



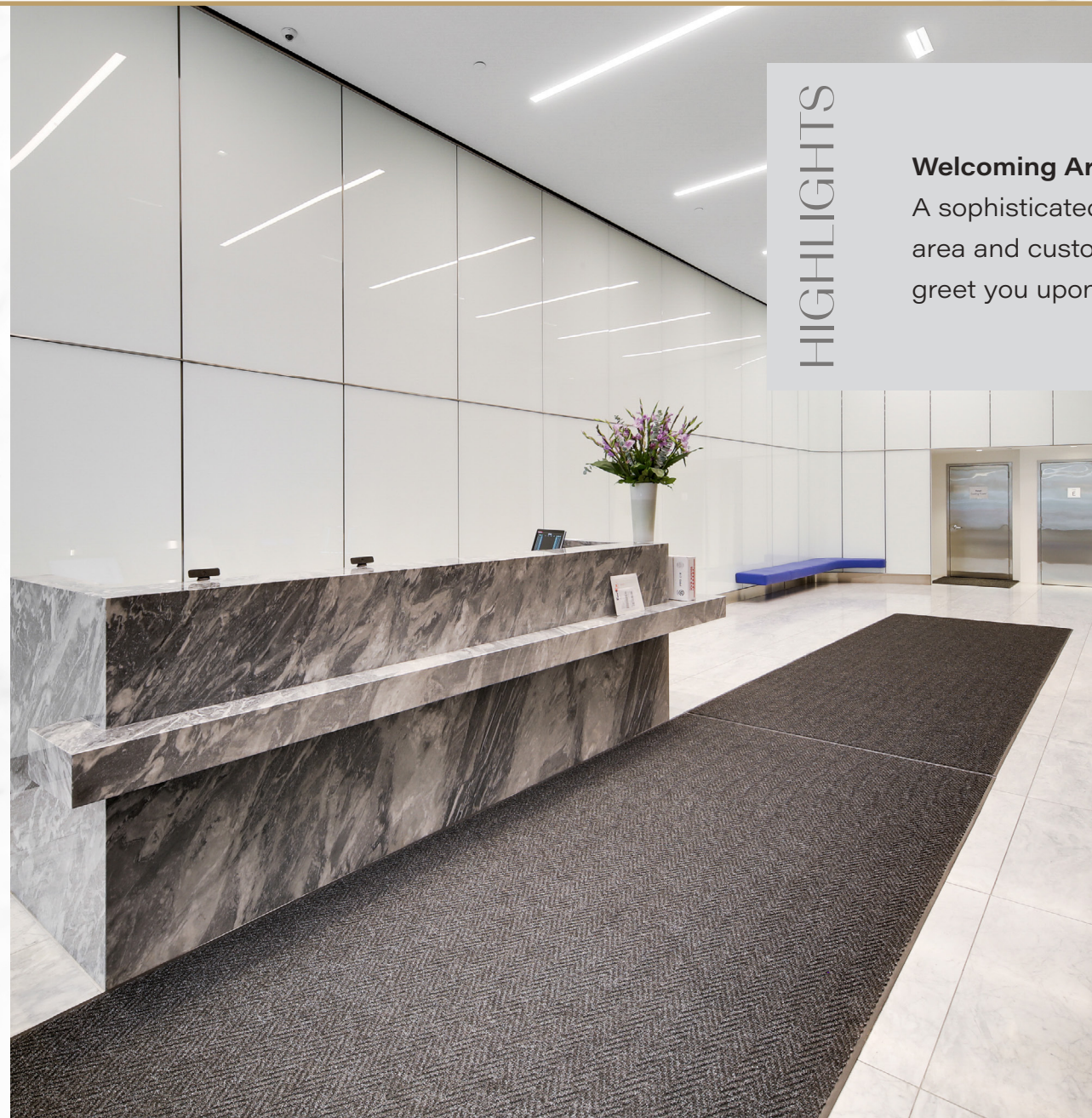
645 MADISON AVENUE

ELEVATE YOUR OPPORTUNITY
Prestigious Plaza District Sublease Available

Entire 17th Floor: 6,864 SF

The Building

645 Madison Avenue is a premier boutique office building in the heart of Manhattan's prestigious Plaza District. This 22-story, Class A tower offers a sophisticated business environment with modernized infrastructure, high-end finishes, and sweeping views of Central Park and the Midtown skyline. Featuring a distinguished limestone façade and a prime location at 60th Street and Madison Avenue, the building provides unparalleled access to world-class dining, luxury retail, and major transportation hubs. 645 Madison Avenue is the ideal address for discerning tenants seeking prestige, convenience, and an elevated workplace experience.



HIGHLIGHTS

Welcoming Arrival

A sophisticated reception area and custom built pantry greet you upon entry

Prime Views

Private offices feature stunning Central Park views with abundant natural light



CUSTOM-DESIGNED OFFICE SPACE FEATURING:



SIX PRIVATE
OFFICES



TWO CONFERENCE
ROOMS



BULLPEN SEATING
FOR 12-20



PRIVATE FITNESS
SUITE


Floor Plan

60TH STREET


MADISON AVENUE




- Office
- Conference Room
- Open Work Area
- Meditation Room
- Recreation Room



POSSESSION
IMMEDIATE



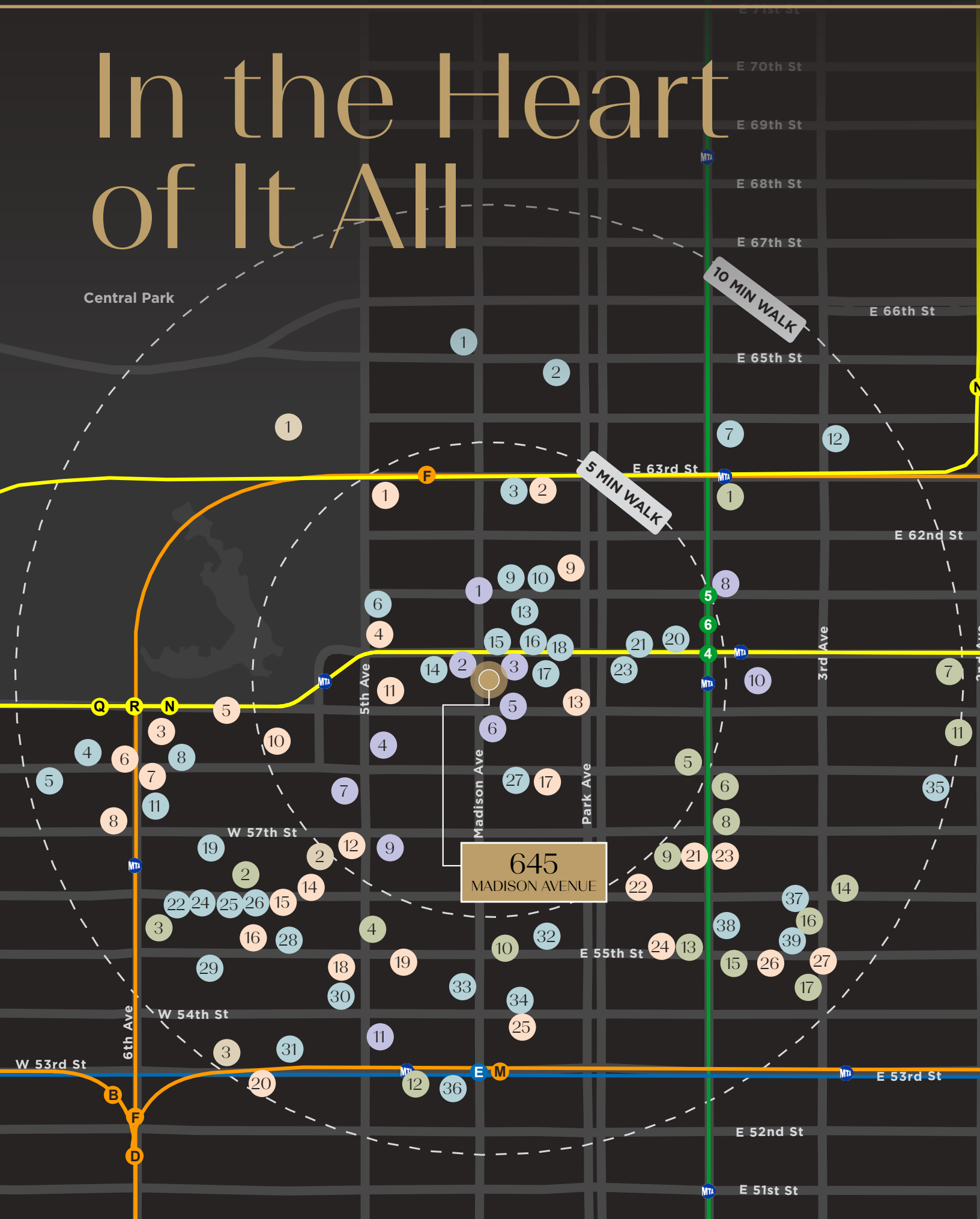
TERM
THROUGH 12/31/29



ASKING RENT
UPON REQUEST



In the Heart of It All



Restaurants

- 1 Armani Ristorante
- 2 Daniel
- 3 Majorelle
- 4 Tuscan Steakhouse
- 5 Loi Estiatorio
- 6 Perrine
- 7 JoJo
- 8 Quality Meats
- 9 La Goulue
- 10 Serafina Italian Restaurant
- 11 Quality Italian
- 12 Tony's Di Napoli
- 13 Casa Cruz
- 14 Avra Madison
- 15 Philippe Chow
- 16 Il Mulino New York
- 17 Le Bilboquet
- 18 All'Antico Vinaio
- 19 Nobu
- 20 The Bar Room
- 21 Amali
- 22 Beyond Sushi
- 23 Piccola Cucina Uptown
- 24 The Consulate
- 25 Blue Willow
- 26 Dim Sum Palace
- 27 TAO
- 28 Il Tinello Ristorante Italiano
- 29 Il Corso
- 30 Clement
- 31 The Modern
- 32 Aquavit
- 33 Caviar Russe
- 34 Nerai
- 35 Club A Steakhouse
- 36 Empellon
- 37 Izakaya Toribar
- 38 Crab House NYC
- 39 Teppen Ramen

Fitness

- 1 Equinox
- 2 LeaderLife Fitness
- 3 Gym Decision
- 4 The Core Club
- 5 Transform Fitness
- 6 Orangetheory Fitness
- 7 My Gym
- 8 Phyt NYC
- 9 Studio 57 Fitness Studio
- 10 Bally Total Fitness
- 11 Crunch Fitness
- 12 Equinox
- 13 Reform Athletics
- 14 Inform Fitness
- 15 US Athletic Training Center
- 16 Power Pilates
- 17 F45 Training

Shopping

- 1 Tom Ford
- 2 CELINE
- 3 Peter Millar
- 4 Apple Fifth Avenue
- 5 Montblanc
- 6 Suitsupply
- 7 Bergdorf Goodman
- 8 Lush
- 9 Tiffany & Co
- 10 Bloomingdale's
- 11 Proper Cloth

Hotels

- 1 Fasano Fifth Avenue
- 2 The Lowell
- 3 The Ritz-Carlton
- 4 The Pierre
- 5 Park Lane Hotel
- 6 AKA Central Park
- 7 1 Hotel Central Park
- 8 Hilton Club The Quin
- 9 Loews Regency
- 10 The Plaza
- 11 The Sherry-Netherland
- 12 Aman New York
- 13 Delmonico Hotel
- 14 Chambers Hotel
- 15 The Whitby Hotel
- 16 Shoreham Hotel
- 17 Four Seasons Hotel
- 18 The Peninsula
- 19 The St. Regis
- 20 Baccarat Hotel
- 21 Hotel 57
- 22 The Lombardy
- 23 Fitzpatrick Manhattan Hotel
- 24 Concorde Hotel
- 25 Hotel Elysee
- 26 Blue Angel Hotel
- 27 Omni Berkshire Hotel

Arts & Entertainment

- 1 Central Park Zoo
- 2 The Paris Theater
- 3 The Museum of Modern Art

