

510
MADISON
avenue

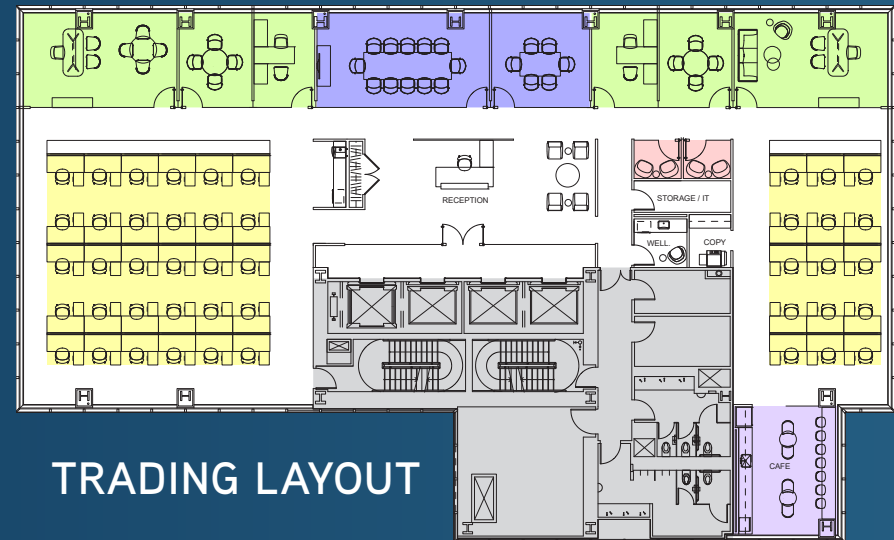
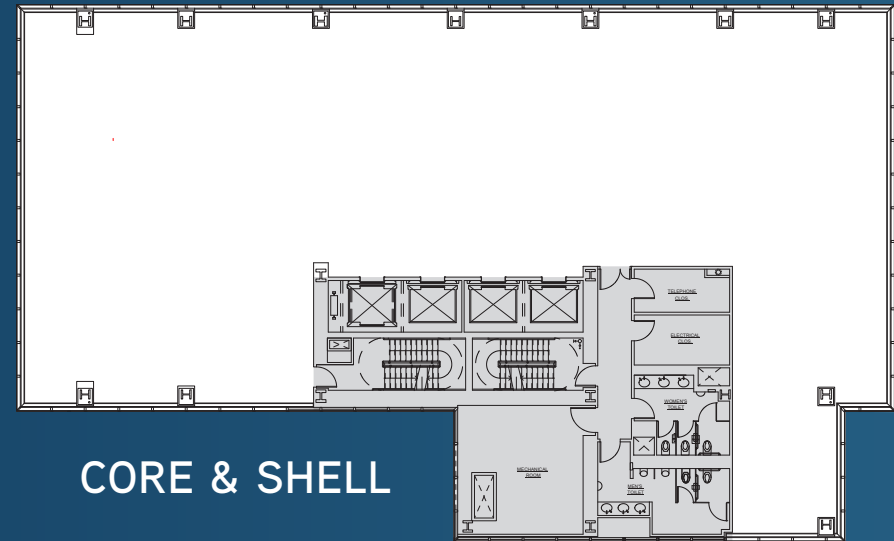




Single-floor to Three-floor Contiguous Block Opportunities

34,500 RSF Total

FLOOR	RSF	POSSESSION
17th	11,500	8/1/2024
16th	11,500	9/1/2024
15th	11,500	9/1/2024



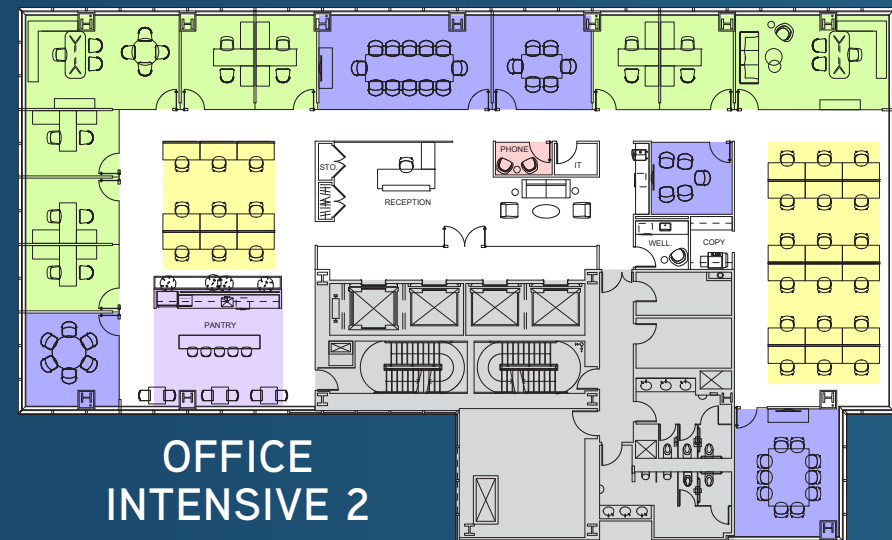
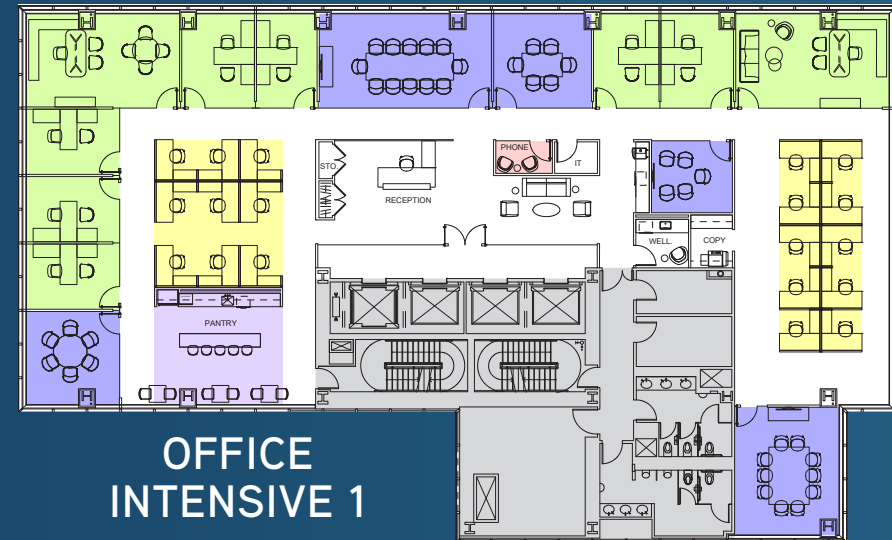


SPACE & BUILDING FEATURES

- Boutique, trophy asset conveniently located on Madison Avenue and 53rd Street.
- Column-free, efficient floor plates with 13'6" slab heights, 10' finished ceilings, and floor-to-ceiling windows that boast impressive views in all directions.
- Floor-by-floor DX units, allowing for efficient overtime HVAC pricing.
- Landlord will build using building standard finishes or provide cash allowance.
- Designed in collaboration with Moed de Armas & Shannon Architects and features a floor-to-ceiling glass curtain wall that was designed to maximize the natural light stream into the Building's interior spaces.

AMENITIES

- 6,500 SF garden and furnished terrace
- Tenant-exclusive health club managed by The Wright Fit
 - Full gym and locker rooms
 - On-site personal trainers
- World-class retail including Empellon restaurant by Chef Alex Stupak



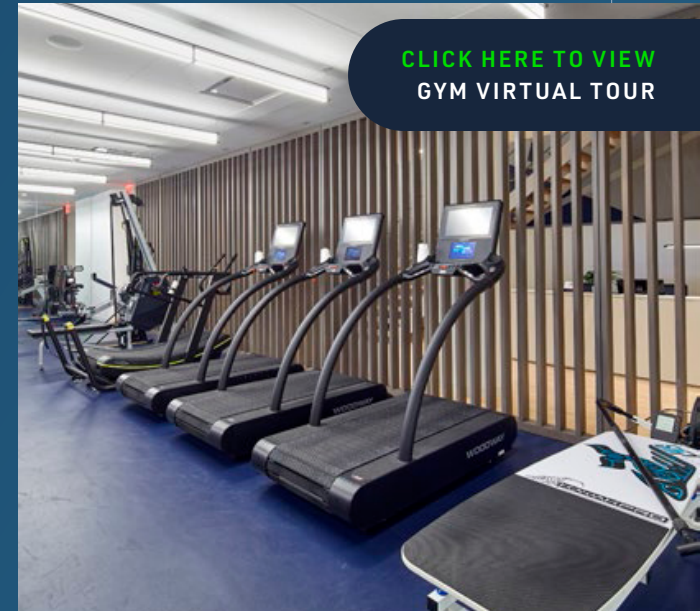


BUILDING STANDARD FINISHES



BUILDING AMENITIES

- Premier financial services tenant roster
- Exclusive health club powered by **THE WRIGHT FIT**
- 6,500 square-foot garden and furnished terrace shared amenity
- World-class retail including *Empellon* restaurant by Chef Alex Stupak



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