



346 MADISON AVENUE

EXCLUSIVELY
REPRESENTED BY

NOMAD
GROUP

GRAND CENTRAL

1M

PEOPLE PASS
THROUGH DAILY

2ND

BUSIEST SUBWAY STATION
IN NEW YORK CITY

9TH

MOST VISITED
ATTRACTION WORLDWIDE

46M 

RIDERS PER YEAR

630K

METRO-NORTH RIDERS
PER YEAR

TWO OF THE
BUSIEST

TRANSIT STOPS SERVICING
4,5,6,7,S TRAINS

BUILDING OVERVIEW

PREVIOUSLY SERVED AS BROOKS BROTHERS' FLAGSHIP LOCATION FOR OVER 100 YEARS, THIS 11-STORY BUILDING IS A ONCE IN A LIFETIME OPPORTUNITY TO BE LOCATED IN ONE OF THE MOST HISTORIC BUILDINGS AND NEIGHBORHOODS IN MANHATTAN.

LOCATED ON THE CORNER OF 44TH & MADISON AND ONE BLOCK AWAY FROM GRAND CENTRAL STATIO, THIS ASSET IS SURROUNDED BY SOME OF THE MOST ICONIC BUILDINGS AND RESTAURANTS IN THE WORLD.

NOTABLE NEIGHBORS INCLUDE GRAND CENTRAL STATION, BRYANT PARK, THE NEW YORK PUBLIC LIBRARY, THE CHRYSLER BUILDING, THE METLIFE BUILDING, CIPRIANI, AND THE JP MORGAN CHASE BUILDING THAT IS CURRENTLY BEING DEVELOPED.

346 MADISON AVENUE

Midtown East, New York
NW corner of 44th Street

BUILDING OVERVIEW

346 Madison Avenue is a 140,280-square-foot building located on the corner of Madison Avenue and 44th Street.

Major renovations of office floors are to be completed upon tenant specification. This building offers a remarkably convenient location, availability of full floor identity, and name rights on the building per tenant request.

BUILDING FEATURES

- New building lobby in the process of being renovated
- Ownership will provide capital for premium build-outs
- Two minutes from Grand Central and one block from Bryant Park
- Flagship naming rights available

SUBWAY LINES

4

5

6

S

7

B

D

F

M

N

Q

R

W



FORMERLY THE BROOKS BROTHERS BUILDING



RETAIL

FIFTH FLOOR

14,929 SF

- HVAC IN PLACE
- 11'-14' CEILING HEIGHTS

- OWNERSHIP WILL BUILD
- STORAGE ROOM

- THREE (3) MAIN ELEVATORS
- TWO (2) FREIGHT ELEVATORS



FLOORPLAN

5TH FLOOR
14,929 SF

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DISCOVERING THE NEIGHBORHOOD

Fitness, Wellness, & Entertainment



NY Public Library



Cipriani



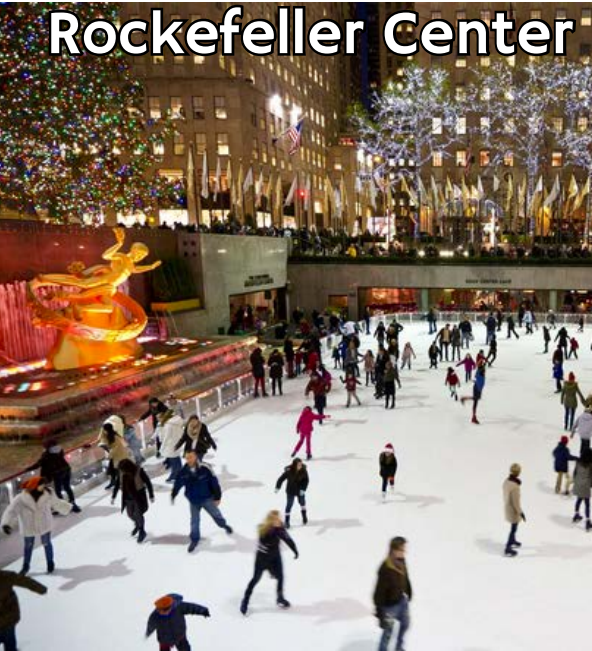
Equinox



Radio City Music Hall



The Escape Game



Rockefeller Center



Summit One Vanderbilt



Bryant Park

DISCOVERING THE NEIGHBORHOOD

Bars, Restaurants, and Hotels



The Campbell



Bergamo's



Heritage Grand Restaurant



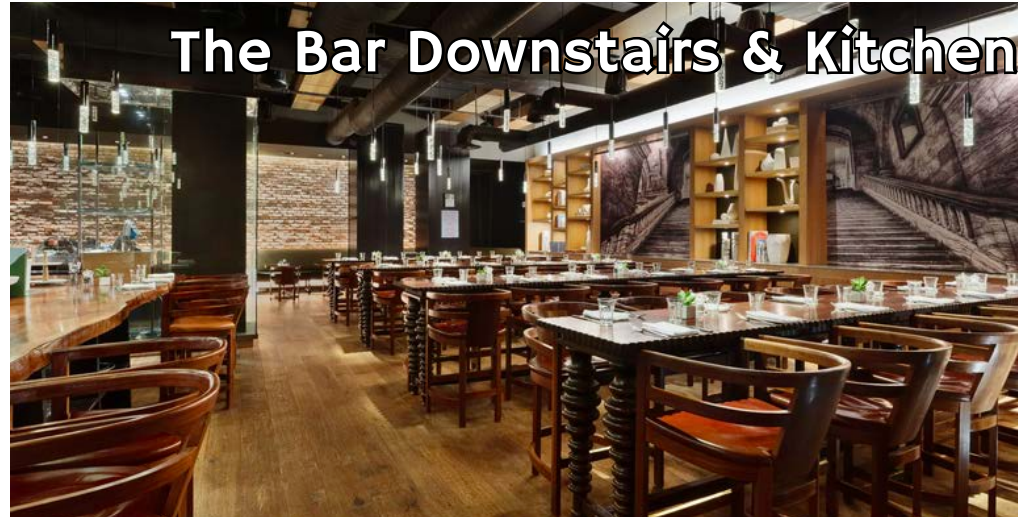
La Pecora Bianca



T-Squared Social



Refinery Rooftop Bar



The Bar Downstairs & Kitchen



UrbanSpace

RESTAURANTS

- 1 MORTON'S STEAKHOUSE
- 2 BOBBY VAN'S 230PARK
- 3 LEA WINE BAR
- 4 BERGAMO'S
- 5 T-SQUARED SOCIAL
- 6 CIPRIANI DOLCI
- 7 THE CAMPBELL
- 8 BENJAMIN STEAKHOUSE
- 9 ALBERT'S BAR
- 10 ZUMA NEW YORK

HOTELS

- 1 INTERCONTINENTAL
- 2 THE YALE CLUB
- 3 ANDAZ 5TH AVENUE
- 4 HYATT GRAND CENTRAL
- 5 THE WESTIN NEW YORK

TRANSPORTATION

- 1 5 AV/53 ST
- 2 47-50 STS-ROCKEFELLER CTR
- 3 51 ST
- 4 BRYANT PARK
- 5 GRAND CENTRAL STATION

ENTERTAINMENT

- 1 THE LEGO STORE
- 2 SSWING GOLF
- 3 METLIFE BUILDING
- 4 NEW YORK PUBLIC LIBRARY
- 5 THE ESCAPE GAME NYC
- 6 FIVE IRON GOLF
- 7 AKC MUSEUM OF THE DOG
- 8 THE MORGAN LIBRARY & MUSEUM

MAP OVERVIEW

SURROUNDING (10-MINUTE WALK) MAP

QUICK CASUALS

- 1 DUNKIN'
- 2 MAMA JO'S BREAKFAST CART
- 3 URBANSPEACE VANDERBILT
- 4 SHAKE SHACK
- 5 LI-LAC CHOCOLATES
- 6 JUICE GENERATION
- 7 MOMOSAN RAMEN & SAKE
- 8 STICKY'S

COFFEE

- 1 CAFE 346
- 2 LE PAIN QUOTIDIEN
- 3 THE CLOCK COFFEE SHOP
- 4 THE COMFORT DINER
- 5 AMY'S BREAD CAFÉ NYPL
- 6 BLUE BOTTLE COFFEE
- 7 REMI43 FLOWER & COFFEE

FITNESS

- 1 10TH PLANET BRAZILIAN JIU JITSU
- 2 VANDERBILT TENNIS CLUB
- 3 EQUINOX EAST 44TH STREET
- 4 NEW YORK SPORTS CLUBS
- 5 VANDERBILT YMCA
- 6 BLINK FITNESS MURRAY HILL

