

645

MADISON

**THE PLAZA DISTRICT'S
NEXT PREMIER OFFICE
DESTINATION**



A DISTINGUISHED MADISON AVENUE OFFICE ADDRESS

645 Madison Avenue offers a collection of office opportunities at the corner of Madison and East 60th Street, within Manhattan's prestigious Plaza District. The property combines efficient floor plates, flexible suite configurations, excellent natural light, and select Central Park views with immediate access to Fifth Avenue, luxury retail, world-class hospitality, dining, wellness, and transportation.

Positioned at the northern gateway to Midtown's premier business district, the building is surrounded by leading financial institutions, family offices, medical and wellness practices, luxury brands, and professional service firms.

Building Highlights:

- Full floor opportunities starting at 6,950 SF
- Committed ownership willing to deliver customized , move in ready installations
- New amenity floor and lobby
- Excellent transit connectivity
4 5 6 F N Q R W
- Central Park views on every floor



A TRANSFORMED ARRIVAL EXPERIENCE IS COMING

Ownership is investing in a **comprehensive lobby renovation and new amenity floor**, creating a more elevated, modern experience for tenants and visitors alike.

The planned improvements will introduce a **refreshed lobby environment** and a **dedicated amenity floor designed to enhance the everyday workplace experience**. Renovations are moving forward, with additional amenity-floor details and visuals coming soon.

WARM HOSPITALITY TRANSFORMATION

A refreshed building. Elevated amenities. An enhanced tenant experience — underway.



Select spaces at 645 Madison Avenue offer sweeping views of Central Park and the iconic Plaza District skyline.

AN OFFICE PERSPECTIVE DEFINED BY CENTRAL PARK

Select availabilities at 645 Madison Avenue capture spectacular views of Central Park and the renowned Plaza District skyline.

With floor-to-ceiling natural light, world-class views, and immediate access to the city's most iconic green space, every workday is elevated by an address that defines the best of Manhattan.

645 MADISON AVENUE

NEW YORK, NY 10022 | MIDTOWN

AMENITY



CONCEPTUAL RENDERING



645 MADISON

Ceiling Heights
11' 1"

Possession
Immediate

Asking Rents
Upon Request

Transportation



SIZE

5th Floor		11,038 SF
8th Floor	Partial Floor	3,757 SF
12th Floor		6,960 SF
13th Floor		6,960 SF
14th Floor		6,952 SF
15th Floor		6,952 SF



A PREMIER GLOBAL BUSINESS AND RETAIL CORRIDOR

SURROUNDED BY LEADING COMPANIES & INSTITUTIONS

FINANCIAL & PROFESSIONAL

BLACKROCK



CHUBB®

osaic



HEALTHCARE & WELLNESS



LUXURY RETAIL

TIFFANY & CO.

BERGDORF
GOODMAN

LOUIS VUITTON

Cartier

Saks
Fifth
Avenue

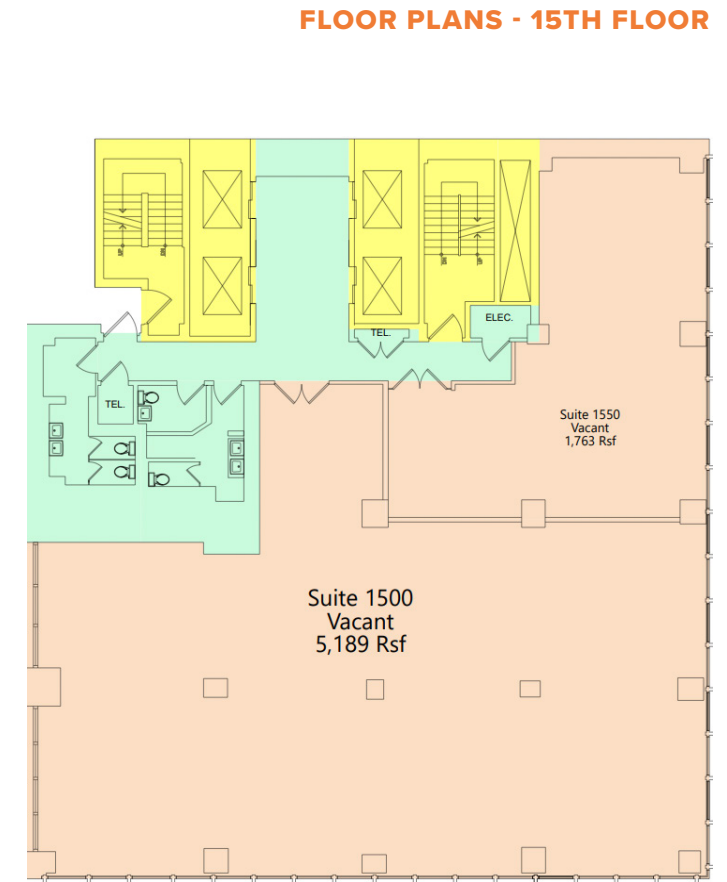
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BUILT TO SUIT AT 645 MADISON

The entire 15th floor at 645 Madison Avenue offers a premier full-floor office opportunity for companies seeking a distinguished presence along one of Manhattan's most prestigious commercial corridors. Featuring an efficient floor plate, abundant natural light, and flexible planning options, the space can accommodate a range of layouts, from open collaborative work areas to private offices and conference rooms. Ownership can tailor the space to meet each tenant's specific requirements, providing a seamless, move-in-ready solution in the heart of Midtown Manhattan.

APPROXIMATE SIZE
6,952 SF



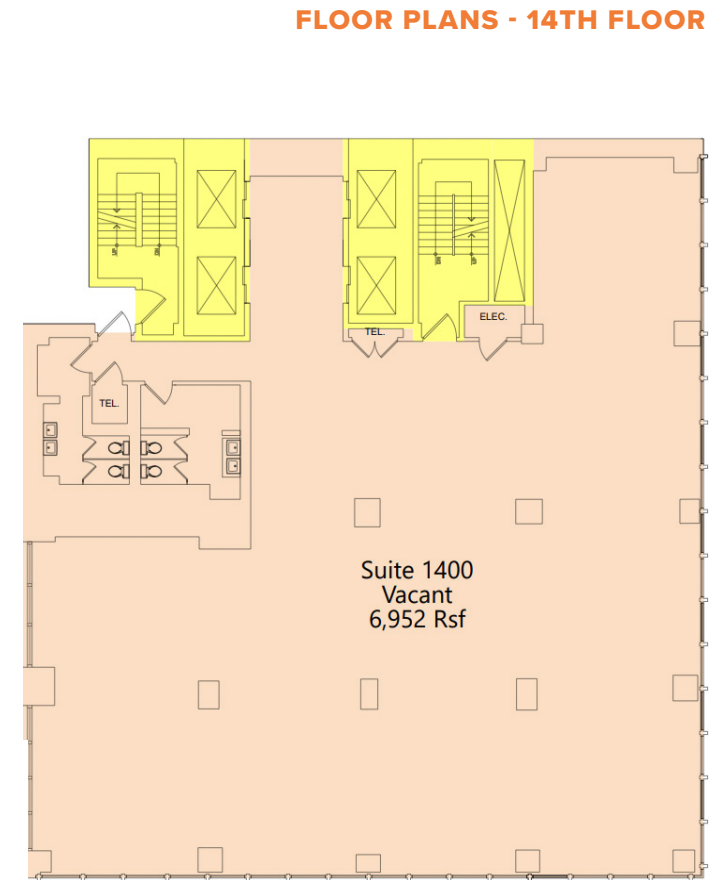
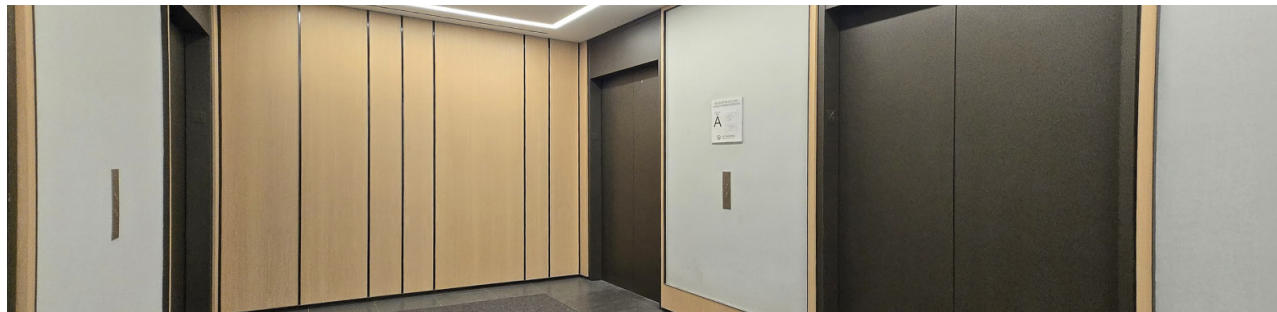
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CUSTOMIZED FOR SUCCESS AT 645 MADISON

The 14th floor at 645 Madison Avenue presents a flexible office opportunity in one of Midtown Manhattan's most prestigious locations. Ownership can tailor the space to suit each tenant's specific needs, creating a polished and efficient workplace designed for seamless occupancy. With abundant natural light, a functional layout, and a premier Madison Avenue address, the suite is well suited for financial services, investment firms, family offices, consulting, legal, and other professional users seeking a sophisticated and highly connected Midtown presence.

APPROXIMATE SIZE
6,952 SF



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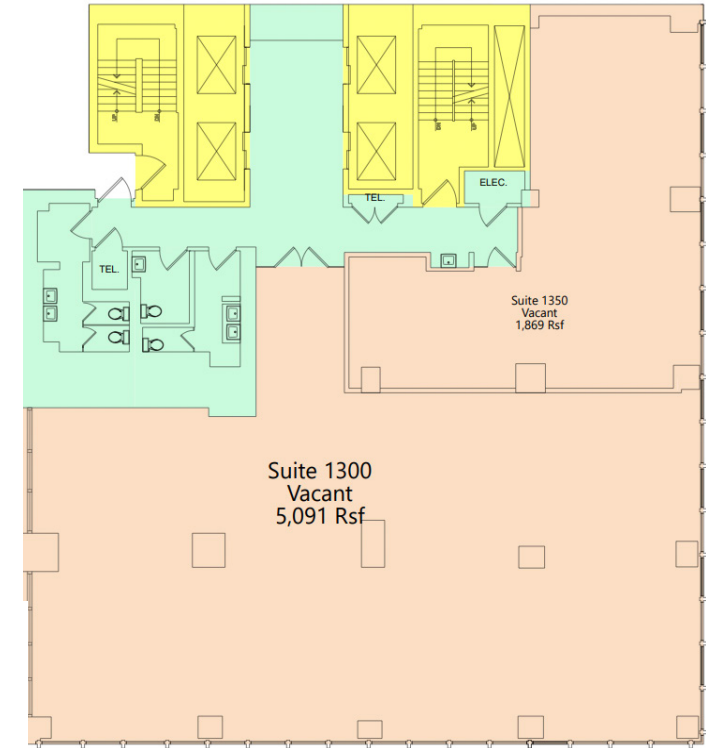
POSITION YOUR BUSINESS AT 645 MADISON

The 13th floor at 645 Madison Avenue offers an exceptional opportunity to establish a presence along one of Manhattan's most prestigious commercial corridors. Featuring an efficient and flexible floor plate, abundant natural light, and direct elevator access, the space provides a bright and professional environment suited for a variety of office users. Surrounded by world-class retail, dining, hotels, and convenient transportation, the space is ideal for financial services, investment firms, family offices, consulting, legal, and other professional users seeking a premier Madison Avenue address.

APPROXIMATE SIZE
6,960 SF



FLOOR PLANS - 13TH FLOOR



645 MADISON AVENUE

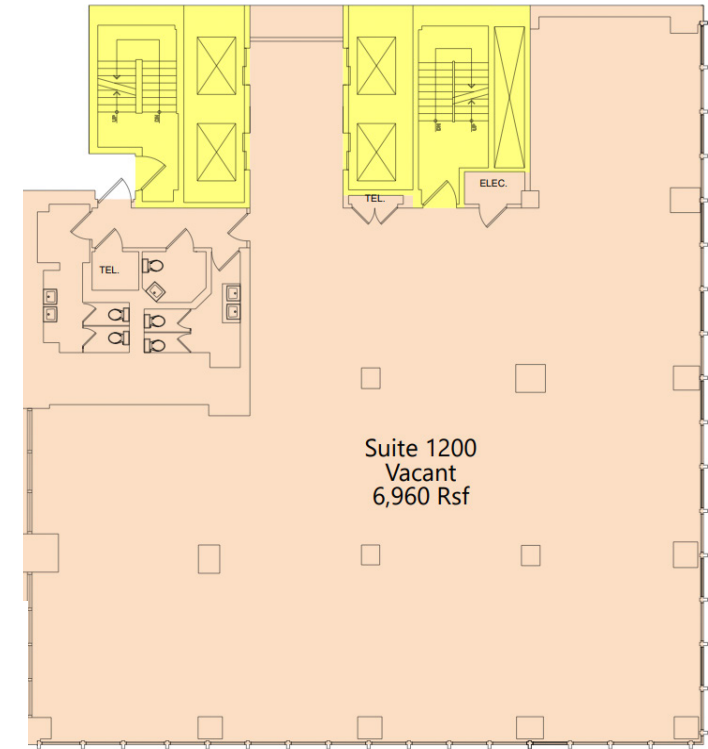
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MODERN OFFICE LAYOUT AT 645 MADISON

The 12th-floor office suite at 645 Madison Avenue offers a sophisticated and efficient workplace in the heart of the Plaza District. The space features a thoughtful mix of private offices, conference rooms, open work areas, and collaborative space, providing flexibility for a range of professional users. Expansive windows bring in abundant natural light and offer impressive Midtown views, while refined finishes create a polished, executive environment. Ideally positioned along prestigious Madison Avenue and surrounded by world-class dining, retail, and transportation, the suite is exceptionally well suited for financial services, investment firms, family offices, consulting, legal, and other professional office users.

APPROXIMATE SIZE
6,960 SF

FLOOR PLANS - 12TH FLOOR



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CREATIVE OFFICE SPACE AT 645 MADISON

Eighth floor space at 645 Madison Avenue offers a bright, refined layout in the heart of the Upper East Side. Featuring abundant natural light and a premier Madison Avenue location, the space is well suited for office, showroom, creative, or professional use. Surrounded by world-class retail, dining, and convenient transportation, it provides an exceptional opportunity for businesses seeking a prestigious Manhattan address.

APPROXIMATE SIZE
3,757 SF

FLOOR PLANS - 8TH FLOOR



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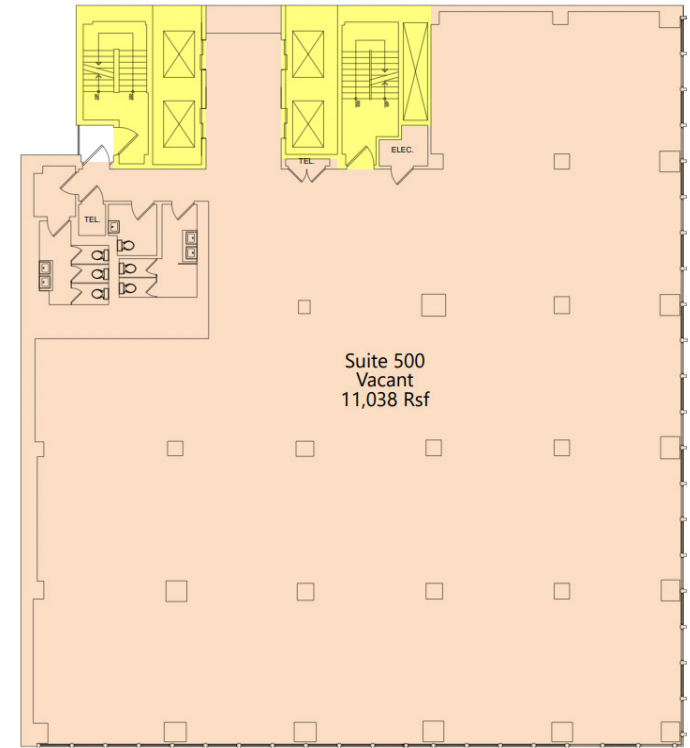
CREATIVE OFFICE SPACE AT 645 MADISON

Fifth-floor space at 645 Madison Avenue offers a bright, refined layout in the heart of the Upper East Side. Featuring abundant natural light and a premier Madison Avenue location, the space is well suited for office, showroom, creative, or professional use. Surrounded by world-class retail, dining, and convenient transportation, it provides an exceptional opportunity for businesses seeking a prestigious Manhattan address. Landlord will turnkey the build out or give a cash allowance to an incoming tenant to build the space of their choice.

APPROXIMATE SIZE
11,038 SF



FLOOR PLANS - 5TH FLOOR



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Close proximity to Central Park, Fifth Avenue, The Plaza Hotel, Bergdorf Goodman, The St. Regis New York, The Peninsula New York, The Whitby Hotel, The Museum of Modern Art (MoMA), Rockefeller Center, and multiple subway lines including the N, R, W, F, Q, 4, 5, and 6 trains.

Area Retail: Akris, Alexander McQueen, Brunello Cucinelli, Burberry, Cartier, Chanel, Chopard, Dolce & Gabbana, Ermenegildo Zegna, Ferragamo, Giorgio Armani, Graff, Gucci, Harry Winston, Hermès, Jimmy Choo, Louis Vuitton, Moncler, Oscar de la Renta, Prada, Ralph Lauren, Saint Laurent, Tiffany & Co., Tom Ford, Valentino, Van Cleef & Arpels, Versace, and many other internationally recognized luxury retailers and flagship boutiques along Madison Avenue and Fifth Avenue

DEMOGRAPHICS

645 Madison Avenue is positioned in the heart of Manhattan's prestigious Plaza District, one of New York City's premier luxury retail and business corridors. Surrounded by world-renowned fashion houses, five-star hotels, fine dining, and iconic cultural destinations, the area attracts affluent shoppers, global tourists, and leading corporate tenants year-round. With unparalleled visibility along Madison Avenue, immediate access to Central Park, Fifth Avenue, and multiple subway lines, 645 Madison Avenue offers an exceptional blend of prestige, accessibility, and enduring value, making it one of the city's most sought-after addresses for luxury brands and high-profile businesses.

350,000
PEDESTRIANS
1 mi radius

\$158,101
AVG INCOME
1 mi radius

112,753
HOUSEHOLDS
1 mi radius

750,000
DAYTIME POP.
1 mi radius

MIDTOWN LOCATION

