

102 MADISON AVE

BRAND NEW PREBUILT
OFFICE FLOORS FOR LEASE

ENTIRE 11TH FLOOR
11,012 RSF

ENTIRE 4TH FLOOR
11,012 RSF





102 MADISON AVENUE | AVAILABILITY OVERVIEW

PREMISES: Entire 4th & 11th Floors: 11,012 RSF each

POSSESSION: Entire 4th floor: October 1, 2026
Entire 11th floor: Immediate

TERM: Negotiable

ASKING RENT: Upon Request

SPACE HIGHLIGHTS

ENTIRE 4TH FLOOR

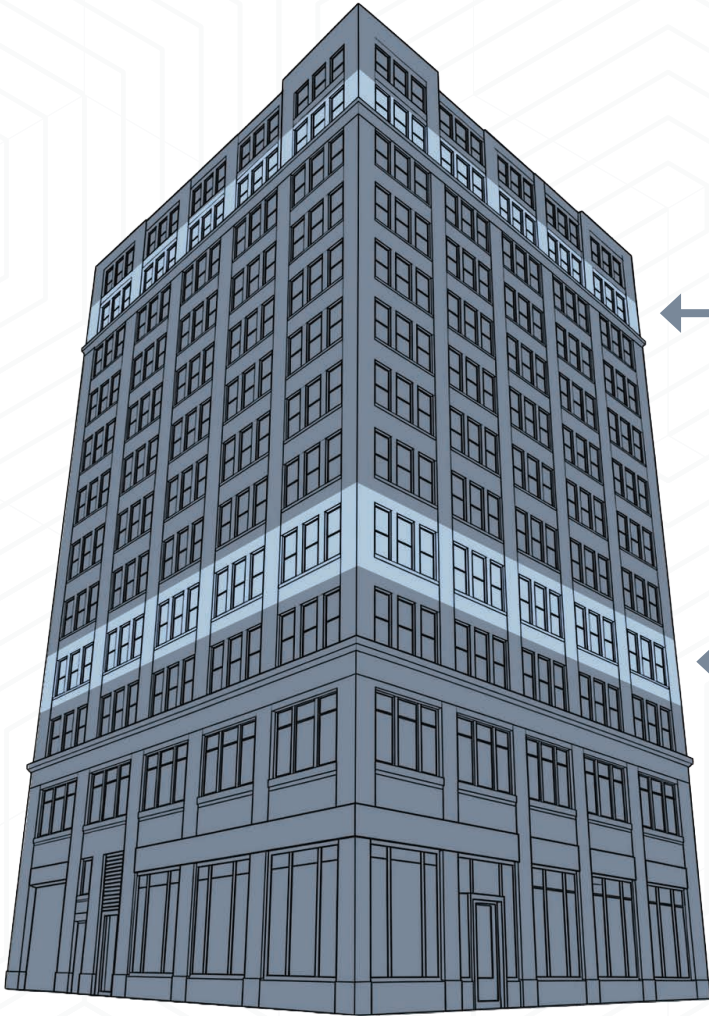
- » Brand new prebuilt underway with polished concrete floors, exposed ceilings, brand new restrooms, and high-end pantry
- » Three offices, two medium conference rooms, one large conference room, open area for 55+ workstations, pantry, reception, and wellness room
- » Full floor with corner exposure to the South and East
- » Brand new, dedicated AC systems for 24/7 tenant control
- » Brand new windows installed throughout the floor
- » Lobby, elevators, and exterior building awing/entrance have been recently improved
- » Estimated October 1, 2026 completion

ENTIRE 11TH FLOOR

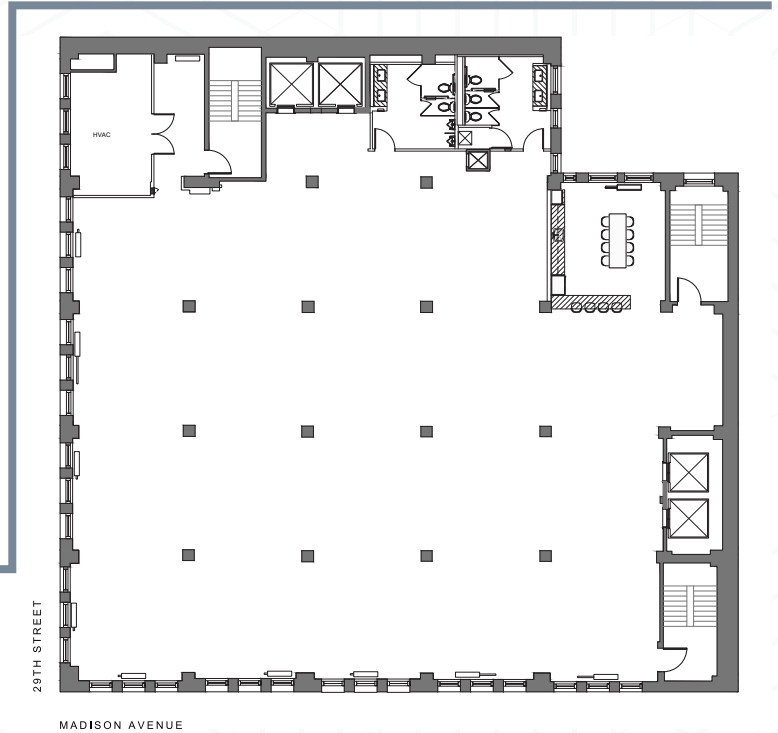
- » Whitebox work underway, ready for new installation
- » Landlord will provide a turnkey buildout for term
- » Brand new restrooms, lighting, and high-end pantry being installed on spec
- » Full floor with corner exposure to the South and East
- » Brand new, dedicated AC systems for 24/7 tenant control
- » Lobby, elevators, and exterior building awing/entrance have been recently improved

PROPERTY OVERVIEW

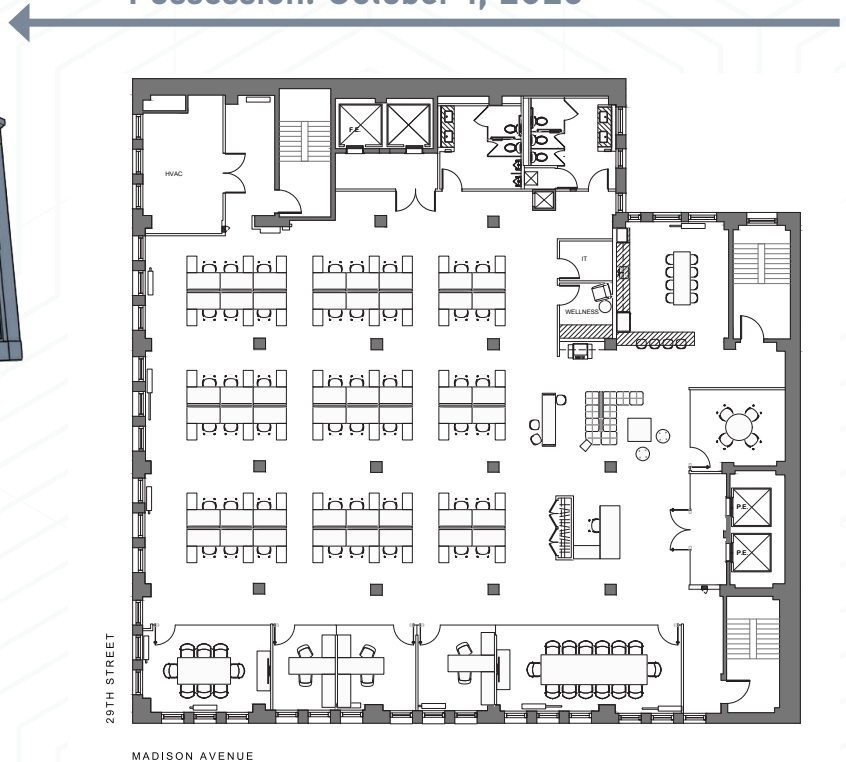
102 MADISON AVE



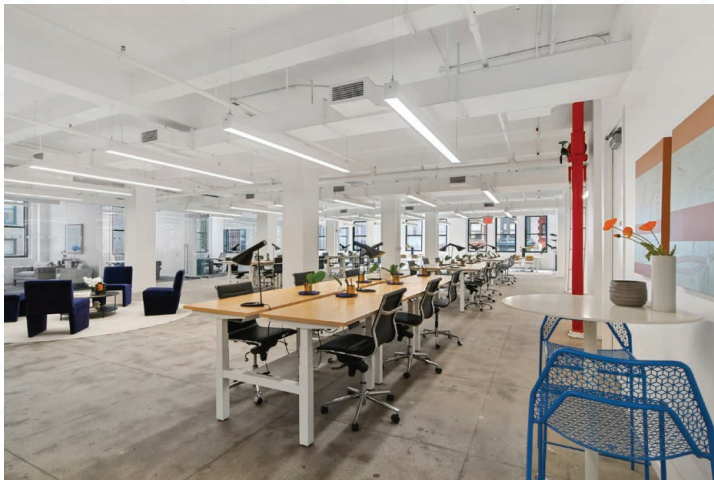
ENTIRE 11TH FLOOR
Premises: 11,012 RSF
Possession: Immediate



ENTIRE 4TH FLOOR
Premises: 11,012 RSF
Possession: October 1, 2026



BUILDING STANDARD FINISHES



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