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BRINGING LEGACY TO LIGHT

BEST-IN-CLASS OFFICE SPACE FOR A NEW ERA





# POWERED BY HERITAGE. DEFINING THE FUTURE.

Welcome to 260 Madison, where esteemed location, storied legacy, and fearless innovation intersect. This boldly reinvented Madison Avenue office building is forging the transformation of one of Manhattan's most iconic neighborhoods.

# MASTERING THE ART OF ARRIVAL

## NEWLY RENOVATED LOBBY & AMENITIES COMING SOON

260 Madison will be undergoing significant capital improvements including updated spandrel panels, a new double-height glass entrance, a refined and renovated lobby, and a brand new 6k+ SF 2nd floor amenity space. Tenants will have access to game-changing amenities, all at an iconic location at the center of commerce in Manhattan.

 Double-Height Glass Vestibule Entrance

 Business Lounges

 Spacious Town Hall

 Double-Height Marble Lobby

 Private Bar/Kitchenette

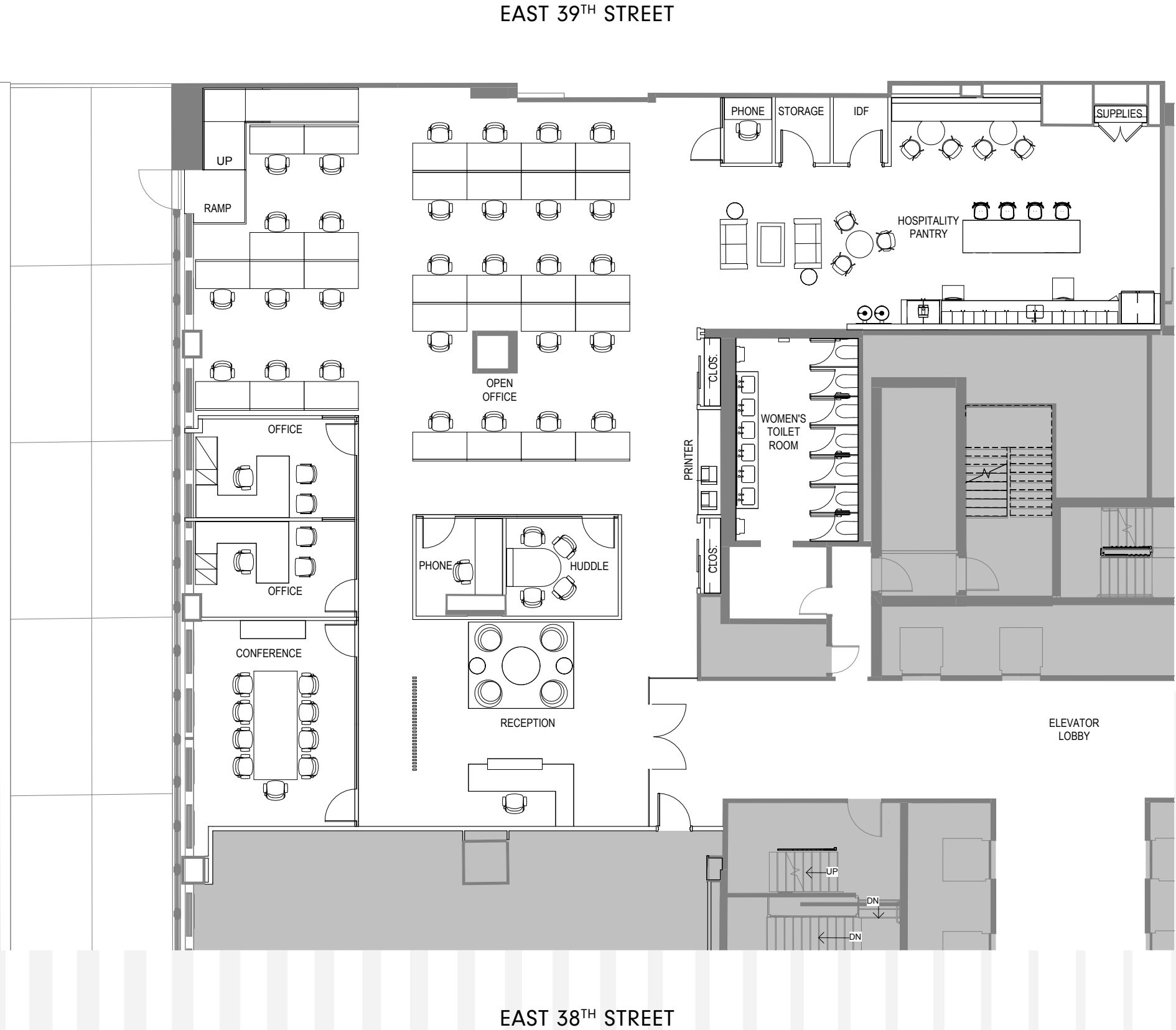
 14-Person & 8-Person Conference Rooms



# 10<sup>TH</sup> FLOOR PREBUILT

PARTIAL 10<sup>TH</sup> FLOOR  
5,902 RSF

|                |    |
|----------------|----|
| Private Office | 2  |
| Workstations   | 29 |
| Conference     | 1  |
| Meeting        | 1  |
| Phone          | 2  |
| Reception      | 1  |
| Pantry         | 1  |
| Copy           | 2  |
| IT             | 1  |
| Closet         | 3  |
| Storage        | 1  |



|                    |     |
|--------------------|-----|
| Executive Office   | 6   |
| Standard Office    | 6   |
| Workstations       | 176 |
| Conference         | 3   |
| Meeting            | 2   |
| Focus              | 4   |
| Quiet/Phone Room   | 4   |
| Open Collaboration | 4   |
| Reception          | 1   |
| Pantry             | 1   |
| Wellness           | 1   |
| Copy               | 2   |
| IT                 | 1   |
| Closet             | 4   |



# OFFICE INTENSIVE TEST-FIT

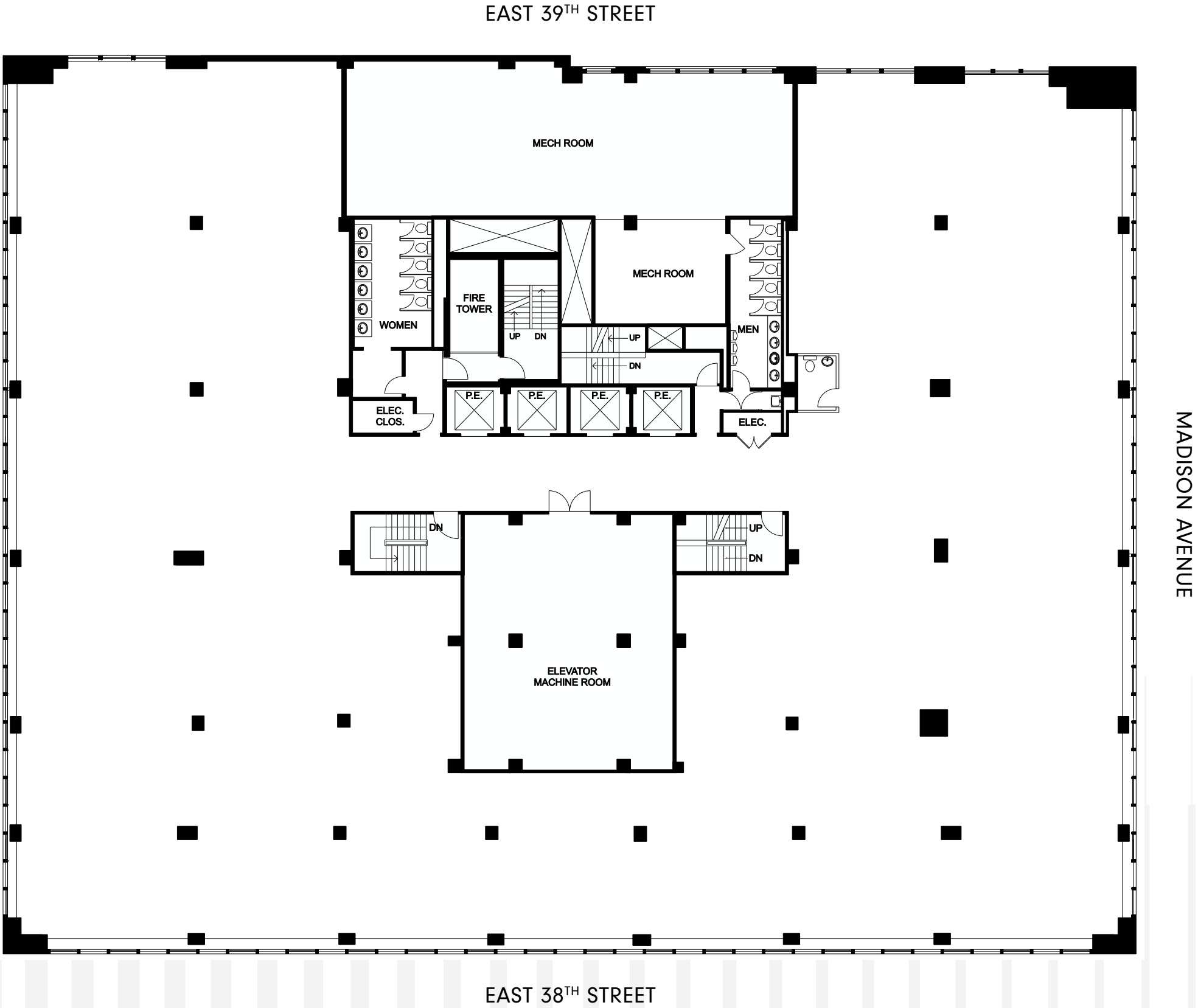
11<sup>TH</sup> + 12<sup>TH</sup> FLOORS  
26,549 RSF EACH

|                    |     |
|--------------------|-----|
| Executive Office   | 6   |
| Standard Office    | 26  |
| Workstations       | 112 |
| Conference         | 3   |
| Meeting            | 2   |
| Quiet/Phone Room   | 1   |
| Open Collaboration | 3   |
| Reception          | 1   |
| Pantry             | 1   |
| Wellness           | 1   |
| Copy               | 1   |
| IT                 | 1   |
| Closet             | 4   |



# CORE + SHELL PLAN

14<sup>TH</sup> FLOOR  
23,760 RSF



# PRIME LOCATION

## AT THE CENTER OF IT ALL

In the heart of Midtown and moments from Grand Central, 260 Madison provides a refined environment where connectivity, design, and functionality converge for the modern workplace.



### PORT AUTHORITY

1 2 3 7  
N Q R W  
A C E S

### BRYANT PARK

B D F M 7

### GRAND CENTRAL

MTA Metro-North Railroad  
MTA Long Island Rail Road

### PENN STATION

1 2 3  
A C E  
Long Island Rail Road  
AMTRAK  
NJ TRANSIT

### HERALD SQUARE

B D F M  
N Q R W

PATH

#### DINING

1. Le Pavillion
2. Capital Grille
3. Pershing Square
4. STK
5. La Pecora Bianca
6. Bryant Park Grill
7. Serafina
8. The Flatiron Room
9. Zuma
10. Margaux
11. Benjamin Steakhouse Prime
12. Madison & Vine

#### HOTELS

1. Andaz Hotel
2. Library Hotel
3. The Langham
4. Bryant Park Hotel
5. Park Terrace Hotel
6. The Gregorian Hotel

#### HEALTH & FITNESS

1. Equinox
2. Corepower Yoga
3. Blink Fitness
4. Equinox

#### 5. Life Time

6. TMPL
7. Crunch Fitness
8. Planet Fitness

#### PRIVATE CLUBS

1. Harvard Club
2. Yale Club
3. Cornell Club
4. Penn Club

