

A Trophy Property
in a Prized Location



The Property



437 MADISON AVENUE

Lobby Designed for Style and Performance

Featuring state-of-the-art building systems and technology, 437 Madison Avenue is uniquely desirable among Manhattan's finest office destinations.

A \$60-million capital improvements program has transformed this elegant tower overlooking the iconic St. Patrick's Cathedral into a contemporary commercial office building for the most discerning Tenants. 437 Madison Avenue continues to provide inspiring workplaces for blue-chip companies and emerging brands.



11-21

2-10



Introducing Oasis: Sage's New Amenity Program



Work and play.
Board meeting to happy hour.
Oasis defines your ideal
work-life balance.

From coffee meetings in the Cafe Bar, to client meetings in the Board Room, to a martini in the Lounge— Oasis hosts the dynamic and curated spaces needed for productivity and wellness through every touchpoint.



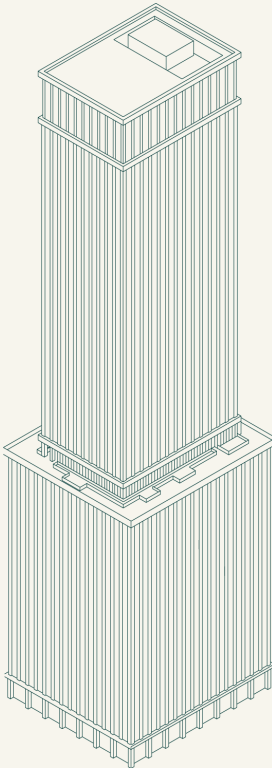
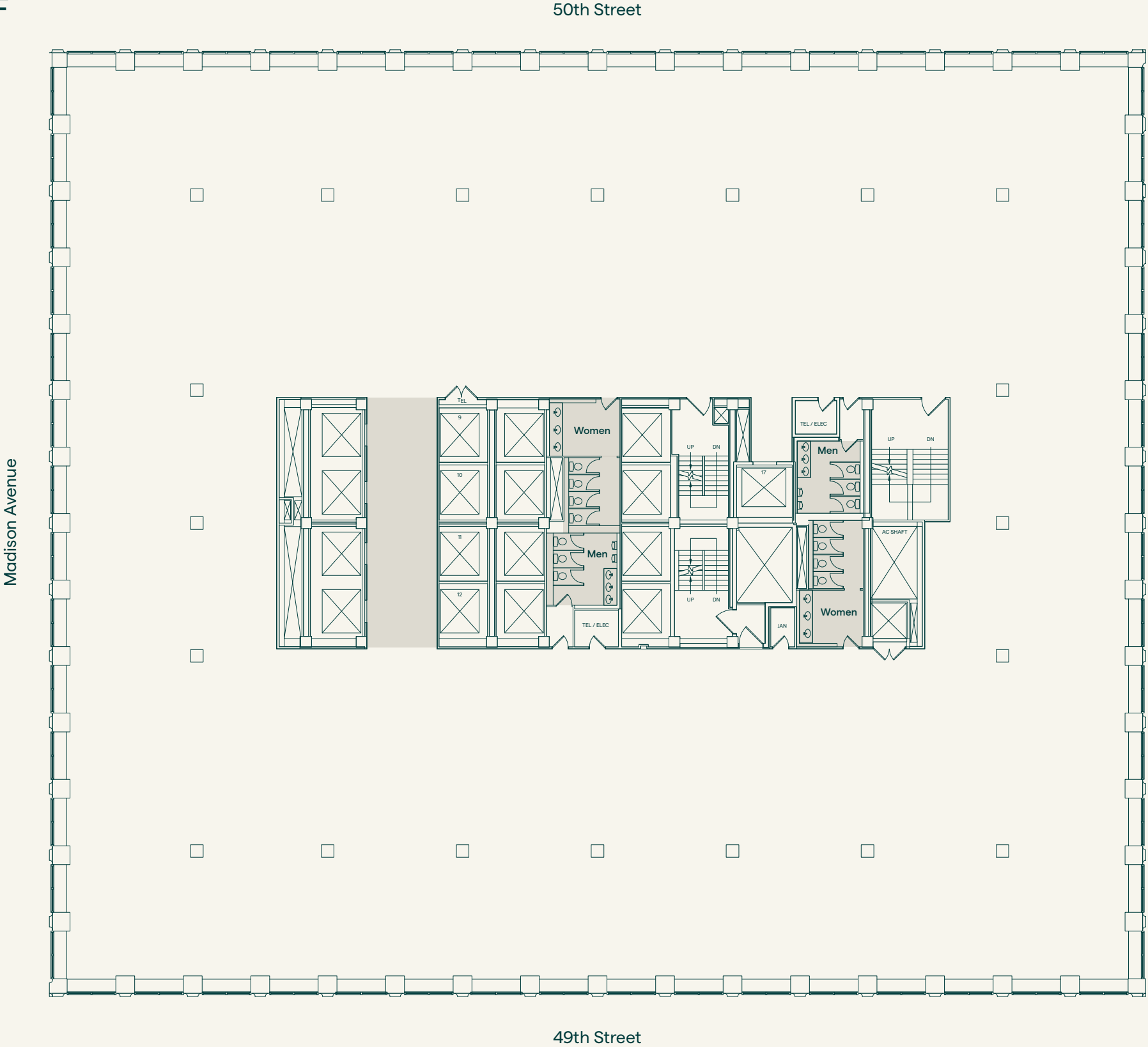


Designed by Fogarty Finger, Oasis at 437 Madison Avenue includes includes a Cafe Bar, Lounge, Winter Garden, Library, Forum (including a Town Hall, Training Center, Boardroom, and Salon Meeting Room), Terrace Garden, Breakout Studios, and a Meditation Studio.



437 Madison Avenue

Typical Full Floor | 31,800 RSF - 32,863 RSF
Core & Shell



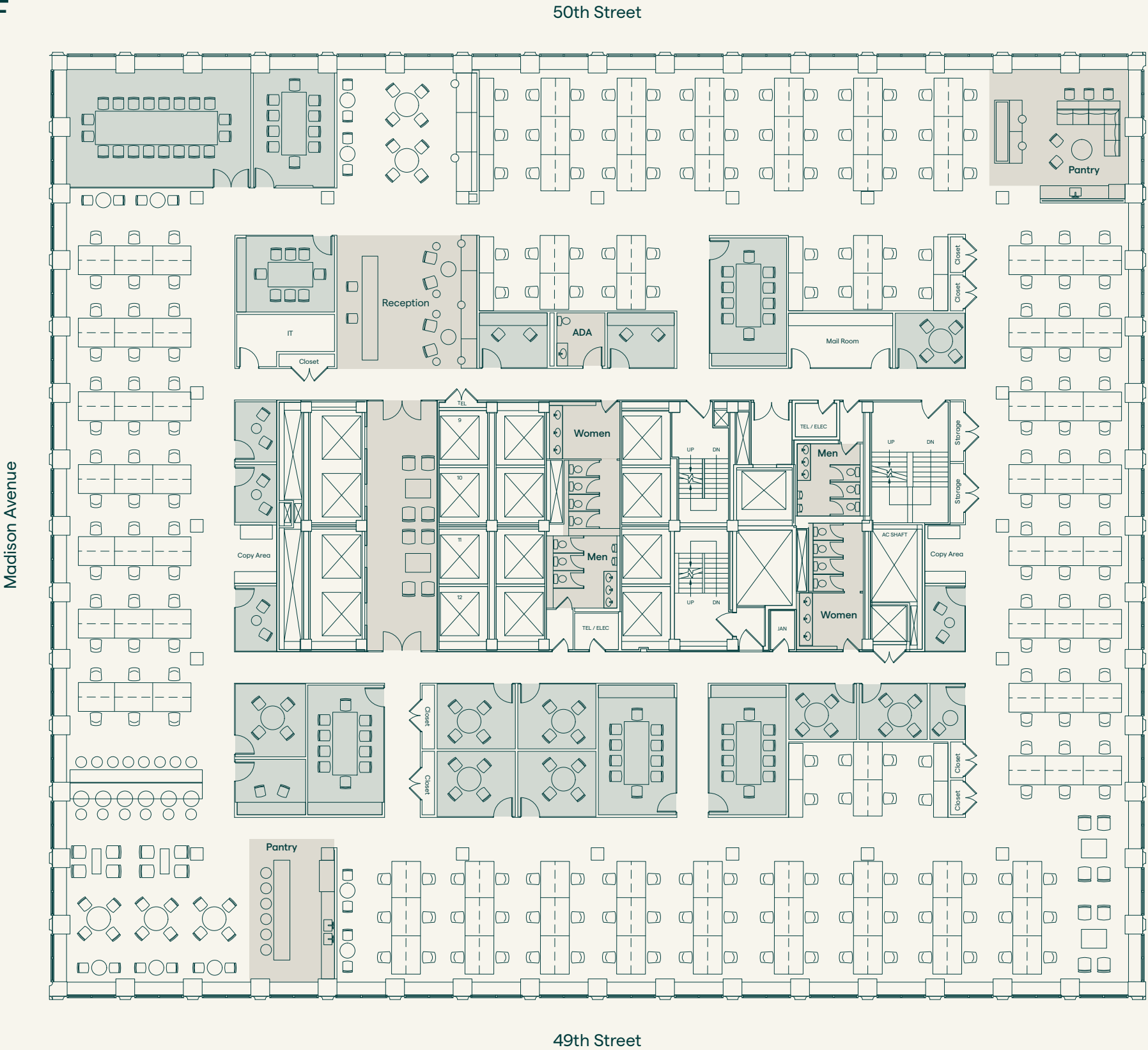
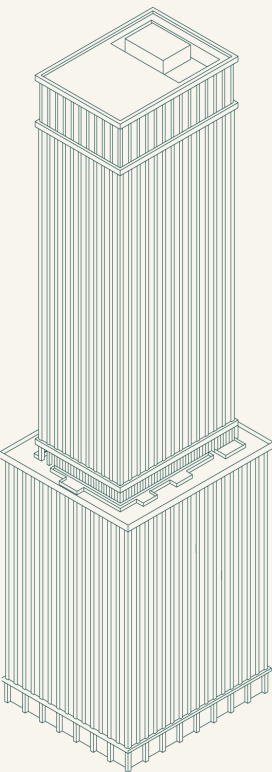
437 Madison Avenue

Typical Full Floor | 31,800 RSF - 32,863 RSF

Open Layout



Total Headcount	211
<div>■ Collaborative Spaces</div>	
Conference Rooms	7
Meeting Rooms	8
Phone Rooms	8
<div>□ Open Spaces</div>	
Workstations	209
<div>■ Communal Spaces</div>	
Pantry	2
Reception	2

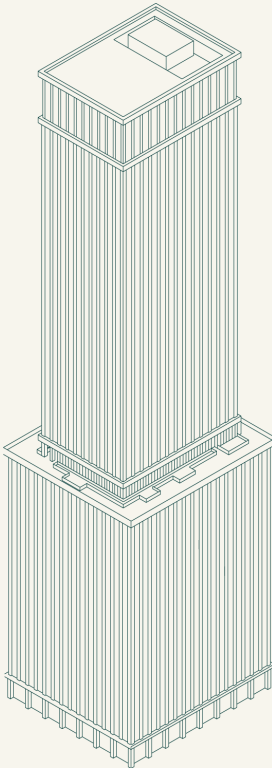


437 Madison Avenue

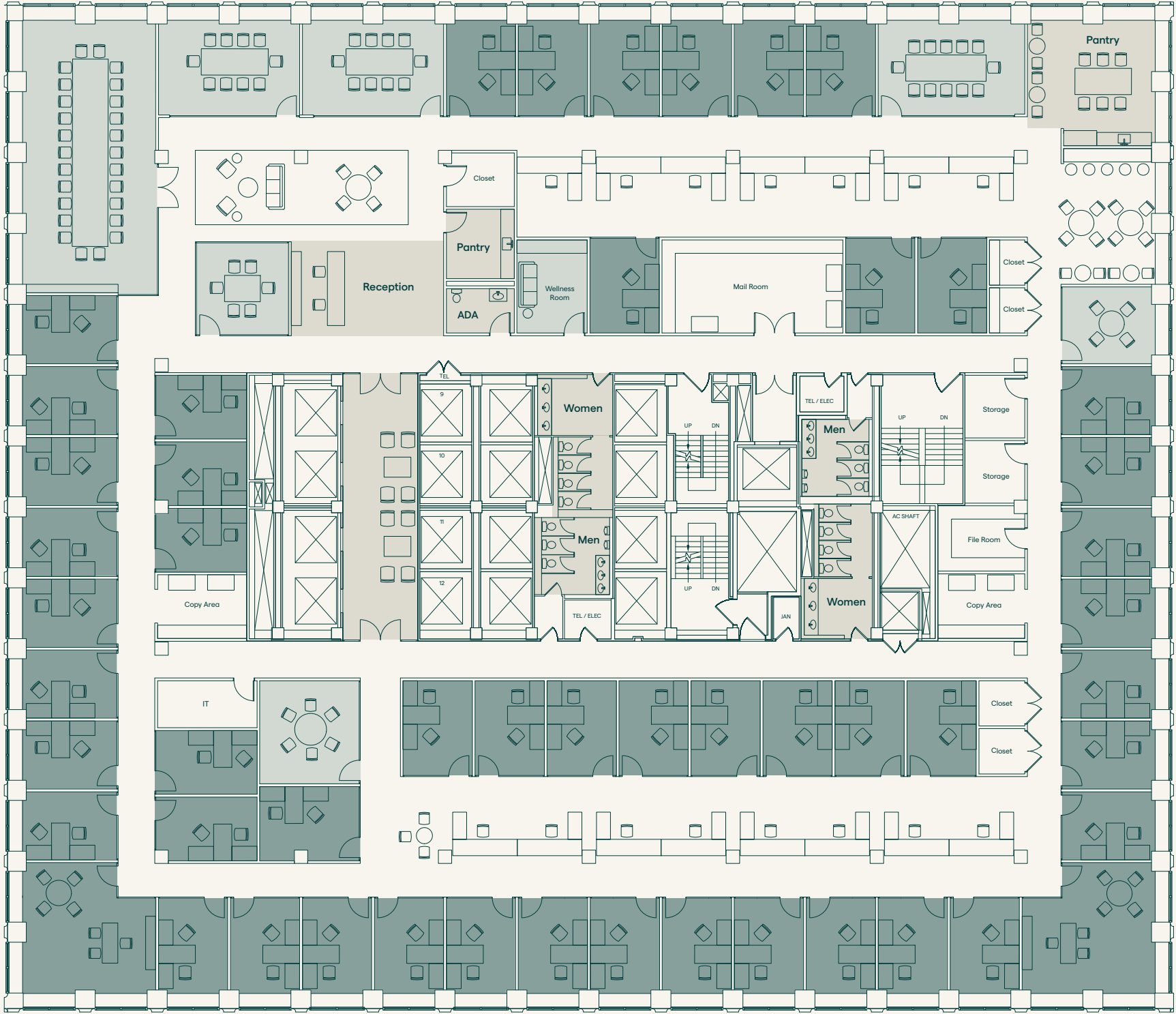
Typical Full Floor | 31,800 RSF - 32,863 RSF

Office Intensive Layout

Total Headcount	69
■ Private Spaces	
Offices	52
■ Collaborative Spaces	
Conference Rooms	4
Meeting Rooms	3
Wellness Room	1
□ Open Spaces	
Workstations	15
■ Communal Spaces	
Pantry	2
Reception	2



Madison Avenue



50th Street

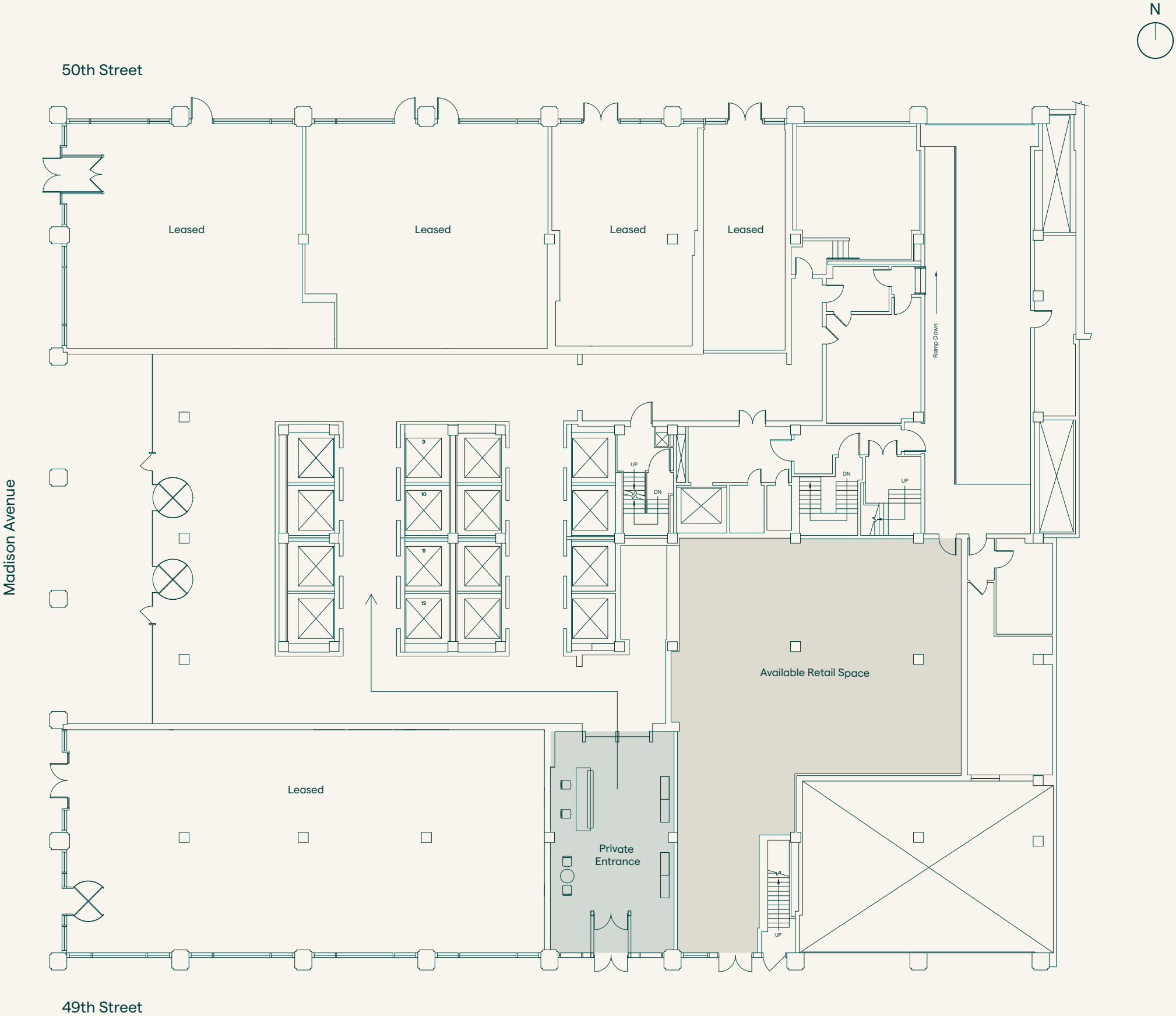
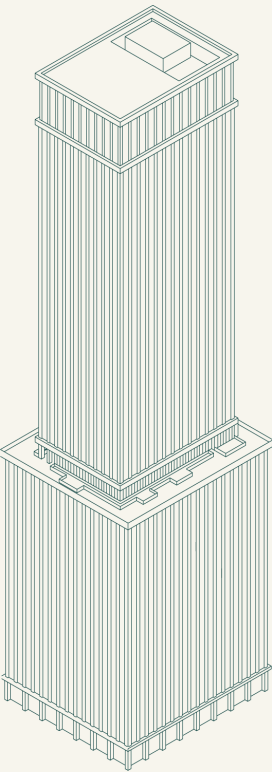
49th Street



437 Madison Avenue

Ground Floor

Large Block Private Entrance















TERRACE GARDEN





Sage Passport



WINTER GARDEN – 437 MADISON AVENUE

As a Tenant of a Sage property, your employees become a Sage Member. Sage Members are granted access to Oasis amenities offered throughout all Sage properties. Oasis hosts the dynamic and curated spaces needed for productivity and wellness through every touchpoint.

Start your morning meeting at 2 Gansevoort Street. Host a conference meeting in the Board Room at 767 Third Avenue's Oasis, and plan an investor dinner in the Winter Garden at 437 Madison Avenue's Oasis. Oasis provides flexibility in your day-to-day, and allows your employees to work as efficiently as possible.



BOARD ROOM – 767 THIRD AVENUE



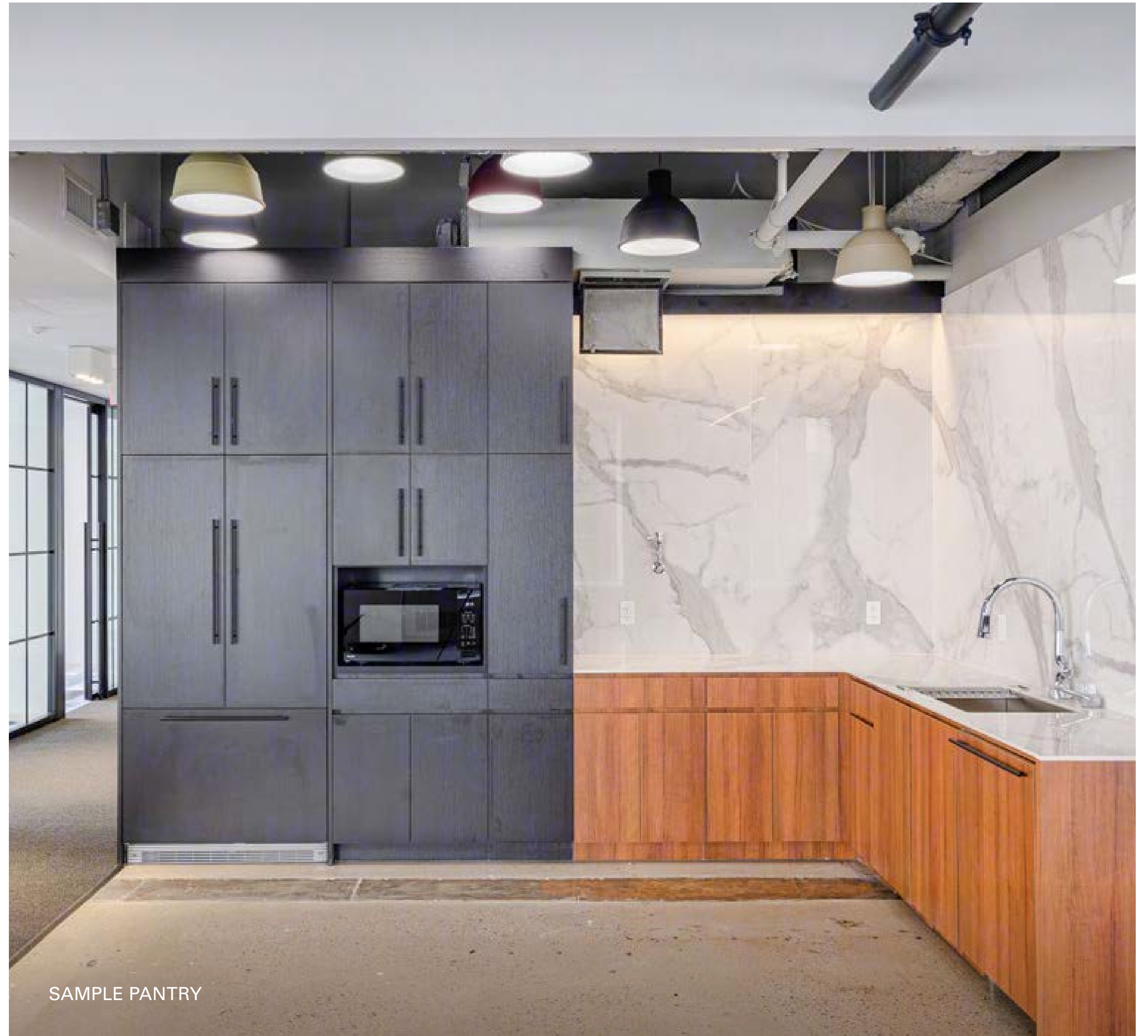
LOUNGE – 2 GANSEVOORT STREET

Office Interiors Palette



Expertly Built with Elevated Design

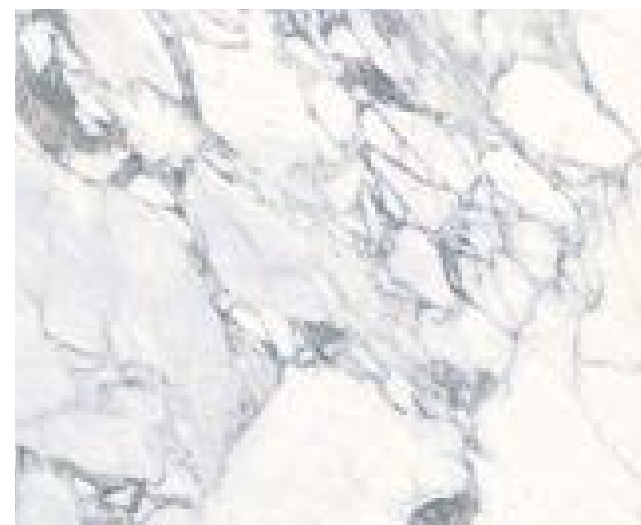
We build thoughtful office interiors, informed by workplace strategy, and design spaces to enhance your productivity and inspiration.



SAMPLE PANTRY

Balanced

Sage’s Balanced design aesthetic is inspired by 437 Madison Avenue’s traditional and abstract design. The marble-inspired countertops and full slab backsplash, paired with teak wood black cabinetry, silicone mold bell chandeliers in different colors, and chrome fixtures, create the ultimate balance for productivity and serenity. Additionally, the private offices’ storefront glass makes use of a divided light pattern, which allows each space to feel more continuous.



ARABESCATO TILE
BACKSPLASH



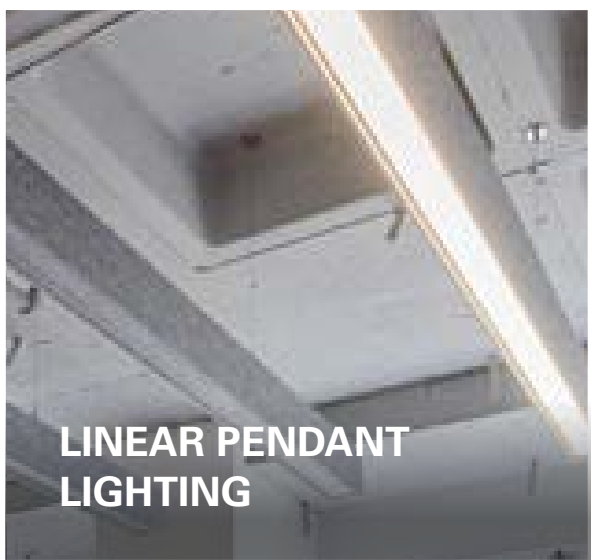
NATURAL TEAK
CABINETRY



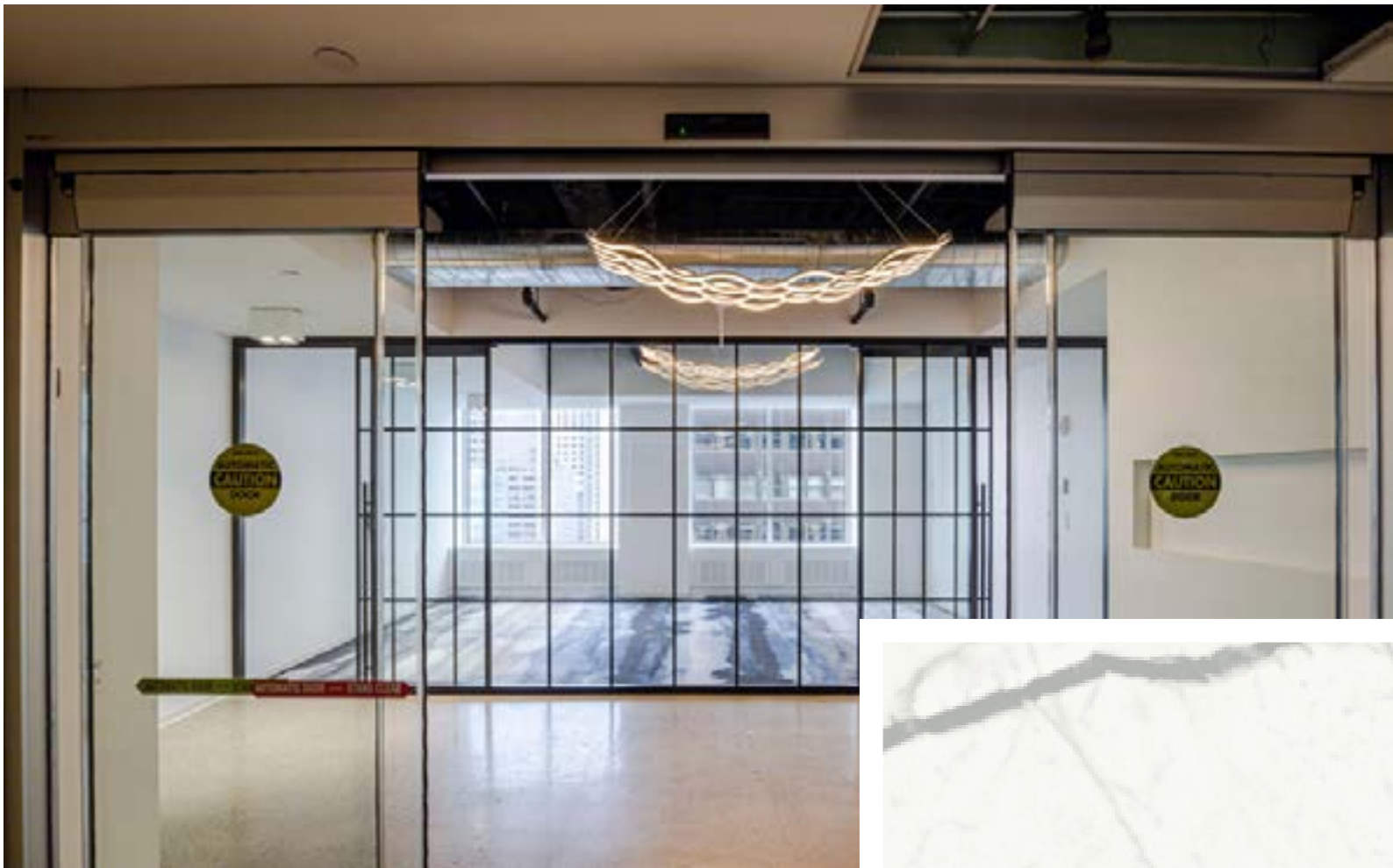
CALACATTA GOLD TILE
COUNTERTOPS



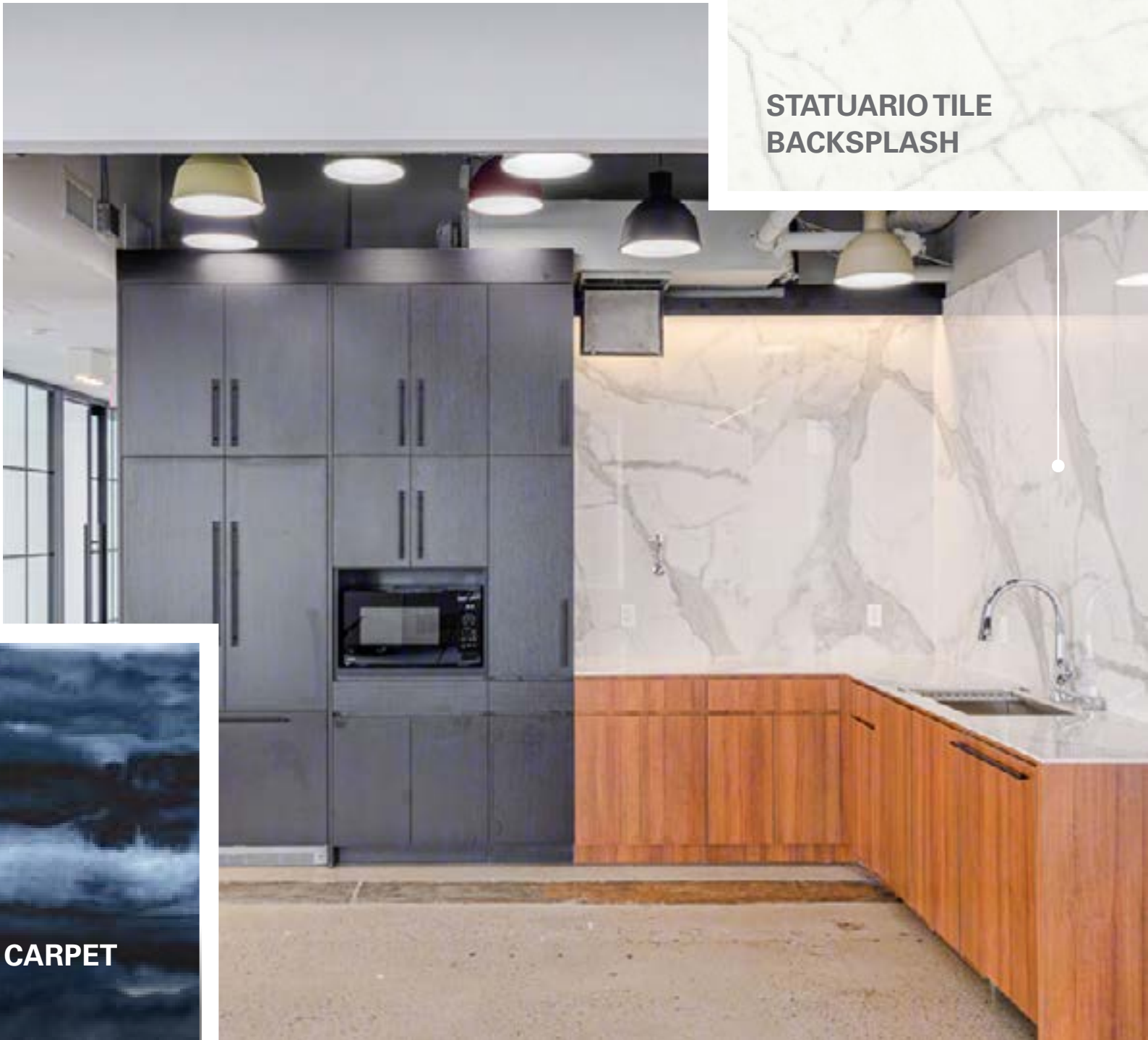
BLACK MATTE TILE
BACKSPLASH



LINEAR PENDANT
LIGHTING



STATUARIO TILE
BACKSPLASH

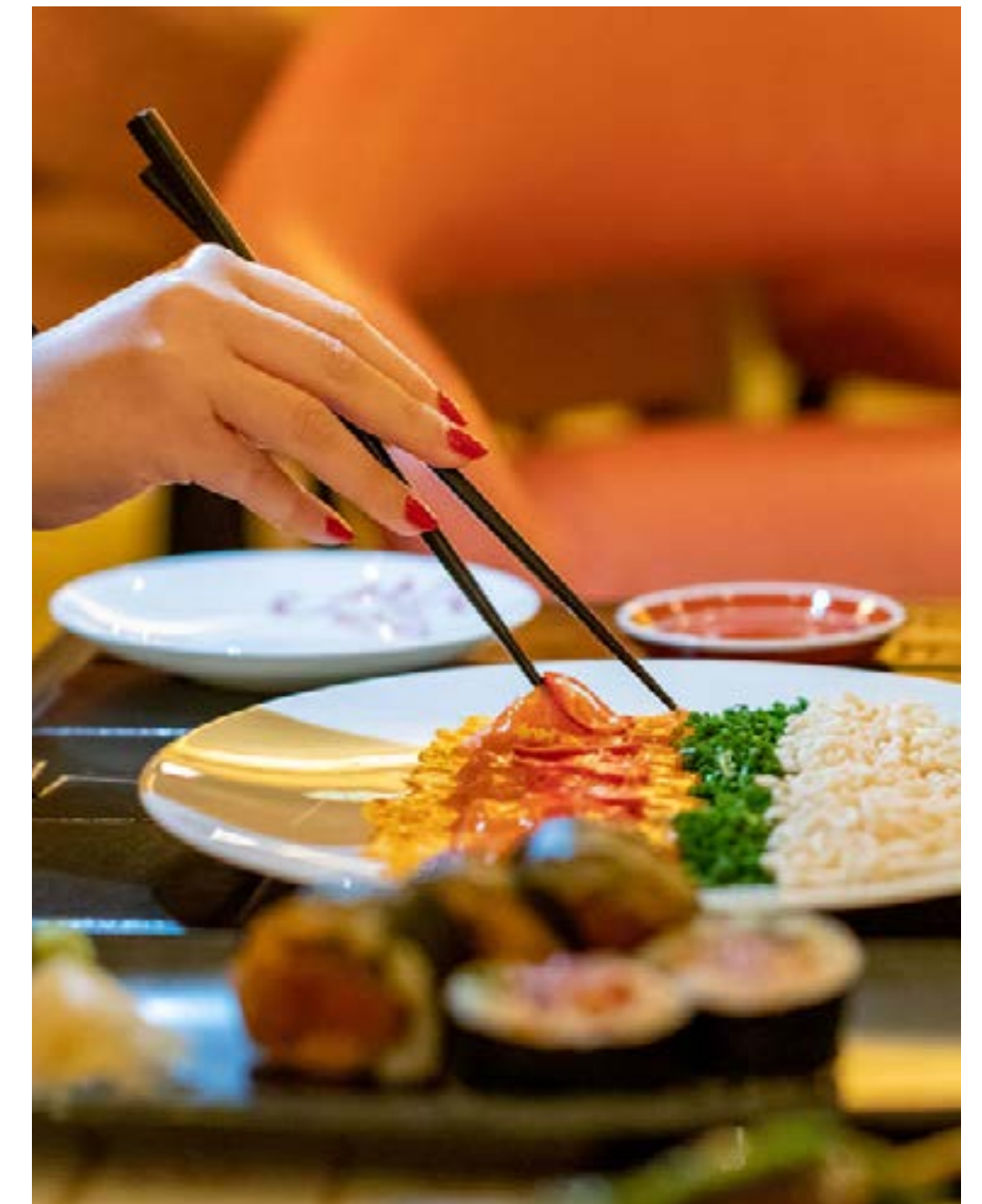
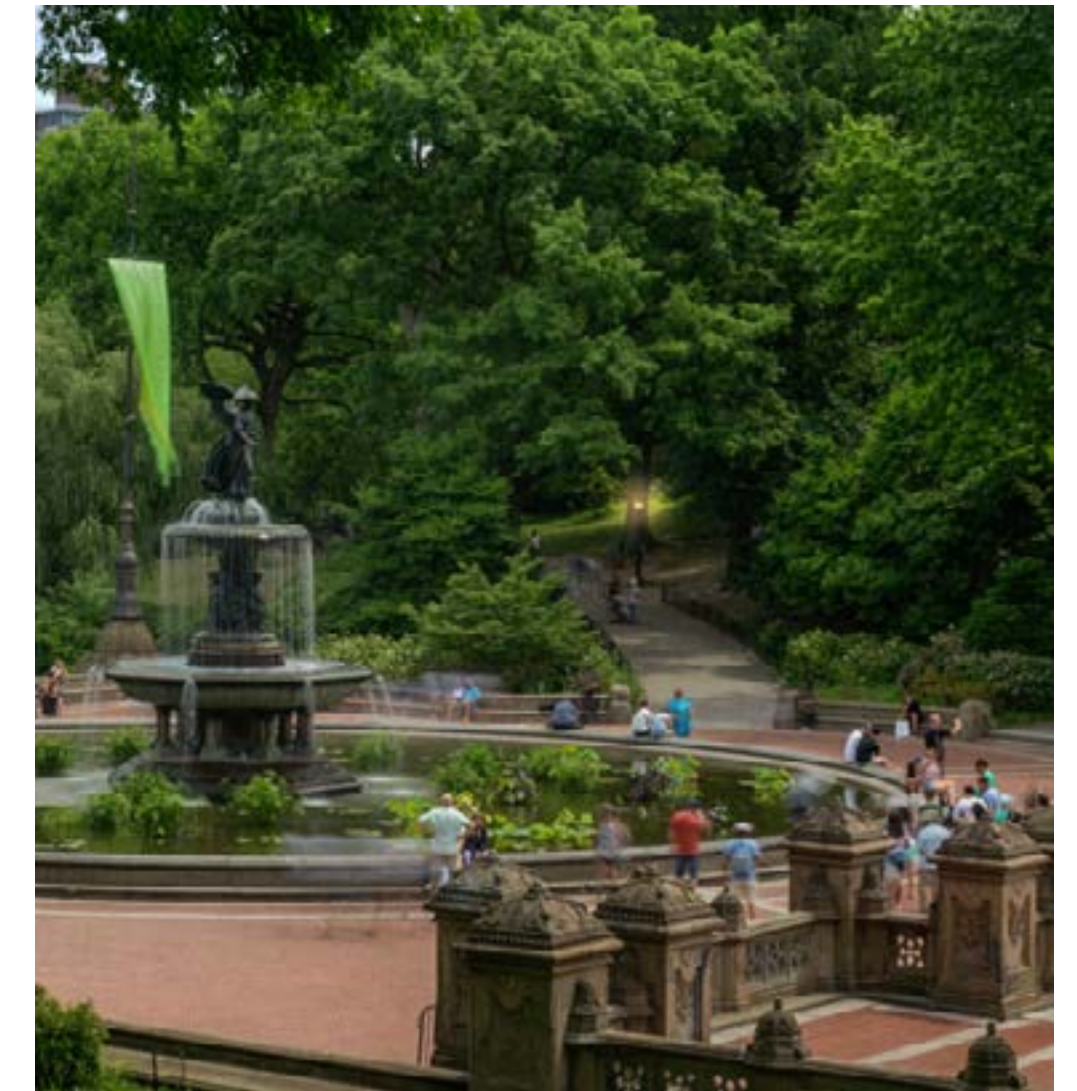
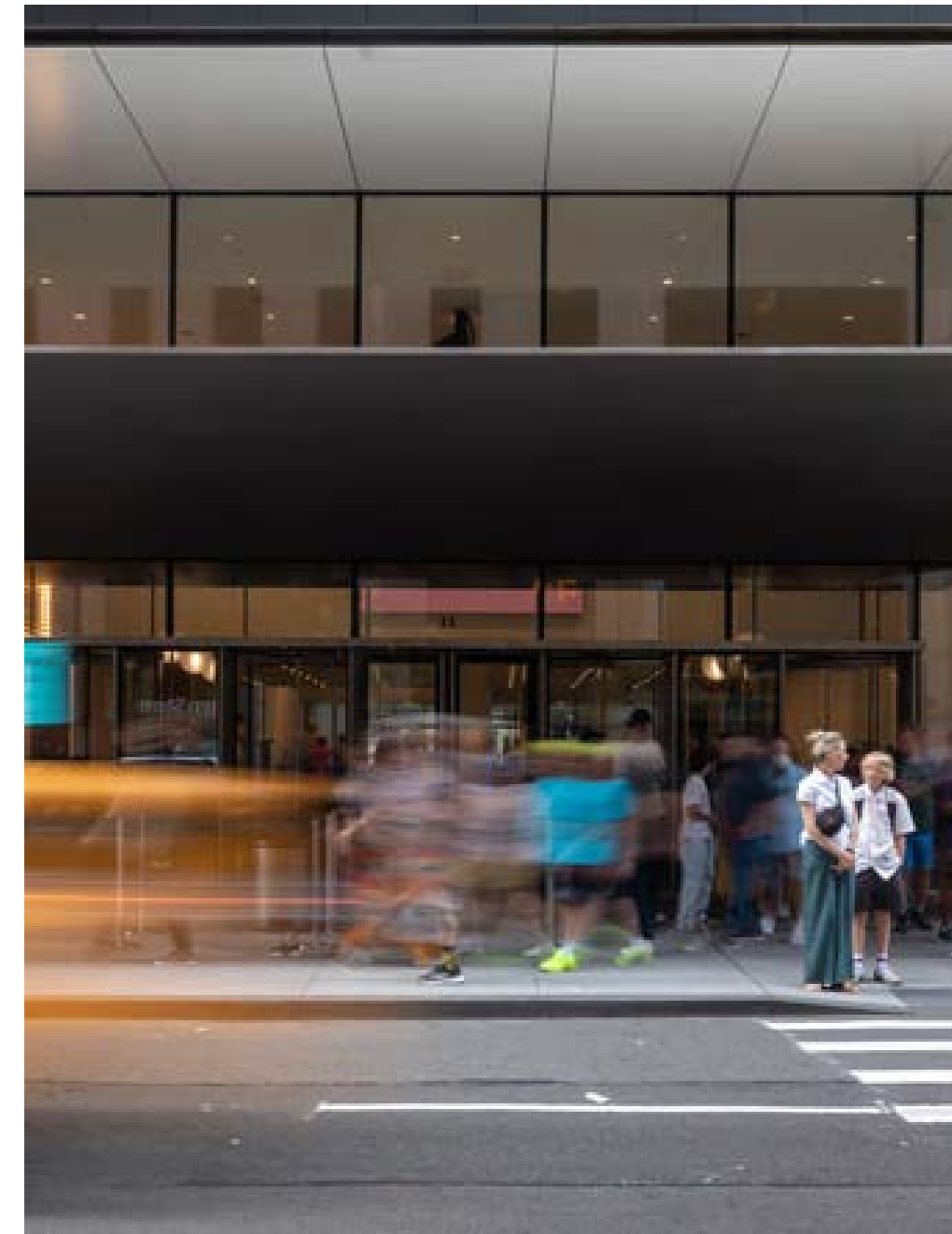


AQUA WASH CARPET
FLOORING

Prime Manhattan: Plaza District



THE NEIGHBORHOOD



Located where Grand Central District meets the Plaza District, 437 Madison Avenue is easily accessible to and from all of New York City, Long Island, and the greater tri-state area via road and rail. The blocks immediately surrounding the property offer options for dining and entertaining clients in abundance. There's also a large amount of upscale, luxury hotels in the area to accommodate business guests overnight.