



171 MADISON AVENUE

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Originally completed in 1918 and designed by the architect William H. Gompert, 171 Madison Avenue, also known as the Lewittes Building, offers spaces that range from full floor to partial floor occupancy.

The building features a brand new lobby, new building entrance and elevators while spaces offer excellent natural light with exposure on 3 sides. Located just one block from the Empire State Building, 171 Madison Avenue's neo-classical façade is brick with applied masonry.

Access to the 6 train is one block away with further connections available at nearby Grand Central Station. Additionally there are many lunchtime options close by including Le Pain Quotidien and Korea Town favorites, with Nomad's vibrant dining scene just a short walk away.



THE BUILDING

Location
Northeast corner of Madison Avenue
and 33rd Street

Year Built
1918

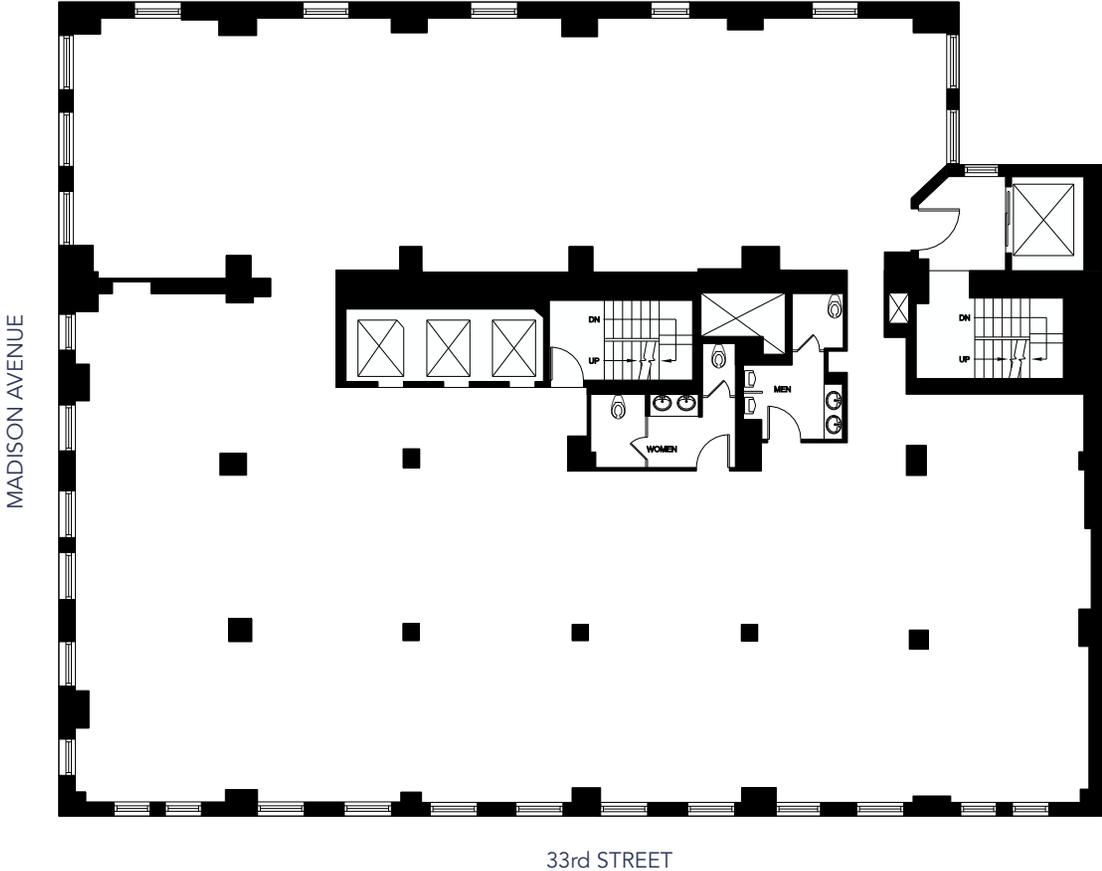
Renovations
Facade - 2017; Lobby - 2017

Building Size
136,000 SF

Floors
17, plus penthouse, mezzanine,
1 below-grade



TYPICAL FLOOR PLAN 8,400 RSF



BUILDING SPECIFICATIONS

Location	Northeast corner of Madison Avenue and 33rd Street	Fire & Life Safety Systems	Class E fire alarm station with command station, defibrillator, building fully sprinklered
Year Built	1918	Security Access	Guard on duty 7 am - 8 pm M-F and 8 am - 5 pm Saturday, key card access
Architect	William H. Gompert	Building Hours	24/7 tenant access, guard on duty 7 am - 8 pm M-F and 8 am - 5 pm Saturday
Building Size	136,000 SF	Telecom Providers	Verizon, Spectrum, Pilot Fiber
Floors	17, plus penthouse, mezzanine, 1 below-grade	Cleaning	Common Areas M-F
Construction	Fireproof steel	Bicycle Storage	None
Renovations	Facade - 2017; lobby - 2017	Municipal Incentives	N/A
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 32%	Transportation	Grab the 4,5,6 lines from 33rd Street Station. Catch the orange B, D, F, M, and yellow N, Q, R, W lines from 34th Street-Herald Square Station. Grand Central Terminal is a short walk up Madison Avenue to 42nd Street
Floor Loads (per SF)	65 lbs./SF	Amenities (Neighborhood)	Dentists on Madison, Nanoosh Mediterranean Hummus Counter, 7-11, Xi'an Famous Foods, The Roger New York Hotel, Equinox Park Avenue, Murray Hill Post Office, H-Mart, The Empire State Building, Dover Street Market, Madison Square Park, Shake shack
Avg Slab-to-Slab Ceiling Heights	approx 11'		
Column Spacing	13'		
Elevators	3 passenger, 1 freight		
HVAC	Tenant-controlled package air-cooled units, perimeter steam and pipe heating		
Electrical	6 watts/RSF		
Windows	Double-insulated, operable		

NOMAD

The area north of Madison Square Park may be one of New York's most recent neighborhoods to attract a catchy acronym, but the district between Sixth Avenue and Lexington, reaching up to 30th Street, is quickly gaining its own identity.

The New York Life Building and its gilded pyramid-shaped roof is a beacon in the skyline, and is still home to the headquarters of the New York Life Insurance Company. The area in recent years has become a haven for tech companies, high-end restaurants and luxurious residential real estate, all of which make the most of the surrounding neighborhoods, most notably the Flatiron District just to its south.

Along Broadway, colorful wholesale shops are still to be found but are now mixed with upscale dining and hotels, including the chic NoMad and the trendy Ace Hotel. A block south, located in 230 Fifth Avenue, The Smith serves its ever-popular American fare. A destination for tourists and locals alike, 230 Fifth Rooftop offers dining along with incredible unobstructed views of the entire city.

Other dining options include Black Barn with its rustic setting on Park Avenue South and Upland for brasserie bites. For an evening drink local workers and residents have an array of options, including the Breslin gastropub at The Ace Hotel and NoMad's exclusive bar. Closer to Park Avenue South, The Churchill Tavern and rooftop beer garden at Tavern29 offer more casual after-work destinations. Dover Street Market on Lexington offers a trend-setting showcase of high-end clothing alongside its gourmet café.

Transport connections to NoMad are provided by N,Q,R,W trains from Broadway and 28th Street, and 4 and 6 trains from Park Avenue South at 28th Street.

