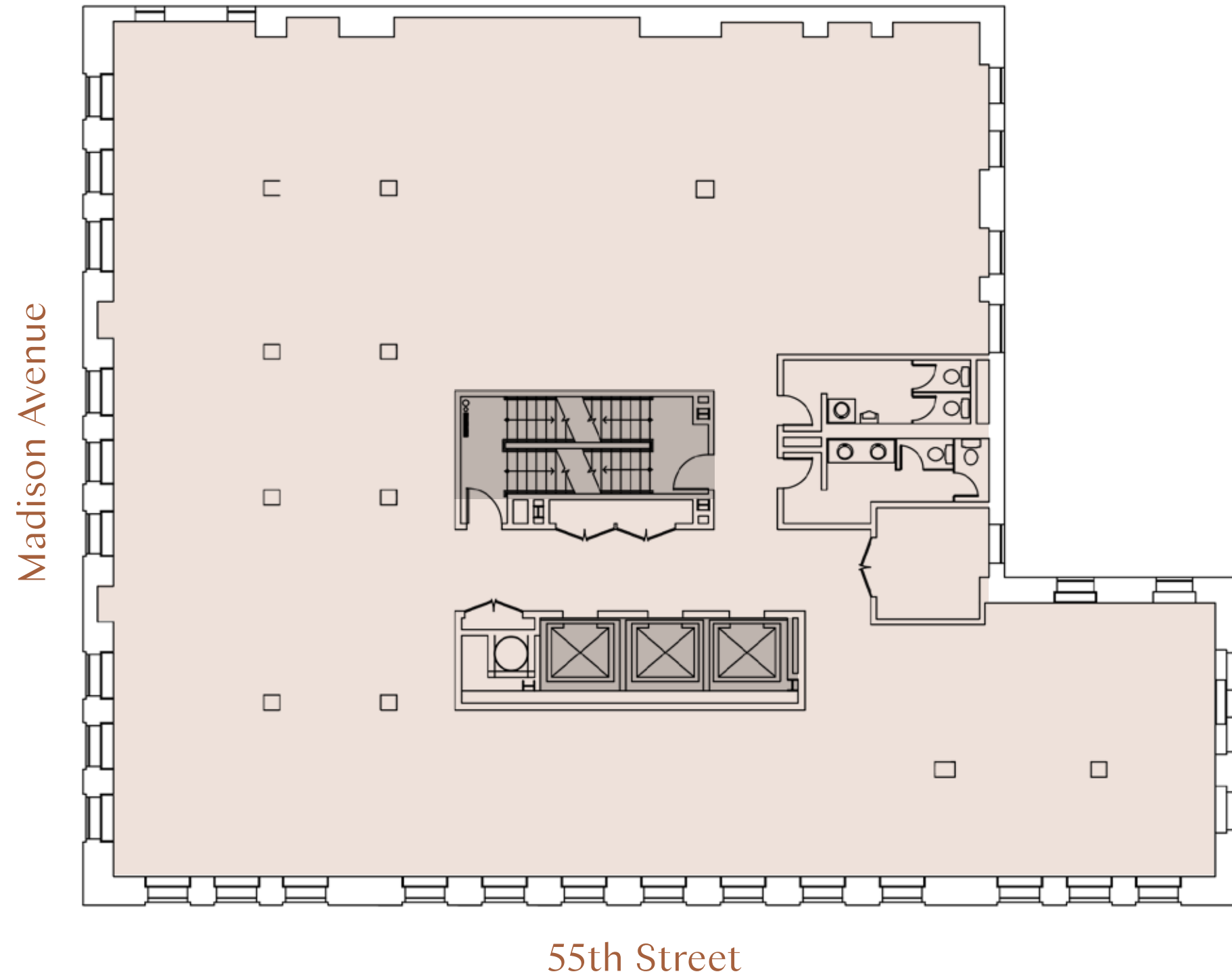
Office

Core & Shell

Entire 13-15
Floors

8,330 sf

551 MADISON



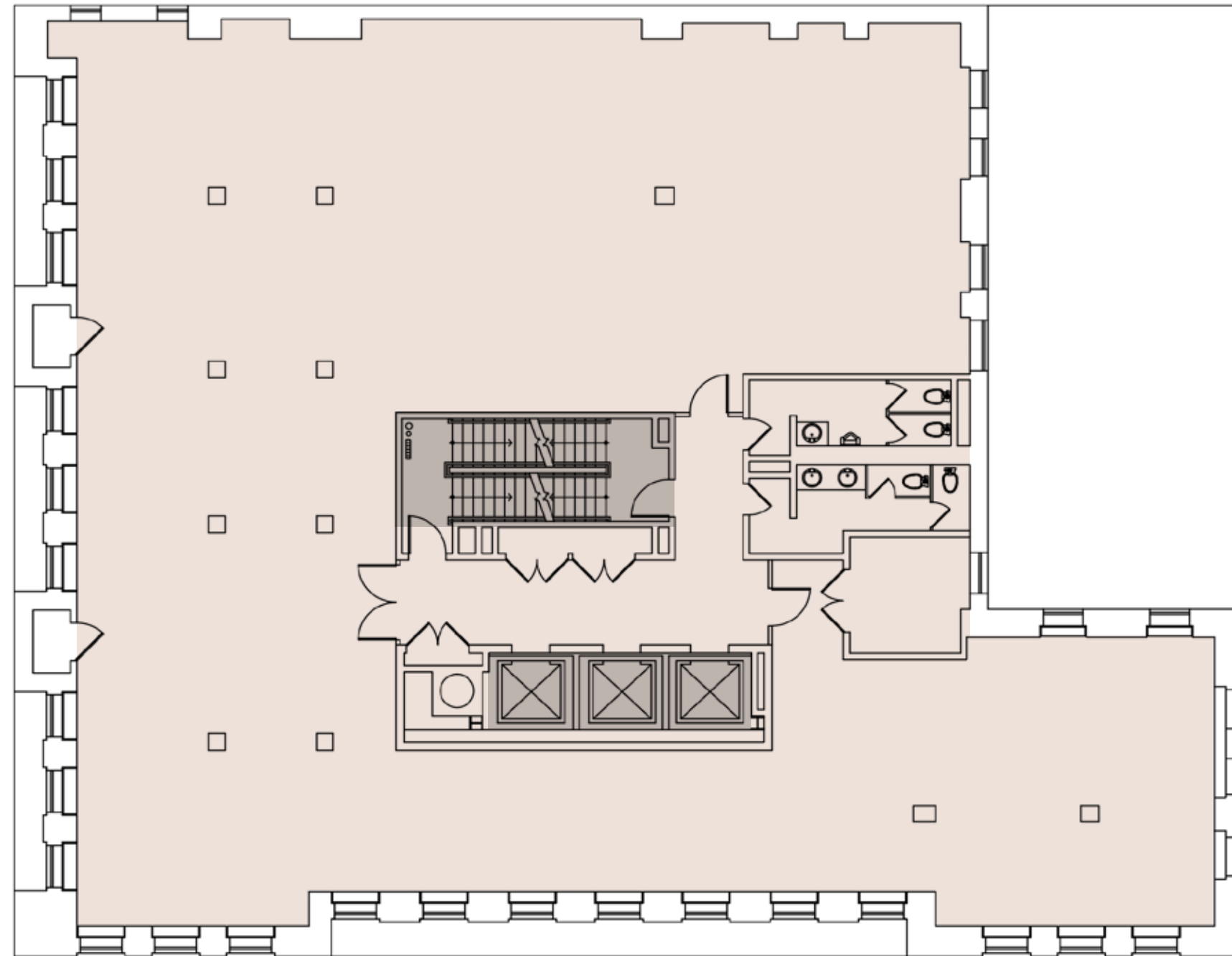
Office

Entire 16th
Floor

7,822 sf

551 MADISON

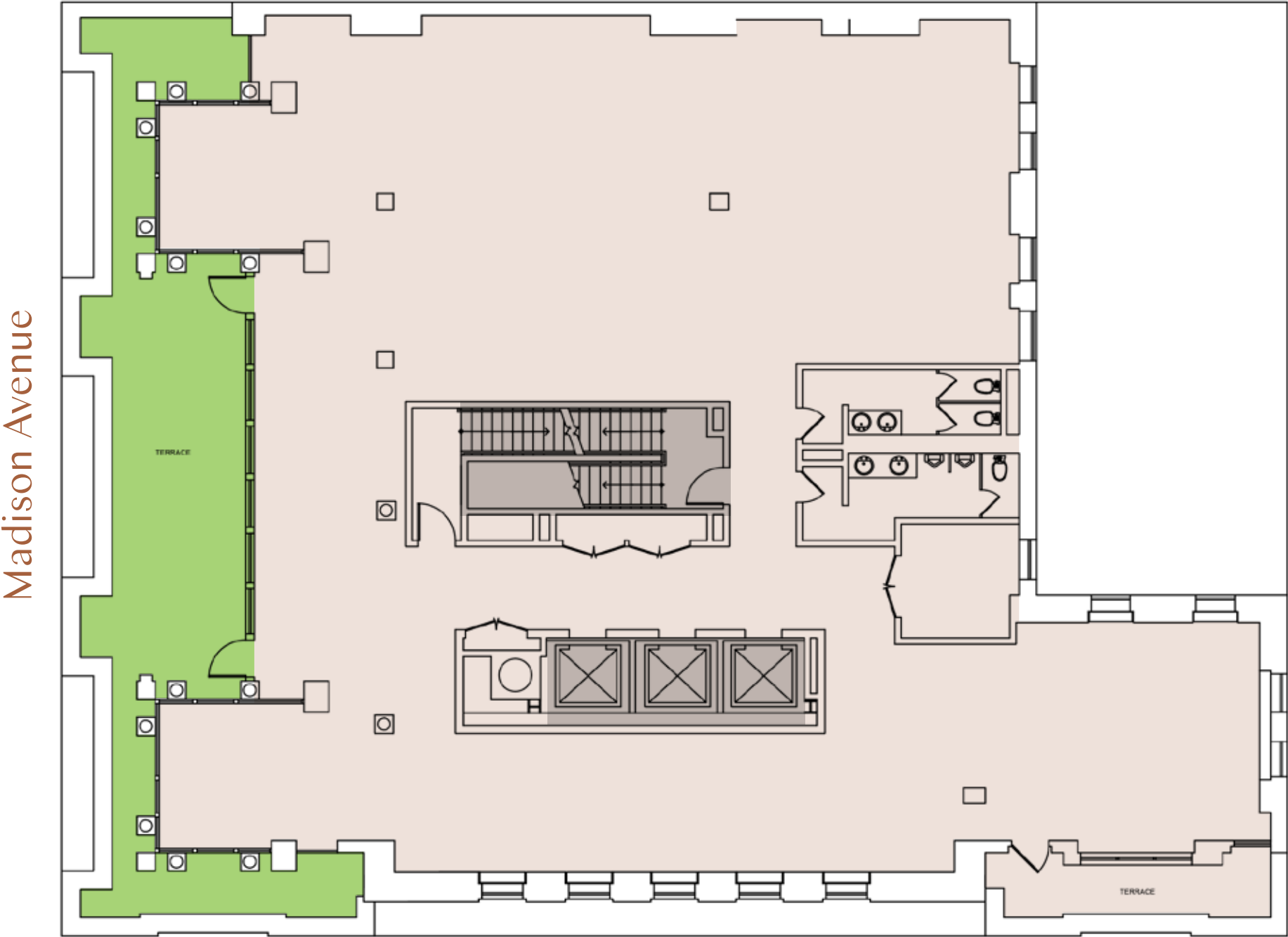
Madison Avenue



55th Street

Office

Entire 17th
Floor
6,625 sf



551 MADISON

<div>Block / Lot</div> <div>1291-21</div>	<div>Electric Service</div> <div>Via two Con Edison 3,000 amp, 110/208-volt 3-phase 4-wire feeders. Each floor equipped with one 208 volt, 3-phase 100 amp panel service.</div>	<div>Plumbing</div> <div>Water is supplied via a 4-inch water main, entering the building from 55th Street. Two pumps in sub-cellar feed a 3,000-gallon redwood house water tank located on the roof.</div>
<div>Site Area</div> <div>7,542 square feet</div>	<div>Façade / Exterior</div> <div>Exterior is predominately clad in brick with terra cotta coping stones. Floors 1 and 2 are faced in brown granite.</div>	<div>Roof</div> <div>The roof is built-up construction, consisting of poured concrete topped with a layer of foam covered with a silver painted rubberized membrane.</div>
<div>Zoning</div> <div>C5-3, Restricted Central Commercial District.</div>	<div>Fire Safety</div> <div>Fire alarm system is a Notifier Class E system.</div>	<div>Stairwells</div> <div>Two sets of stairwells arranged in a scissor-type alignment within the central core.</div>
<div>Frontage</div> <div>75' 5" along Madison Avenue and 100' along 55th Street.</div>	<div>Floor Load Capacity</div> <div>Office Floors: 50 lbs. psf Ground Floor: 120 lbs. psf Mezzanine & Cellar: 100 lbs. psf</div>	<div>Structure</div> <div>Framing consists of concrete encased steel with riveted connections. Floor and roofs are framed with reinforced concrete.</div>
<div>Bathrooms</div> <div>Restrooms were renovated and feature white tiles, engineered counter tops, and new ceilings and lighting.</div>	<div>HVAC</div> <div>HVAC to each floor provided via: one 10-ton Florida heat pump unit that is used for both heating and cooling and; 18 one-ton Island Aire peripheral units.</div>	<div>Windows</div> <div>Windows are composed of double-pane lightly smoked glass encased in anodized aluminum frames.</div>
<div>Ceiling Heights</div> <div>10' – 13'</div>		