

An aerial view of a city skyline, likely New York City, with a rooftop terrace in the foreground. The terrace features a white railing with decorative circular cutouts and several outdoor seating areas with tables and chairs. The city buildings are densely packed, and the sky is clear with some light clouds.

East 26th

AT MADISON SQUARE PARK

[VIEW AVAILABILITIES](#)

BUILDING FEATURES



- *Full floor opportunities of ~ 31,500 RSF available*
- *Continuous block of ~125,500 RSF available*
- *Full tower floor opportunities ~12,100 RSF available*
- *2nd floor amenity club inclusive of a fitness center, locker rooms, a whiskey hall, and a private lounge overlooking Madison Square Park.*
- *A brand-new rooftop deck inclusive of a conference pavilion for tenants use featuring panoramic views from the Chrysler Building to Flatiron.*
- *Backup power for tenants' mission critical IT functions.*
- *Landlord will deliver space demolished and white-boxed with brand-new bathrooms, HVAC, and a generous work allowance.*



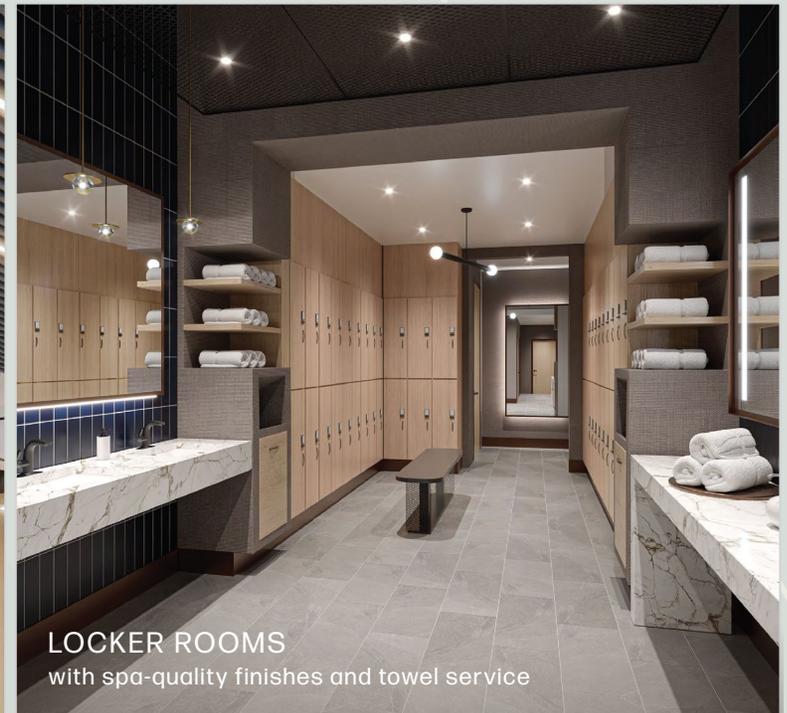


PRIVATE TENANT LOUNGE
with fireplace, bar, and treetop views

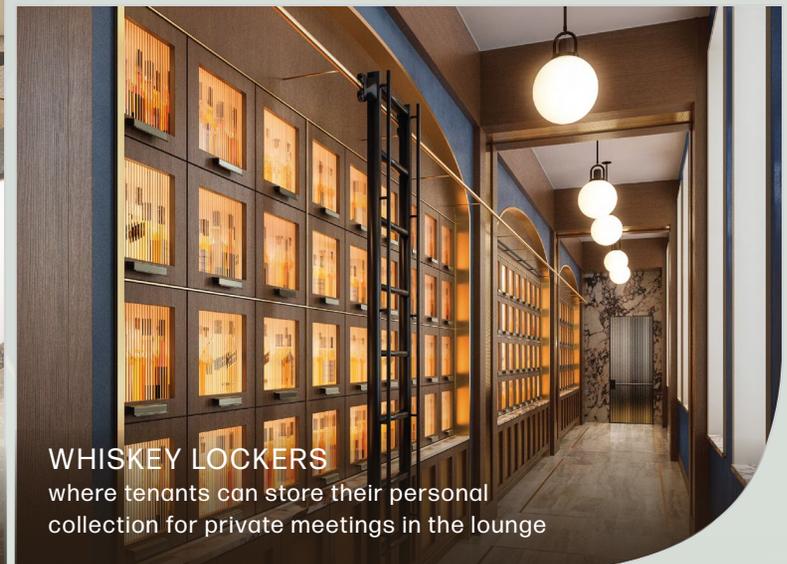
BUILDING FEATURES



FITNESS CENTER
whether it's cardio, strength training
or group fitness, we've got you covered



LOCKER ROOMS
with spa-quality finishes and towel service



WHISKEY LOCKERS
where tenants can store their personal
collection for private meetings in the lounge

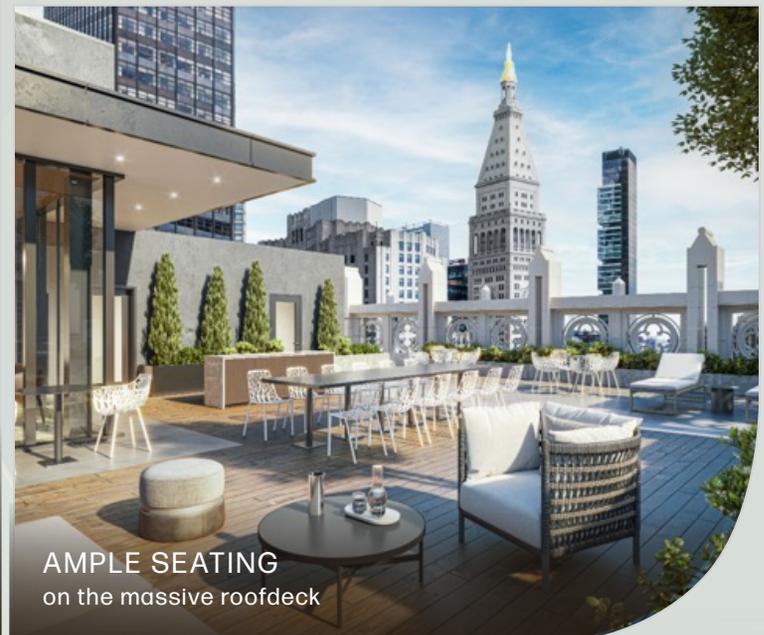
BUILDING
FEATURES



PENTHOUSE CONFERENCE &
ENTERTAINMENT PAVILION
with floor-to-ceiling NanaWall glass
for indoor-outdoor flexibility



360° VIEWS
of Manhattan's most iconic landmarks



AMPLE SEATING
on the massive roofdeck

TYPICAL COMBINED FLOOR TEST FIT

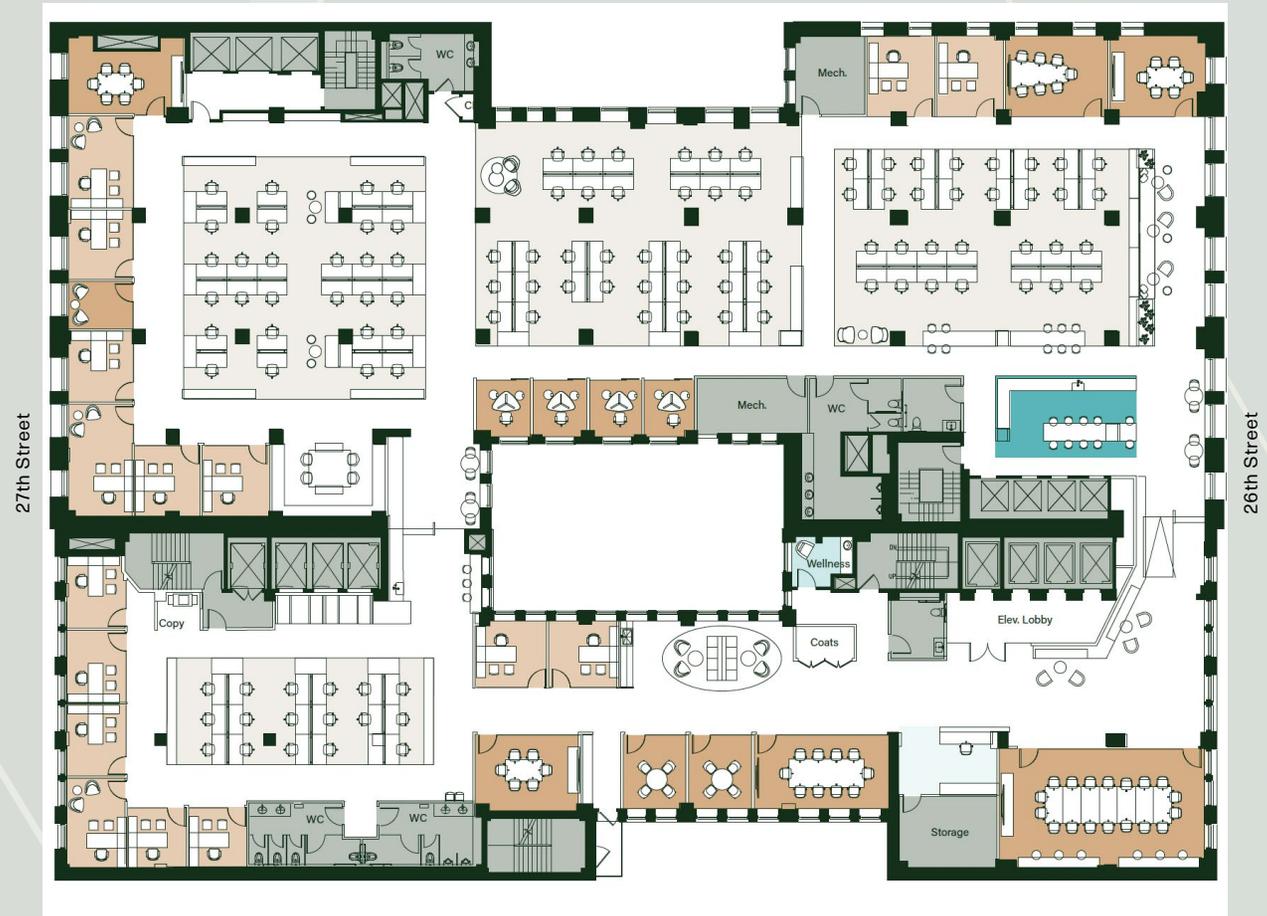


~31,500 RSF

▶ VIRTUAL TOUR

SPACE TYPE	COUNT
Private Office	13
Executive Office	3
Open Workstations	109
Reception	1
Total Workseats	126

Conf. Rm (10-18 seats)	2
Conf. Rm (4-7 seats)	6
Huddle Room (3-6 seats)	5

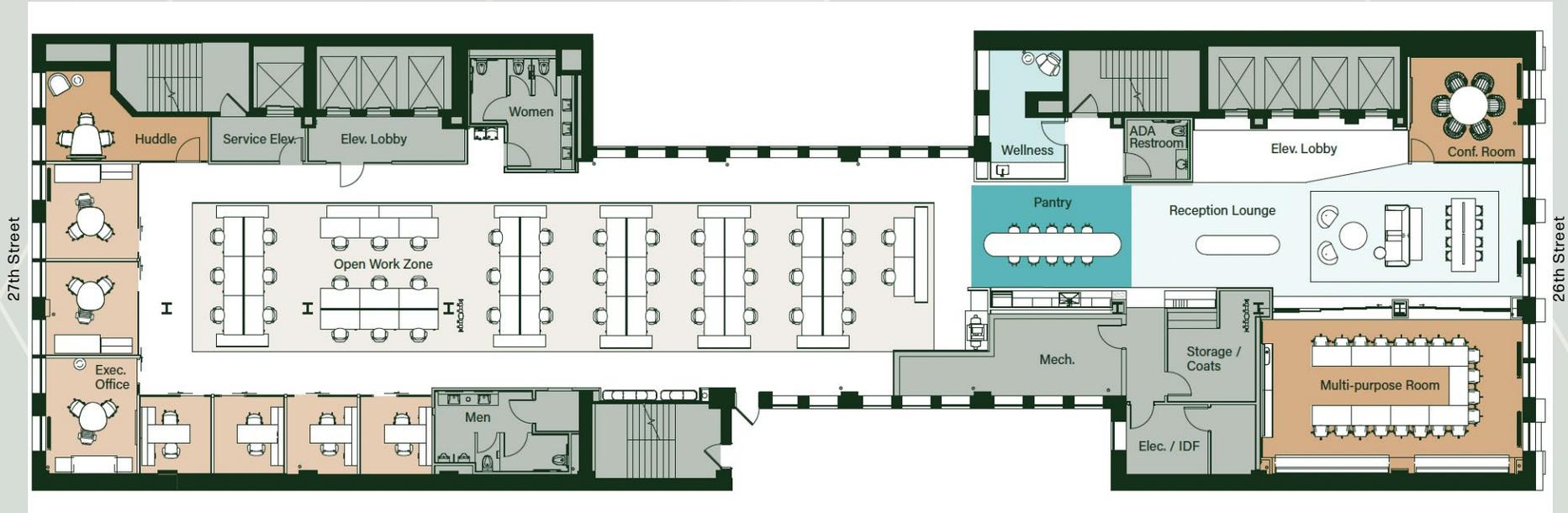


PRE-BUILTS
WEST BUILDING



~12,100 RSF

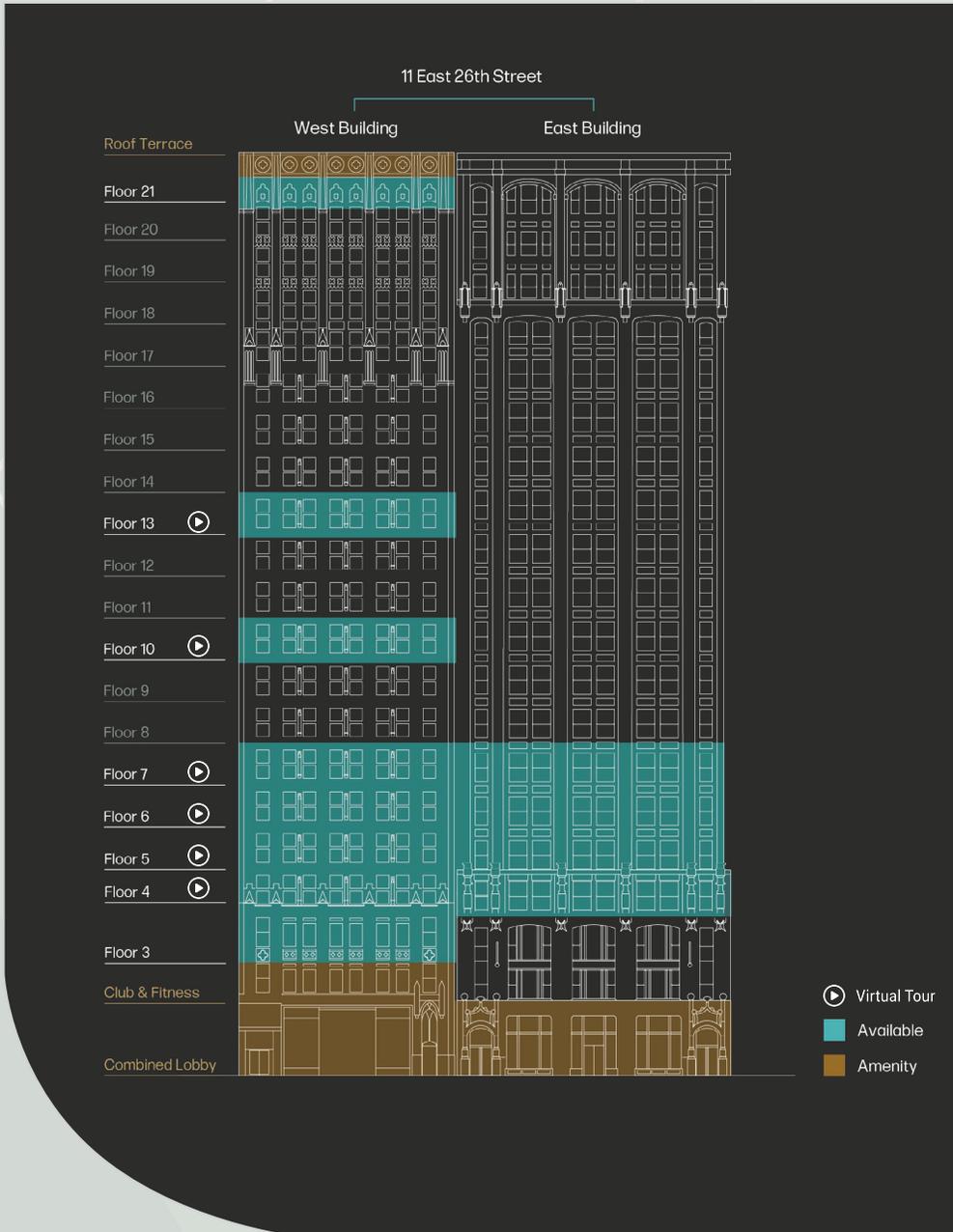
🎥 VIRTUAL TOUR



SPACE TYPE	COUNT
Private Office	7
Open Workstations	41
Total Workseats	48

Large Conf. Rm (10+ seats)	1
Small Conf. Rm (4-6 seats)	1
Huddle Room	1
Open Collaborative	6
Reception	1
Wellness Room	1
Copy / Print	1
IT	1
Restrooms	3

11 EAST 26TH STREET AVAILABILITY



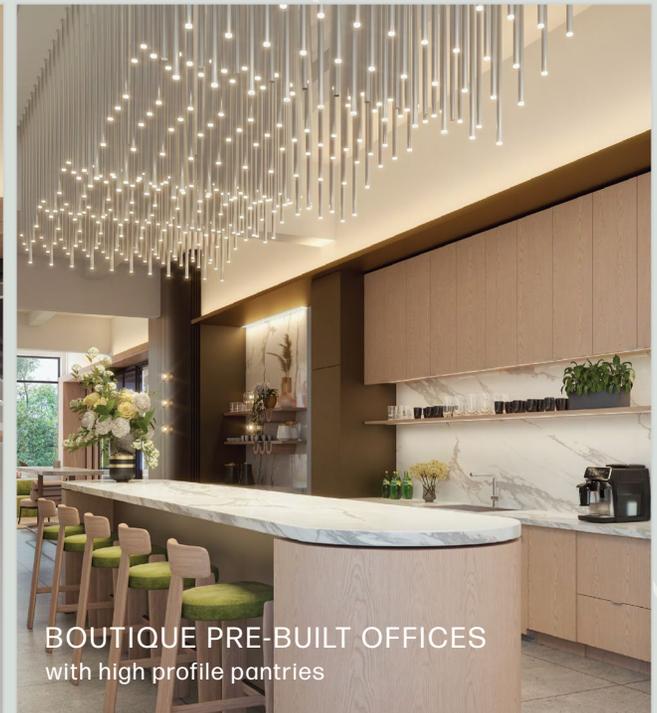
11 EAST 26TH	AVAILABILITY	RSF
E21	Q4 2023	12,074
E13	Q1 2024	12,116
E10	High End Pre-Built – Spring 2024	12,103
E7	Combined Floor – Arranged	31,355
E6	Combined Floor – Arranged	31,381
E5	Combined Floor – Immediate	31,406
E4	Combined Floor – Immediate	31,358
E3	Lease Out	12,049

**BLOCK OF
125,500 RSF**

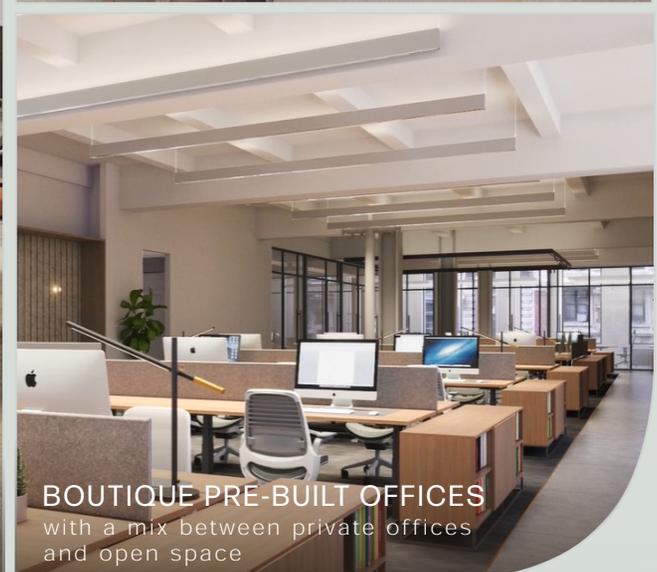




BOUTIQUE PRE-BUILT OFFICES
with comfortable and versatile meeting areas



BOUTIQUE PRE-BUILT OFFICES
with high profile pantries



BOUTIQUE PRE-BUILT OFFICES
with a mix between private offices
and open space