



REDISCOVER 575 MADISON AVE FROM THE INSIDE OUT

LOCATION RENOVATION VALUE

Situated on the corner of **57TH STREET, ON A DOUBLE-WIDE AVENUE** and steps to Central Park, **575 MADISON AVE** recently completed a stunning lobby renovation that is both inviting and bold—showcasing a unique application of materials with a vibrant rotating art gallery. In addition, ownership is constructing a **TENANT-EXCLUSIVE AMENITY CENTER** on the top floor that will feature conferencing and lounge space with an outdoor terrace.


The **ELEVATED TENANT EXPERIENCE** you feel the moment you step inside the building, coupled with the **SIGNIFICANT VALUE** in one of the **MOST STYLISH NYC NEIGHBORHOODS**, warrants a fresh look at this matchless opportunity.

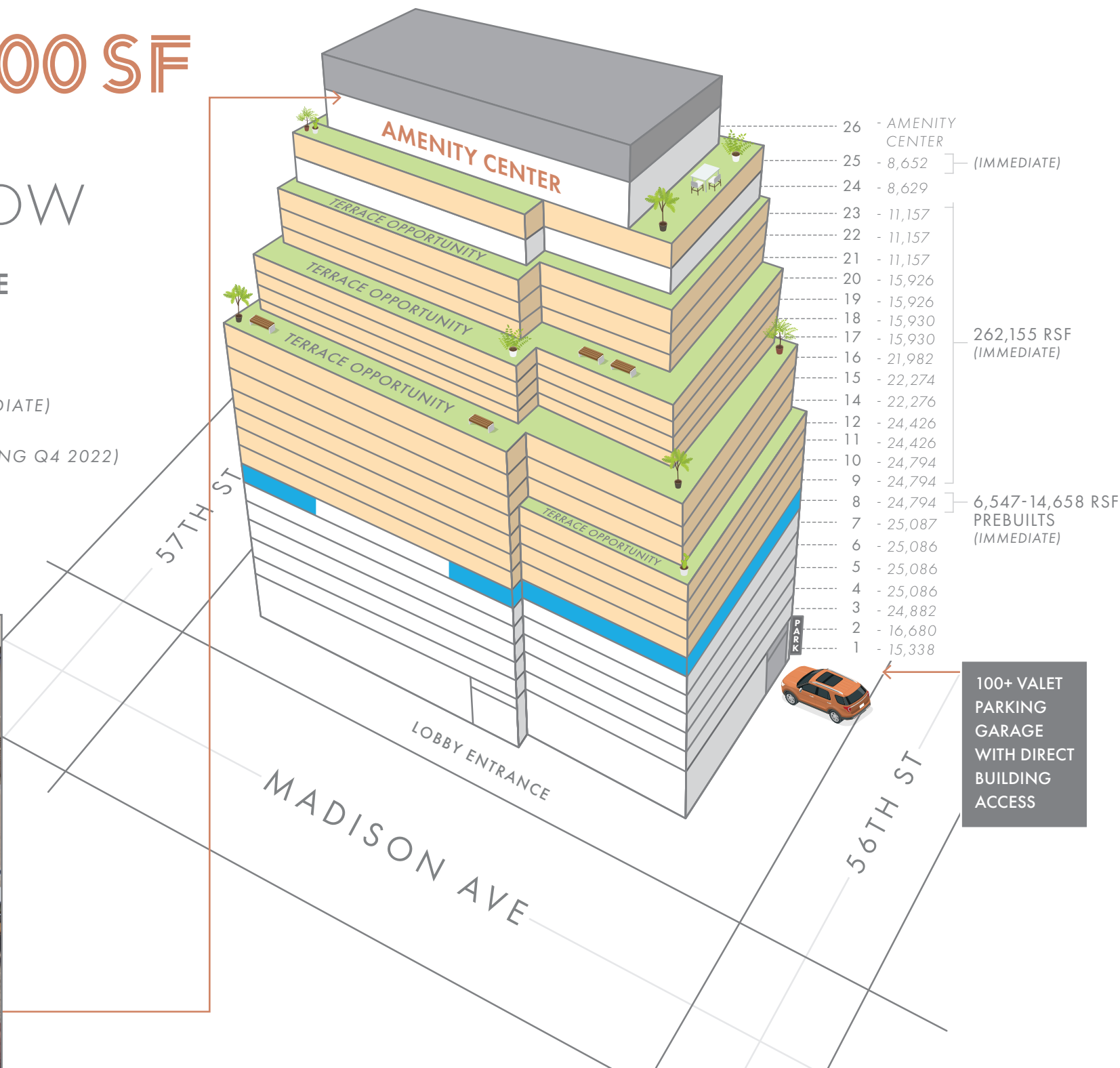


50,000 - 300,000 SF

OF CONTIGUOUS SPACE AVAILABLE NOW

LARGE BLOCK + PRE-BUILTS AVAILABLE

-  FLOORS 9-23: 262,155 RSF (IMMEDIATE)
-  8TH FLOOR PRE-BUILT: 14,658 RSF (IMMEDIATE)
-  8TH FLOOR PRE-BUILT: 6,547 RSF (DELIVERING Q4 2022)



THE NEWLY DESIGNED LOBBY

BLENDS MATERIALS & TONES TO BRIGHTEN AND ACTIVATE THE SPACE.
LOCAL & EMERGING ARTISTS ARE FEATURED THROUGHOUT.



THE PENTHOUSE AMENITY CENTER

OFFERS TENANTS EXCLUSIVE CONFERENCING
AND LOUNGE SPACE, WHICH FEATURES AN OUTDOOR TERRACE.





PENTHOUSE AMENITY CENTER + TERRACE

PENTHOUSE AMENITY CENTER PLAN

CONFERENCE ROOM, PANTRY, LOUNGE SPACE, +
WRAPAROUND TERRACE



575 IS MOVE-IN READY

RECENTLY COMPLETED 8TH FLOOR PRE-BUILT



RECEPTION AREA

FUNCTIONAL + LIGHT-FILLED AREAS



THOUGHTFULLY DESIGNED WORK AREAS





DEDICATED PANTRY + SOCIAL SPACE

NUMEROUS PRIVATE TERRACE OPPORTUNITIES
THROUGHOUT THE BUILDING

PRIVATE TENANT TERRACE - 17TH FLOOR

OPEN OFFICE TEST-FIT

FLOOR 20: 15,926 RSF

PERSONNEL

| SPACE TYPE | PLAN | |
|----------------------|------|-------|
| Private Office | 3 | |
| Workstation | 108 | |
| Receptionist | 1 | |
| Total Offices | 112 | |
| | | |
| Office : Workstation | 3% | 97% |
| RSF/person | 142 | RSF/P |

COLLABORATION

| SPACE TYPE | SEATS | PLAN | |
|-----------------------------|-------|-------------|-------|
| | | SPACE | SEATS |
| Conference | 14 | 1 | 14 |
| Conference | 10 | 2 | 20 |
| Meeting | 4 | 1 | 4 |
| Meeting | 3 | 1 | 3 |
| Phone Room | 2 | 1 | 2 |
| Phone Booth | 1 | 3 | 3 |
| | | | |
| Café | 26 | 1 | 26 |
| Lounge | 10 | 1 | 10 |
| Total | | 11 | 82 |
| | | | |
| Collaborative Seats/Person: | | 0.73/Person | |



OFFICE INTENSIVE TEST-FIT

FLOOR 20: 15,926 RSF

PERSONNEL

| SPACE TYPE | PLAN | |
|--------------------------|------|-------|
| Executive Private Office | 2 | |
| Large Private Office | 6 | |
| Private Office | 15 | |
| Workstation | 18 | |
| Receptionist | 1 | |
| Total Offices | | 42 |
| Office : Workstation | 55% | 45% |
| RSF/person | 379 | RSF/P |

COLLABORATION

| SPACE TYPE | SEATS | PLAN | |
|-----------------------------|-------|-------------|-------|
| | | SPACE | SEATS |
| Conference | 12 | 1 | 12 |
| Conference | 8 | 1 | 8 |
| Meeting | 6 | 1 | 6 |
| Meeting | 4 | 2 | 8 |
| Phone | 2 | 1 | 2 |
| Café | 22 | 1 | 22 |
| Lounge | 14 | 1 | 14 |
| Reception/Lounge | 4 | 1 | 4 |
| Total | | 9 | 76 |
| Collaborative Seats/Person: | | 1.81/Person | |



OPEN OFFICE TEST-FIT

FLOOR 23: 11,157 RSF

PERSONNEL

| SPACE TYPE | PLAN | |
|----------------------|------|-------|
| Executive Office | 2 | |
| Private Office | 3 | |
| Workstation | 48 | |
| Receptionist | 1 | |
| Total Offices | 54 | |
| Office : Workstation | 6% | 91% |
| RSF/person | 207 | RSF/P |

COLLABORATION

| SPACE TYPE | SEATS | PLAN | |
|-----------------------------|-------|--------------|-------|
| | | SPACE | SEATS |
| Conference | 16 | 1 | 16 |
| Meeting | 5 | 1 | 5 |
| Meeting | 4 | 1 | 4 |
| Phone Room | 2 | 1 | 2 |
| Phone/Wellness | 1 | 1 | 1 |
| Café | 19 | 1 | 19 |
| Lounge Seating | 2 | 1 | 2 |
| Total | | 7 | 49 |
| Collaborative Seats/Person: | | 0.91 /Person | |



OFFICE INTENSIVE TEST-FIT

FLOOR 23: 11,157 RSF

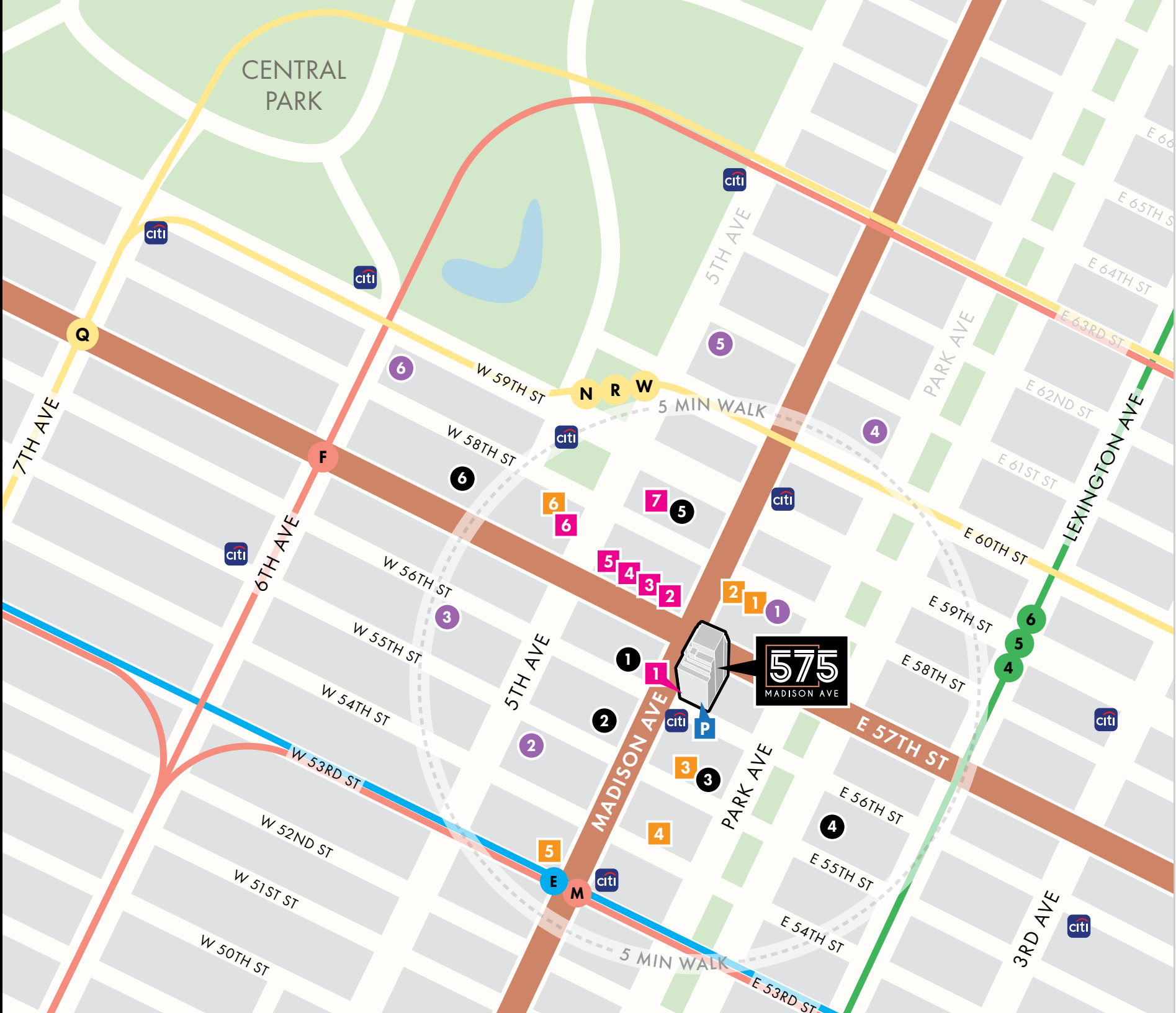
PERSONNEL

| SPACE TYPE | PLAN | |
|----------------------|------|-------|
| Large Private Office | 5 | |
| Private Office | 10 | |
| Workstation | 12 | |
| Receptionist | 1 | |
| Total Offices | 28 | |
| Office : Workstation | 54% | 46% |
| RSF/person | 398 | RSF/P |

COLLABORATION

| SPACE TYPE | SEATS | PLAN | |
|---|-------|-------|-------|
| | | SPACE | SEATS |
| Conference | 16 | 1 | 16 |
| Conference | 8 | 1 | 8 |
| Phone/Wellness | 1 | 1 | 1 |
| Phone | 2 | 1 | 2 |
| Café | 19 | 1 | 19 |
| Lounge Seating | 6 | 1 | 6 |
| Total | | 6 | 52 |
| Collaborative Seats/Person: 1.86/Person | | | |





YOU'RE IN THE
**RIGHT
PART OF
TOWN**

- OFFICES**

 - 590 Madison Ave
 - 550 Madison Ave
 - Park Avenue Tower
 - 425 Park Ave
 - 767 Fifth Ave
 - 9 West 57th St
- HOTELS**

 - Four Seasons
 - St. Regis
 - Whitby
 - Loews Regency
 - Pierre
 - Ritz-Carlton
- RETAIL**

 - 575 RETAIL**
Breitling
First Republic Bank
ReBag
Oliver Peoples
Vacheron Constantin
 - Dior
 - Chanel
 - Burberry
 - Louis Vuitton
 - Bergdorf Goodman
 - Apple
- RESTAURANTS**

 - Tao Uptown
 - Serafina Osteria
 - Aquavit
 - Nerai
 - Empellon
 - BG
- P 100+ VALET PARKING GARAGE WITH DIRECT BUILDING ACCESS**
- CITIBIKE LOCATIONS**
- TRANSIT LINES**

A NEIGHBORHOOD THAT SPEAKS FOR ITSELF

