



520  
MADISON  
AVENUE

Plug & Play Sublease

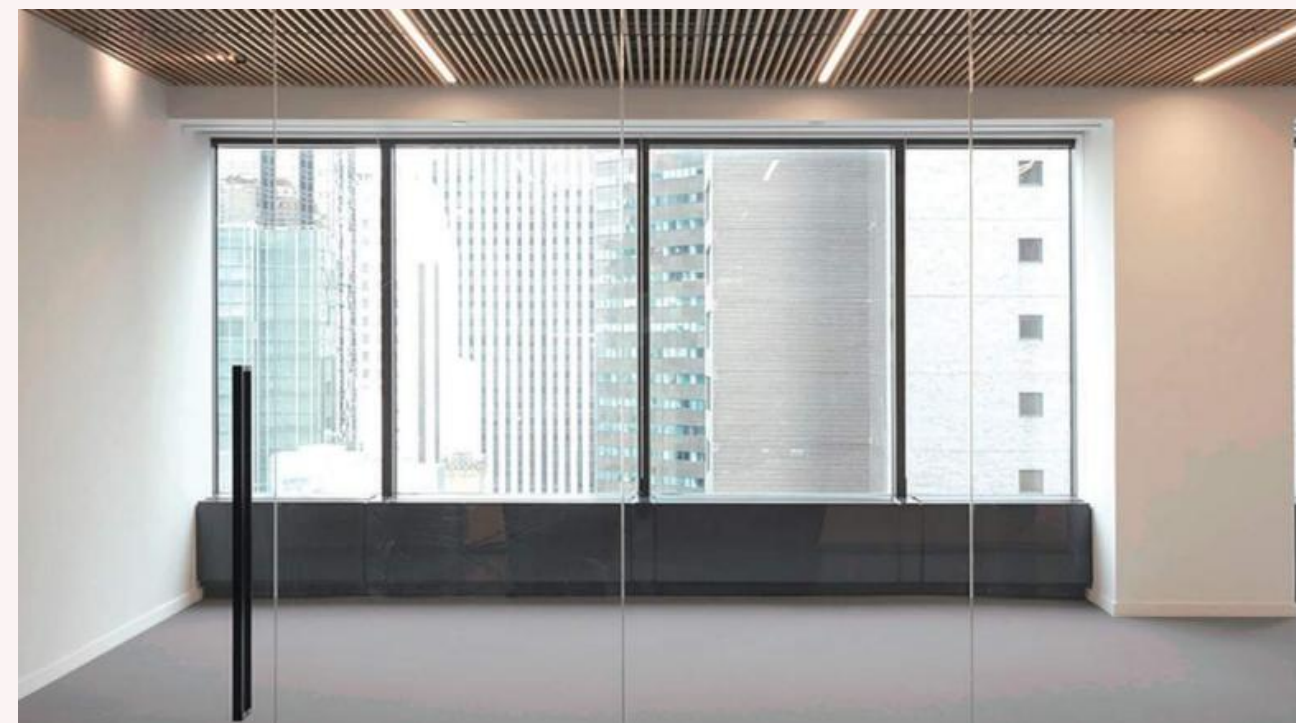
11,133 RSF



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## Renderings & Visuals

- Premises: Partial 26<sup>th</sup> Floor - 11,133 RSF
- Delivery Date: January 1, 2027
- Term: 5 years
- Asking Rent: Upon Request
- Condition:
- Space to be delivered fully furnished
  - Column free layout
  - Three sides of light & sweeping city views
  - Brand new Fogarty Finger designed installation
  - Double door entrance off of the elevator
  - Brand new corridor & restrooms
  - Creditworthy Sublandlord



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## As-Built Floorplan

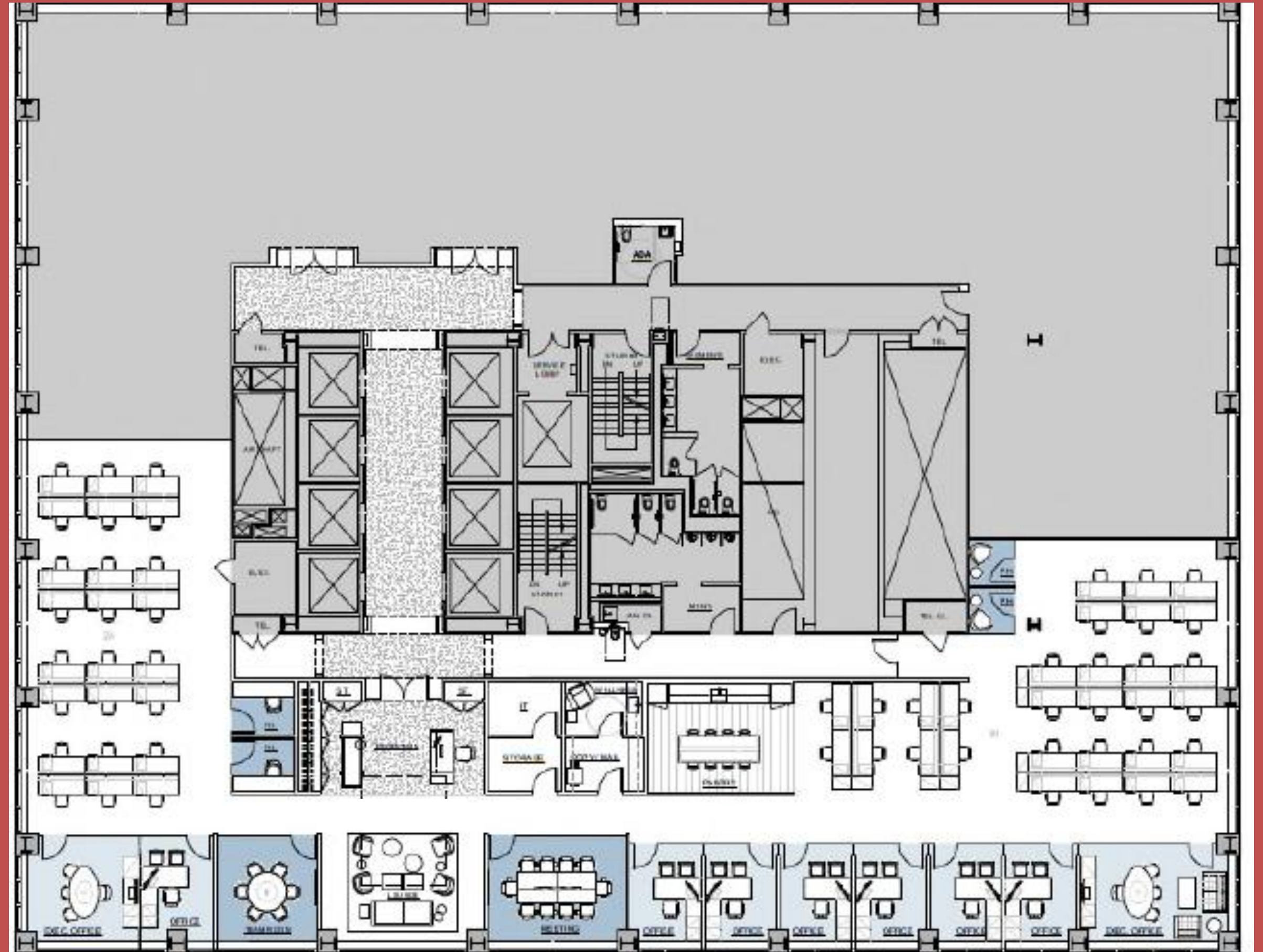
Partial 26<sup>th</sup> Floor

11,133 RSF

Meeting Rooms	2
Phone Rooms	4
Exec. Office	2
Private Office	7
Workstations	54

Suite includes reception, pantry, lounge, wellness room, storage & IT closet

- Offices
- Conference Rooms









Madison Avenue

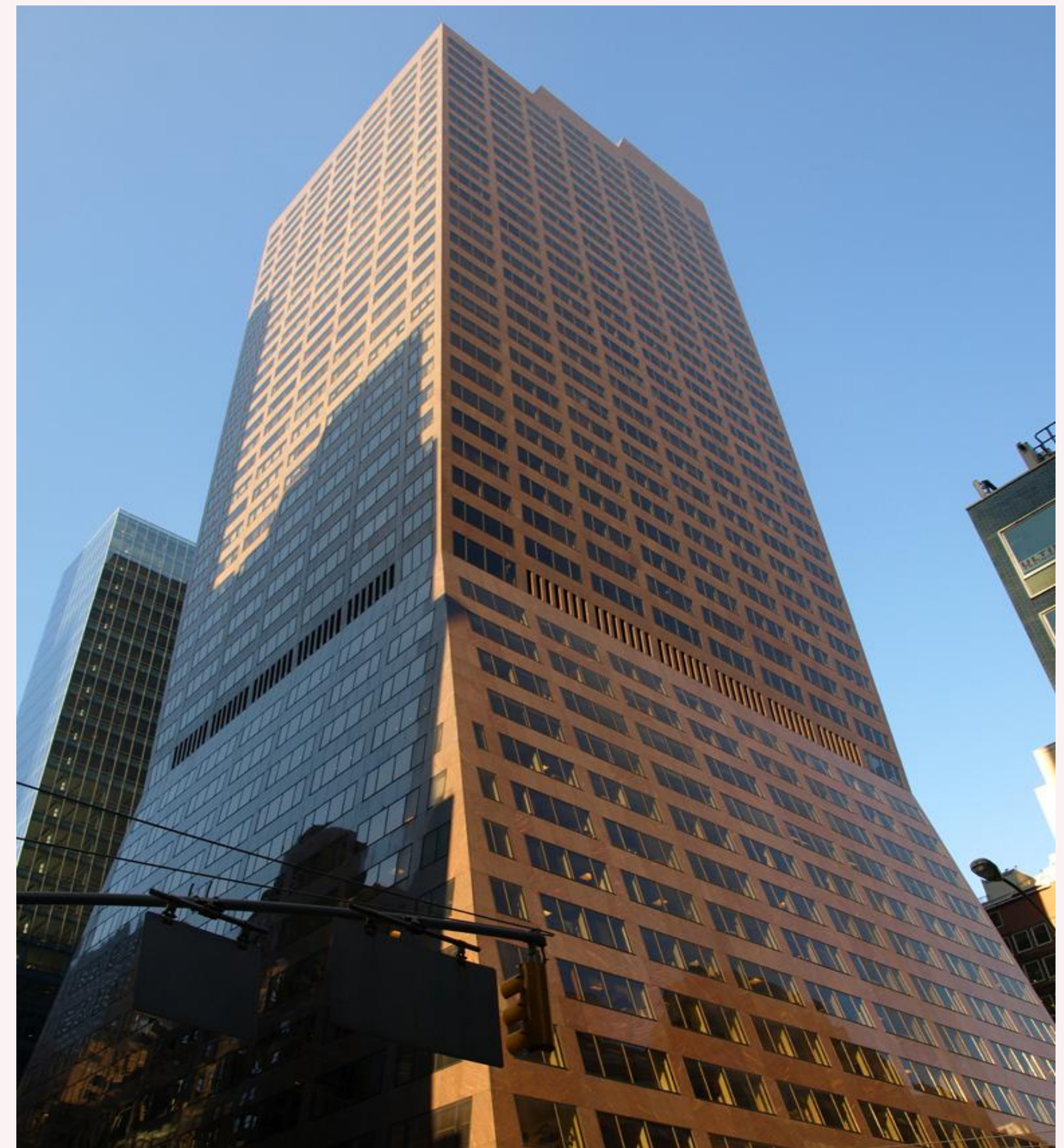
53rd Street

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## Building Overview

520 Madison Avenue delivers sophisticated workspaces and curated retail in the heart of Midtown, placing leading businesses among cultural landmarks and iconic destinations within one of New York's most connected corridors.

-  Located in the heart of the Plaza District
-  Convenience to multiple subway & bus lines
-  Access to on-site paddle tennis court, luxury retailers, & activated outdoor plaza
-  Tishman Speyer reinvigorated lobby & lounge space
-  Creditworthy sublandlord
-  Upscale on-site dining such as SANTI, an Italian restaurant by Michelin-Star chef Michael White, as well as San Pietro



SANTI

Velasca

RHONE  
XXX

◀ BARBERINO'S ▶

SEPHORA

EREDI PISANO

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## Property & Neighborhood Features



Entrances on 53<sup>rd</sup> & 54<sup>th</sup> Streets



Private Dining Room at SANTI



Surrounding Areas



Paddle Tennis Court



Neighborhood Views



Main Dining Room at SANTI



Luxury Dining

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## Strategically Located

Located in the core of Midtown, 520 Madison Avenue offers best-in-class regional connectivity with immediate access to multiple subway lines, extensive bus routes, and Citi Bike stations, while also sitting minutes from Grand Central and Rockefeller Center.

