

SUBLEASE  
AT 437  
MADISON  
AVE





## **Partial 32<sup>ND</sup> Fl**

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Unit 3203  
**3,807 RSF**

Unit 3202  
**5,903 RSF**

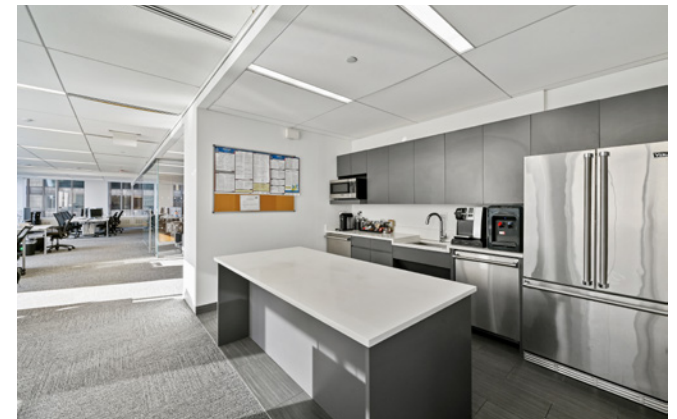
**TOTAL**  
**9,710 RSF**

Term through  
9/3/2025 or 12/30/2028  
Possession — Immediate

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Two **separately demised** suites on the **32nd floor**.

Both spaces are in **immaculate condition** with **great light** and **views**.





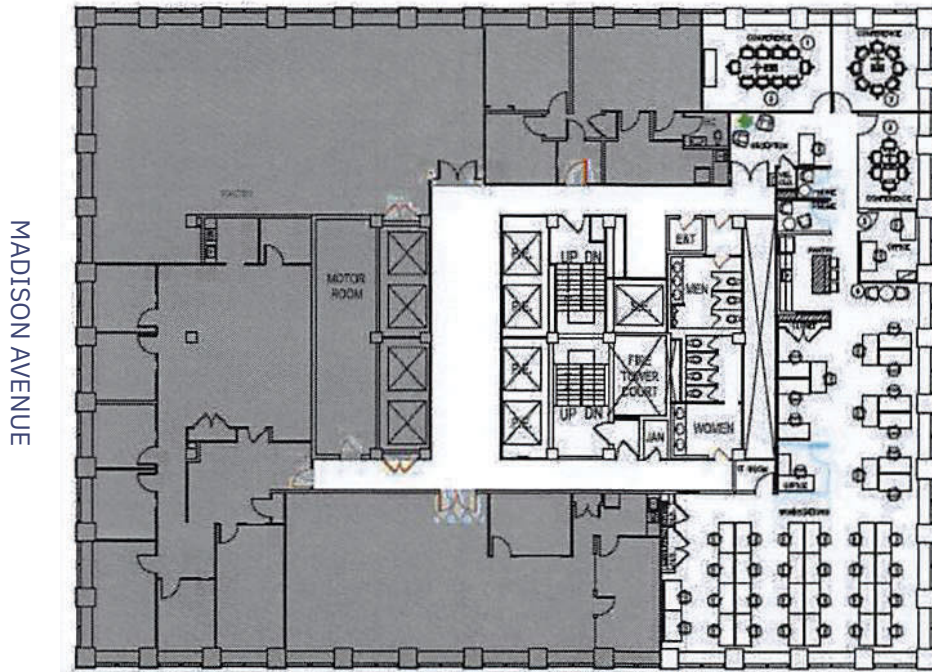
HVAC is: 8:00 a.m. - 8:00 p.m., Monday through Friday Enhanced with MERV-14 filters



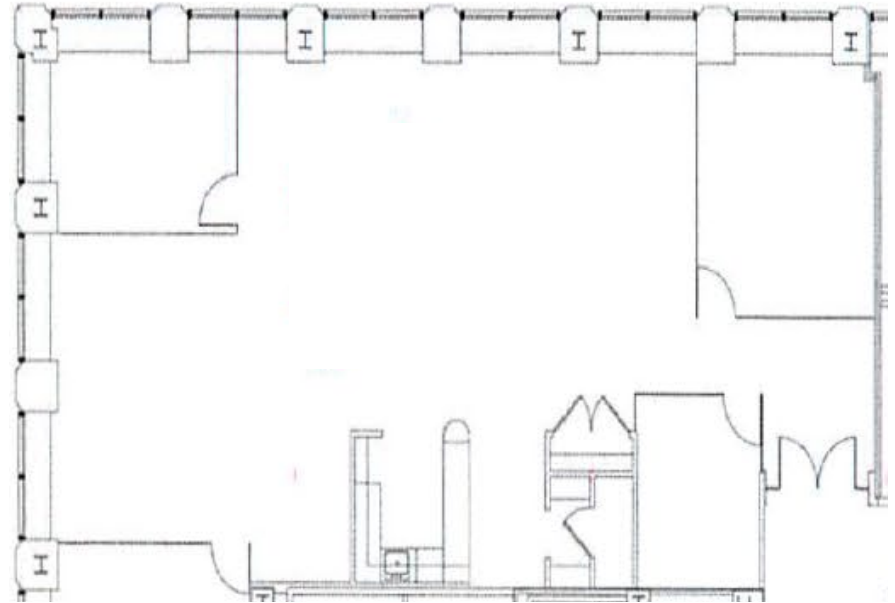


# 437 MADISON AVE

## Unit 3202 - 5,903 RSF



## Unit 3203 - 3,807 RSF



## Partial 32<sup>ND</sup> Fl 9,710 RSF

**Unit 3202** is built with 2 offices, 3 conference rooms, 2 phone rooms & open area with up to 40 seats.

**Unit 3203** is built with 1 office, 2 conference rooms and open area.



# 437 MADISON AVE

The Building features an **amenity center** on the 14th floor with **conference rooms**, **café bar / lounge**, **phone rooms**, **mindfulness room** and **outdoor space**.

