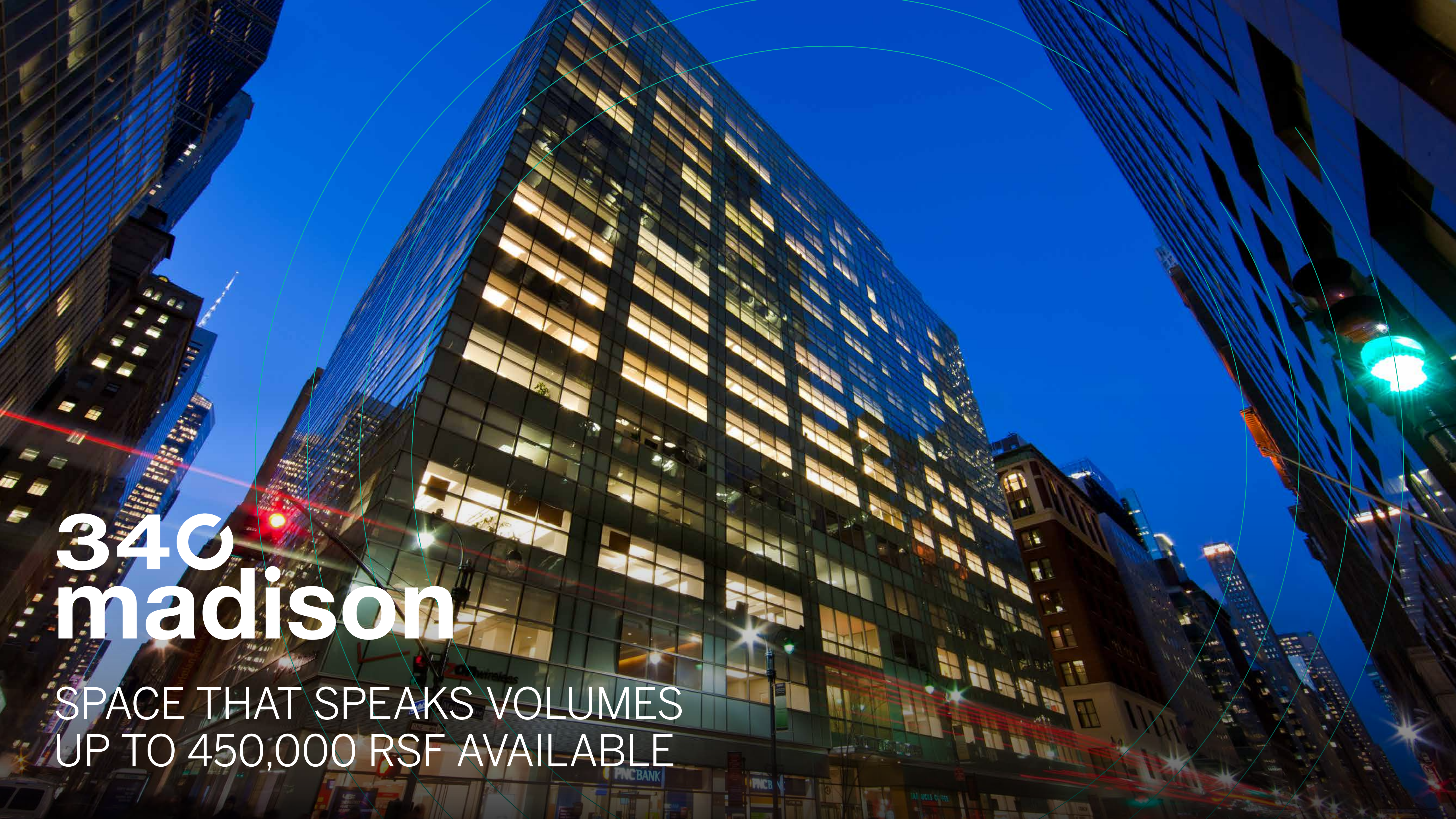
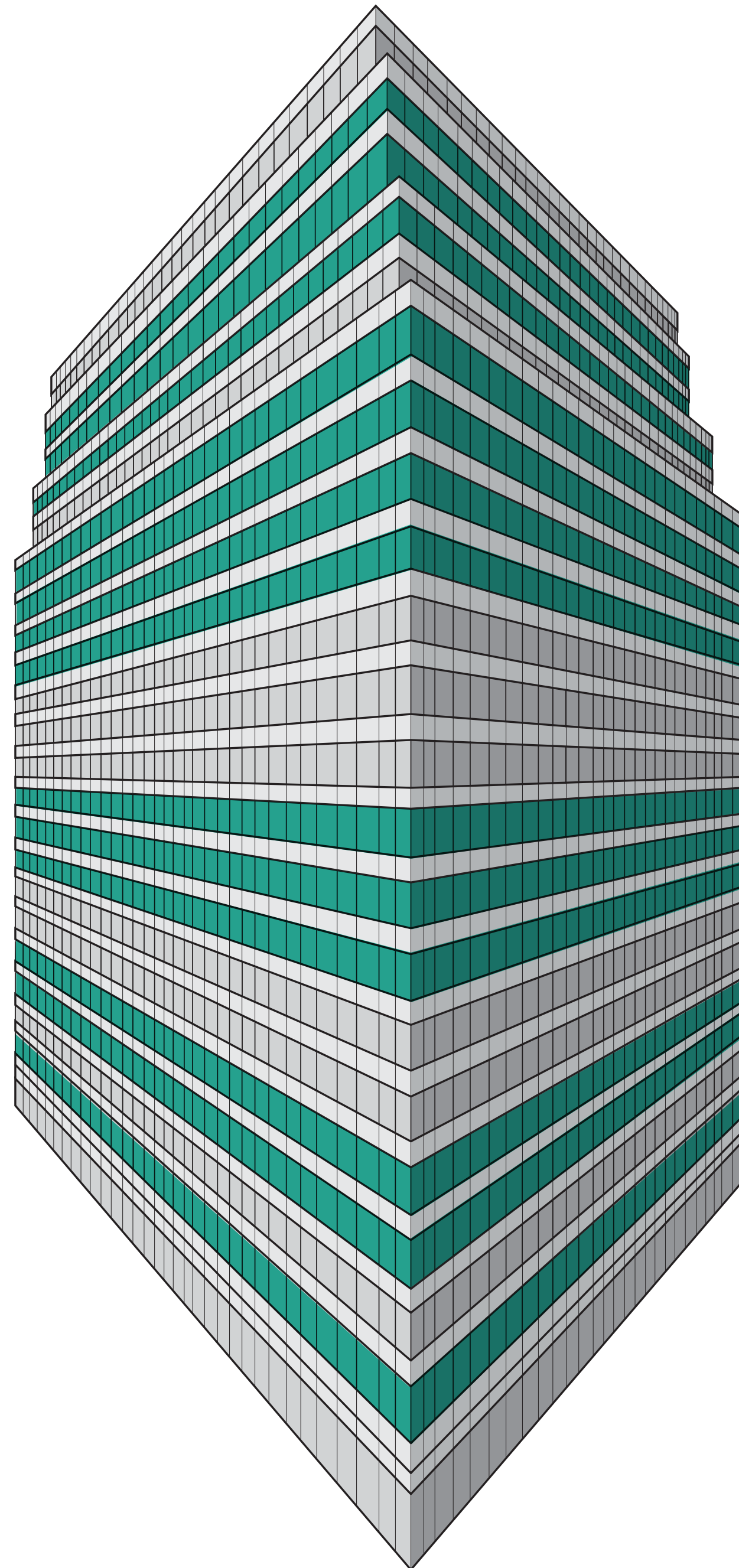




340 madison

SPACE THAT SPEAKS VOLUMES
UP TO 450,000 RSF AVAILABLE



FLYTHROUGH

- 21 31,450 RSF – Available 9/1/23
- 20 31,450 RSF – Available 9/1/23 (Terrace)
- 19 36,585 RSF – Available 9/1/23 (15' Slab Height)
TOTAL: 99,485 RSF – Available 9/1/23
- 17 40,948 RSF – Available Immediately
- 16 39,684 RSF – Available Immediately
- 15 40,519 RSF – Available Immediately
- 14 40,519 RSF – Available Immediately
TOTAL: 161,670 RSF – Available 11/1/21
- 10 22,017 RSF – Available 11/1/22
- 9 40,519 RSF – Available 11/1/22
- 8 40,524 RSF – Available Immediately
- 5 29,304 RSF – Available 11/1/22
- 4 21,383 RSF – Available 11/1/22
- 2 19,241 RSF – Available Immediately (12'6" Slab Height)
10,000 RSF Amenity Center (12'6" Slab Height)

- 10,000 RSF Amenity Center located on the 2nd floor and accessible from all floors
- Opportunity for Lobby Signage and Dedicated Reception Desk
- Opportunity for a Private Lobby on 44th Street with exclusive exterior and interior branding opportunity
- 24/7 tenant-controlled HVAC
- Short and long-term growth opportunities throughout the building

COMPLETING THE MODERN EVOLUTION OF WORK



DYNAMIC PRESENCE

An eye-catching entry canopy and a full-block presence on the west side of Madison Avenue from 43rd to 44th Street.



NEW LOBBY

Complemented by 18-foot-high ceilings, high-end finishes, a curated furniture and artwork program, and brand new elevator cabs.



CONNECTIVITY

Prominently located across the street from Grand Central Station and just steps from Bryant Park.



AMENITY CENTER

10,000 RSF Amenity Center including conferencing and flexible multi-purpose spaces.

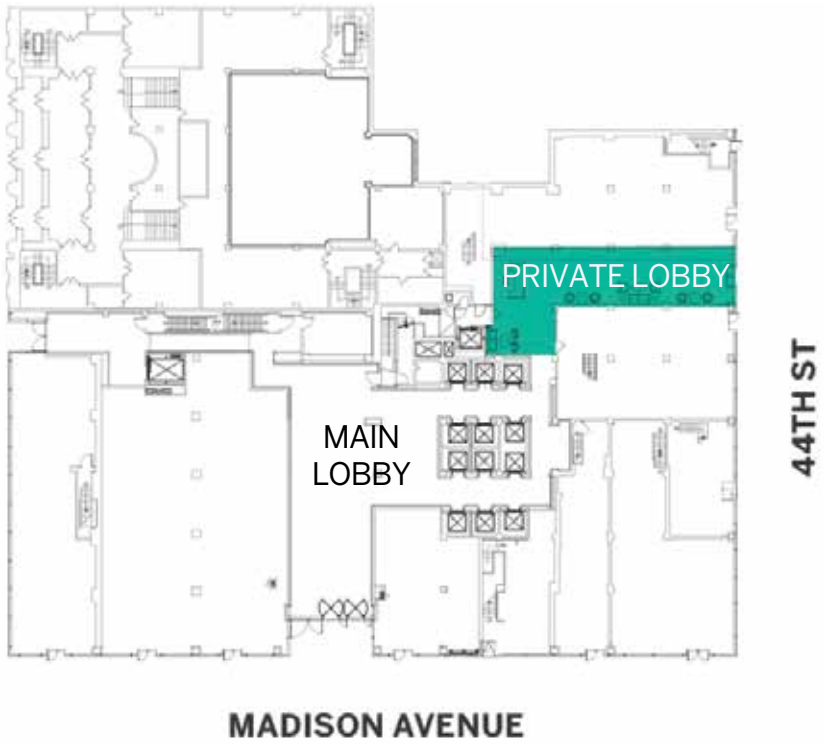
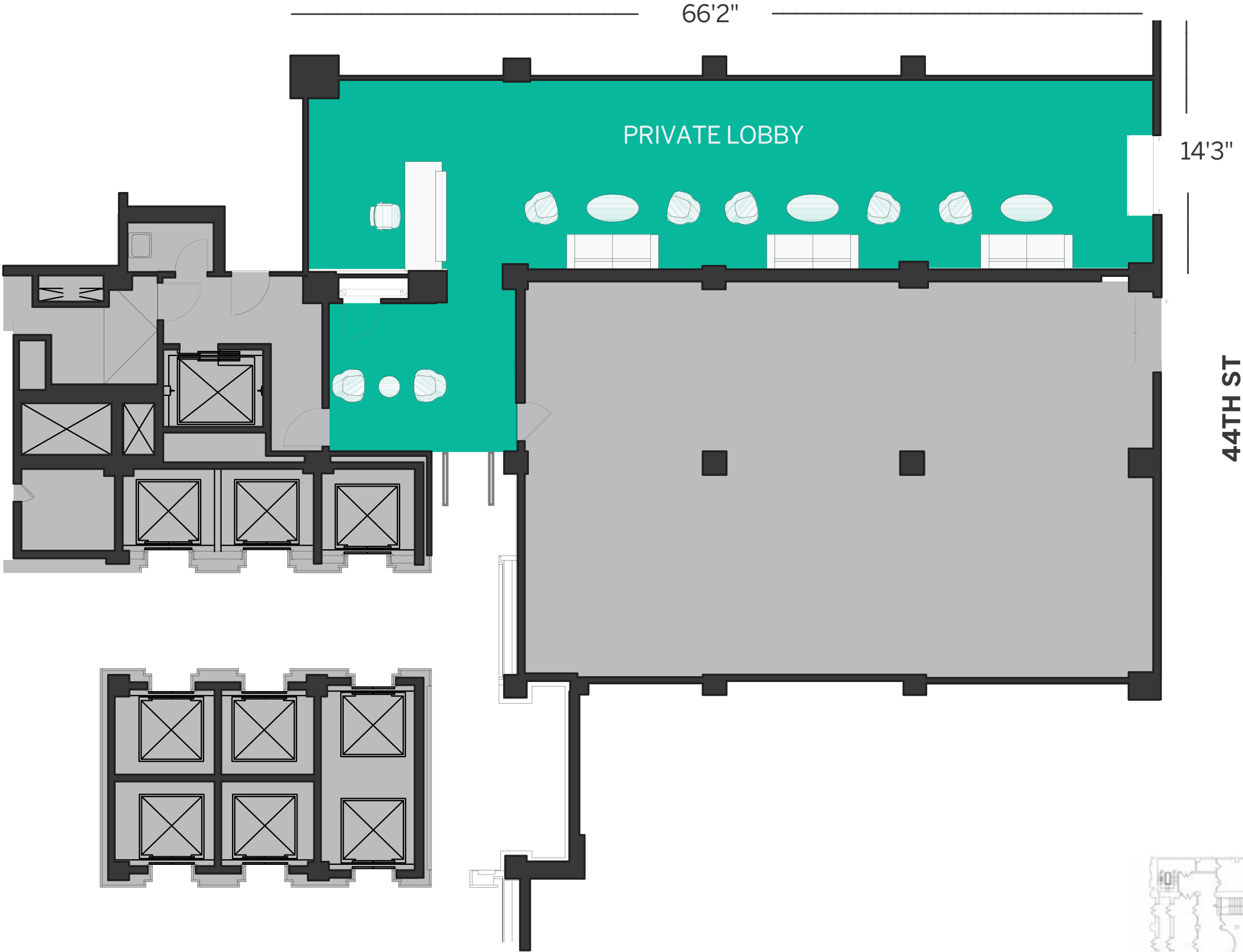


NEW LOBBY & ELEVATOR CAB FINISHES
OPPORTUNITY FOR LOBBY SIGNAGE AND DEDICATED RECEPTION DESK



PRIVATE LOBBY DESK

PRIVATE LOBBY
1,199 USF





PRIVATE LOBBY OPPORTUNITY

- Dedicated entrance on 44th Street
- Exclusive exterior and interior branding opportunity
- 18' slab height
- Direct access to the main lobby and elevators

Bloomberg

TELEVISION

JPMORGAN GROWING 2,000 NEW BRANCHES IN THE NEXT 5 YEARS

FINANCIALS RECOVERING TO '08 LEVELS

JPM LEADING BANKS HIGHER

JPMORGAN 2.41%

WELLS FARGO 3.27%

BANK OF AMERICA 0.22%

CITIGROUP 0.10%

Bloomberg HD

2 0.31

ORCL 27.81 0.61

AAPL 315.22 0.71

MSFT 26.92 0.02

XC

8:48 ET

2 JUN

KKR-LED GROUP AGREES TO BUY MEOW MIX MAKER DEL MONTE FOODS FOR \$4 BILLION

NAS 2115.53 1.14%

AMEX 2117.37 0.56%

10-YR 2.90 0.01

2-YR 0.45 0.06

VIX 17.970 2.04%

Bloomberg

WEST

JPMORGAN GROWING 2,000 NEW BRANCHES IN THE NEXT 5 YEARS

FINANCIALS RECOVERING TO '08 LEVELS

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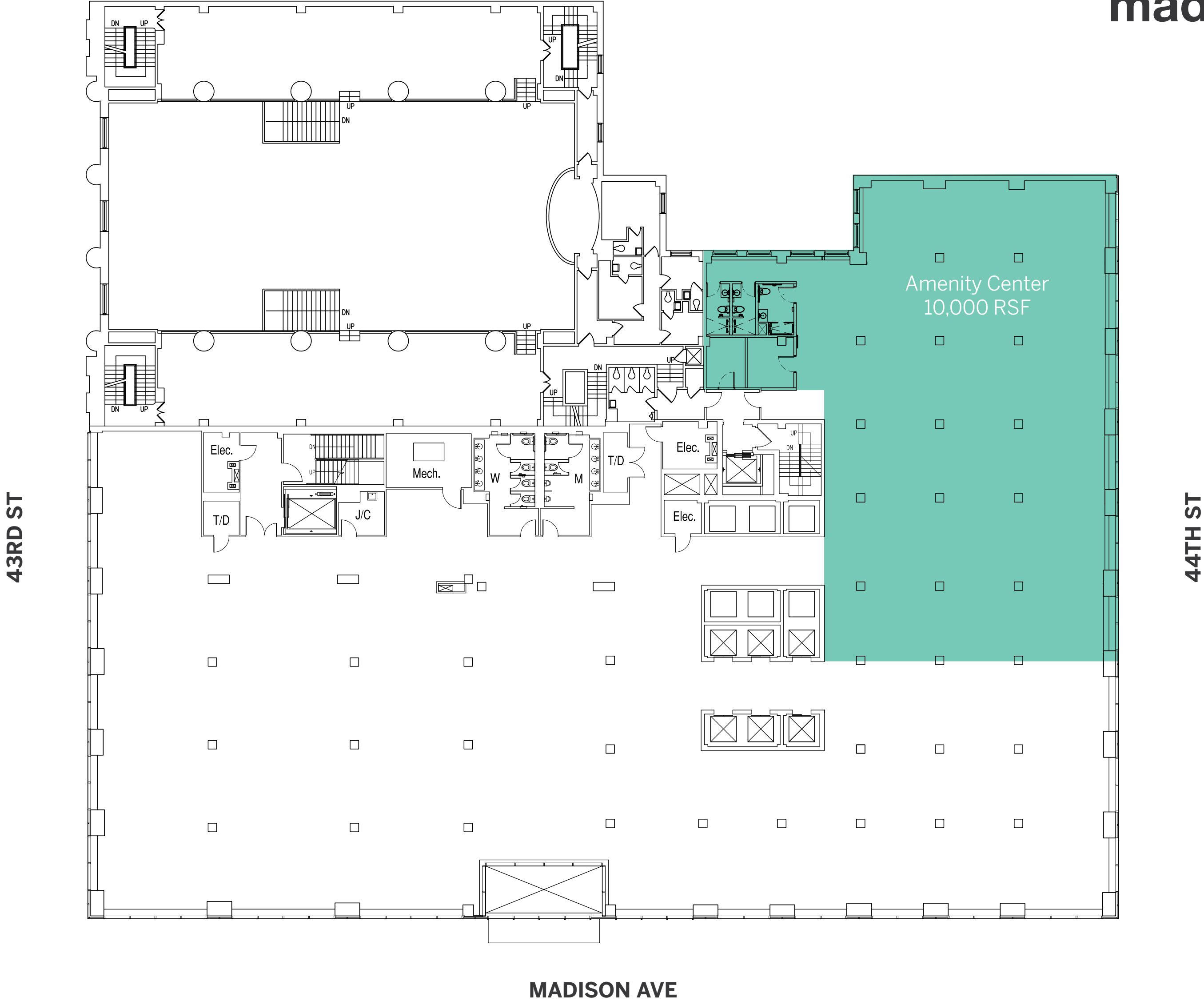
VIX 17.970 2.04%



TENANT

CORE & SHELL
PARTIAL 2ND FL.
19,241 RSF

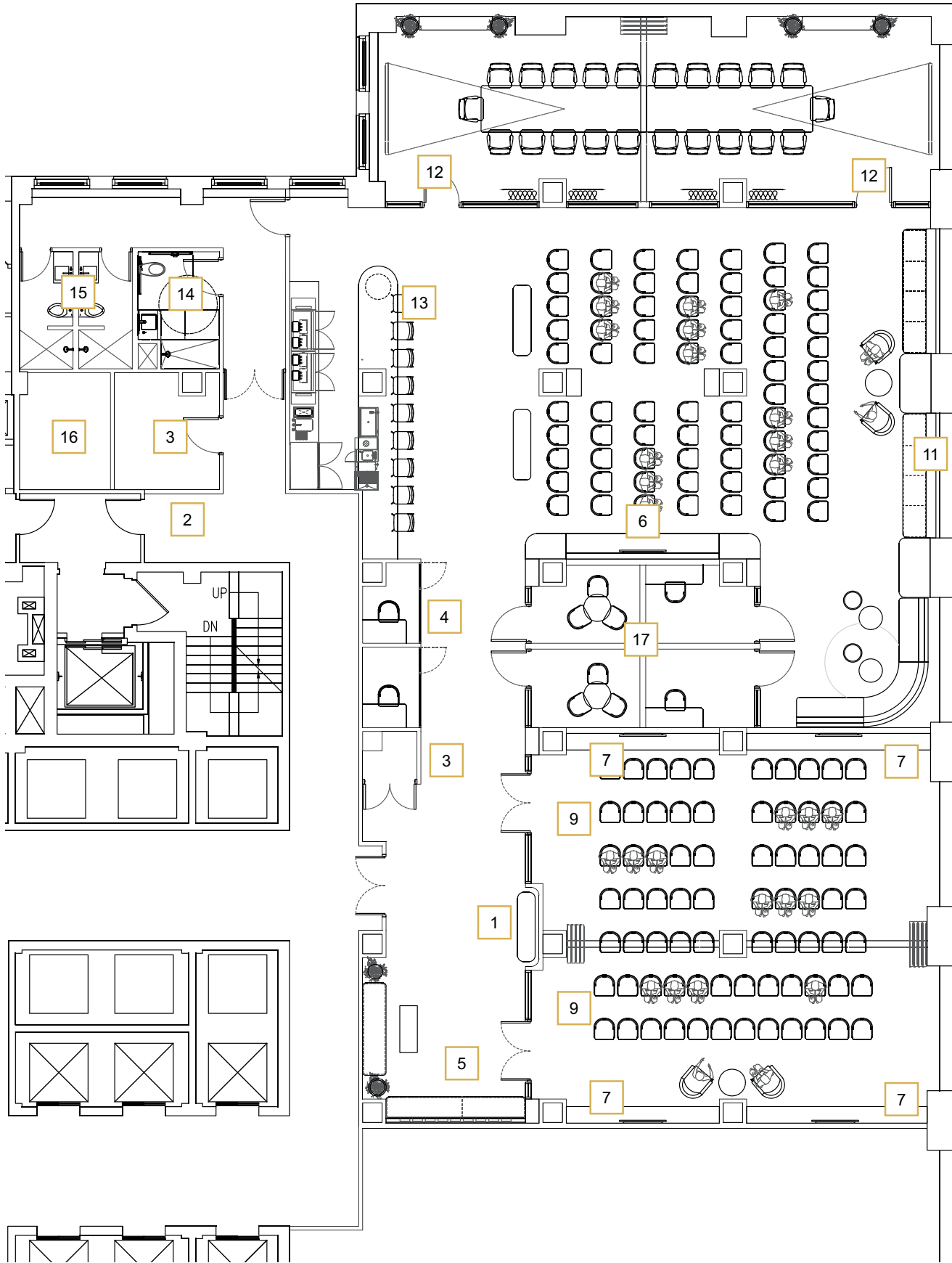
CEILING HEIGHT 12'6"



MODERN AMENITIES ON THE 2ND FLOOR

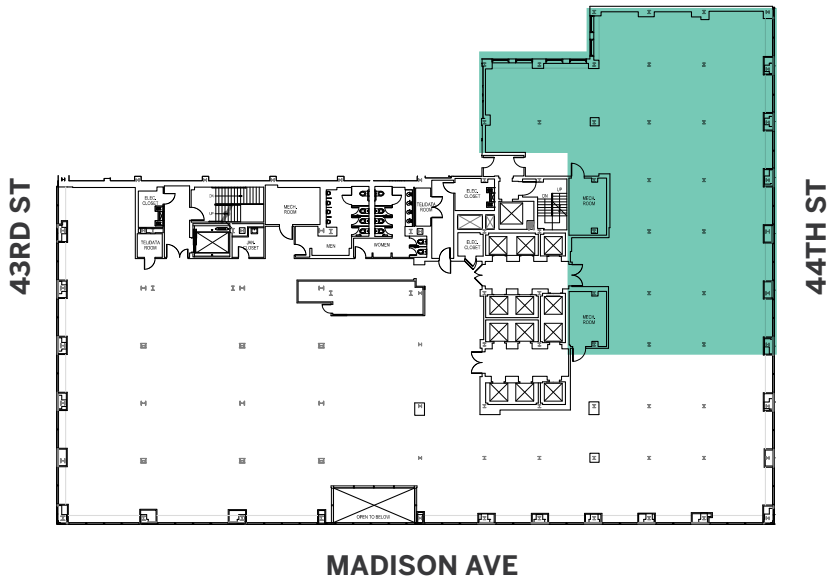


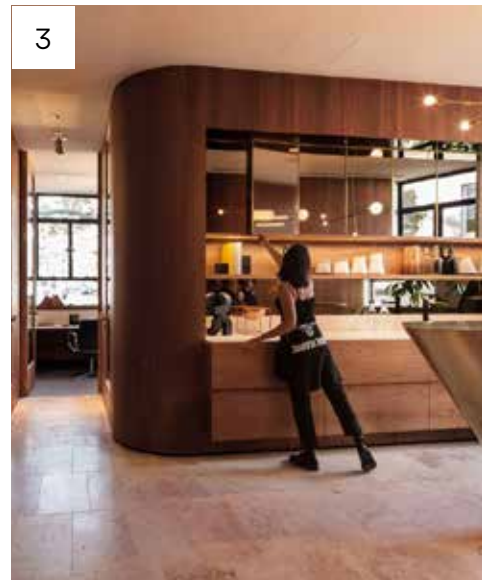
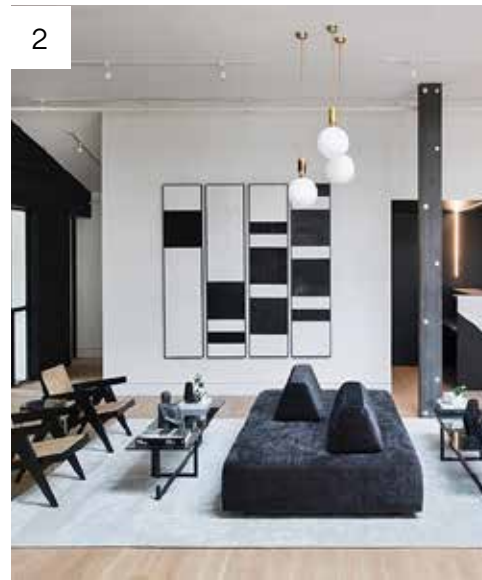
DAILY CONFIGURATION

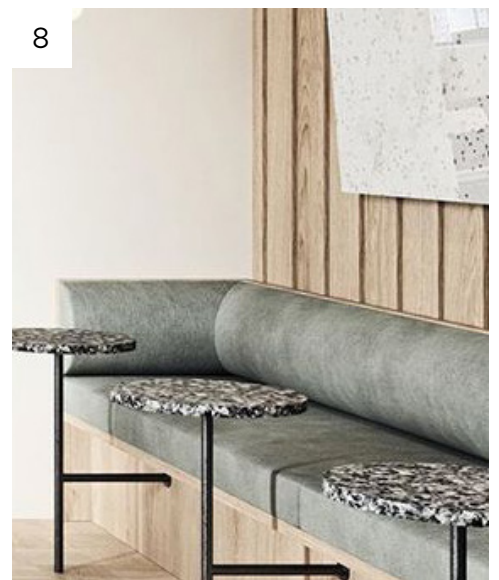
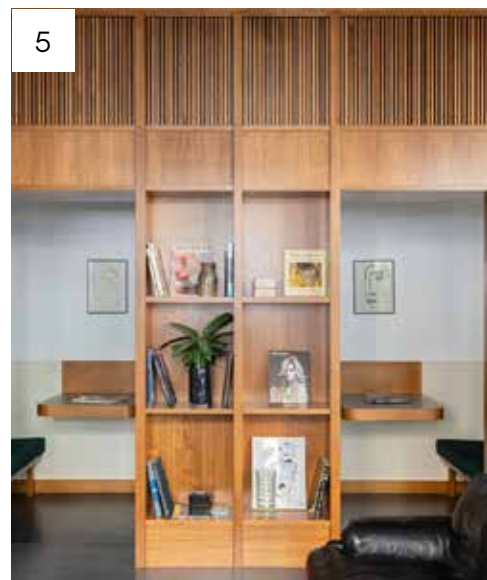
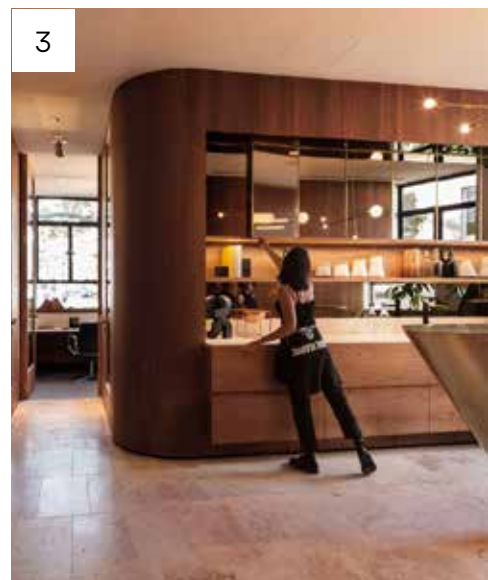


EVENT CONFIGURATION

1. Entry with console
2. Secondary exit door
3. Storage room
4. Phone booth / meditation rooms
5. Bench with shelves overhead at entry
6. Millwork unit with TV / book / magazine shelf
7. Storage cupboards
8. Lounge area
9. Large multi-purpose room in with operable wall
10. Cafe height tables and seats with partitions
11. Built-in seating with small tables at window
12. Conference room with operable divider
13. Self service ar
14. Unisex ADA bathroom and shower
15. Unisex bathrooms with showers
16. Mechanical room
17. Flexible quiet rooms







OPEN / WORKSTATION
LAYOUT

PARTIAL 2ND FL.
19,241 RSF

340
madison

PRIVATE OFFICE	9
WORKSTATIONS	54
HOT DESKS	36
CONFERENCE ROOMS	6
INFORMAL CONFERENCE	4
Huddle/PHONE ROOMS	5
PANTRY	1
COPY/PRINT	2
MAILROOM	1
WELLNESS ROOM	1
IT/SERVER ROOM	1
COFFEE BAR	1
RECEPTION	1
TOTAL	99



OPEN / BENCHING
LAYOUT

ENTIRE 8TH FL.
40,524 RSF

	PRIVATE OFFICE	10
	WORKSTATIONS	206
	CONFERENCE ROOMS	10
	PANTRY	1
	COPY/PRINT	2
	IT/STORAGE	1
	STORAGE	4
	COAT CLOSET	1
	RECEPTION	1
	TOTAL	216

340
madison

43RD ST

44TH ST

MADISON AVE



OPEN / WORKSTATION
LAYOUT

ENTIRE 14TH FL.
40,519 RSF

	PRIVATE OFFICE	10
	WORKSTATIONS	129
	CONFERENCE ROOMS	10
	INFORMAL CONFERENCE	5
	HUDDLE/PHONE ROOMS	3
	PANTRY	1
	COPY/PRINT	2
	WELLNESS ROOM	1
	SERVER CLOSET	1
	TRAINING ROOM	1
	RECEPTION	1
TOTAL		139

340
madison



ENTIRE 15TH FL.
40,519 RSF

340
madison

	PRIVATE OFFICE	57
	WORKSTATIONS	47
	CONFERENCE ROOMS	13
	INFORMAL CONFERENCE	2
	HUDDLE/PHONE ROOMS	9
	PANTRY	1
	COPY/PRINT	2
	WELLNESS ROOM	1
	SERVER CLOSET	2
	COFFEE BAR	1
	RECEPTION	1
	TOTAL	104



PERIMETER OFFICE
LAYOUT

ENTIRE 16TH FL.
39,684 RSF

PRIVATE OFFICE	35
WORKSTATIONS	70
CONFERENCE ROOMS	13
INFORMAL CONFERENCE	2
HUDDLE/PHONE ROOMS	11
PANTRY	1
COPY/PRINT	3
MAILROOM	1
WELLNESS ROOM	1
SERVER CLOSET	2
COFFEE BAR	2
RECEPTION	1

TOTAL 105

340
madison

43RD ST



44TH ST

MADISON AVE

ENTIRE 17TH FL.
40,948 RSF

340
madison

PRIVATE OFFICE	29
WORKSTATIONS	92
CONFERENCE ROOMS	10
INFORMAL CONFERENCE	7
HUDDLE/PHONE ROOMS	10
PANTRY	1
COPY/PRINT	2
MAILROOM	1
WELLNESS ROOM	1
SERVER CLOSET	2
COFFEE BAR	1
RECEPTION	1
TOTAL	121



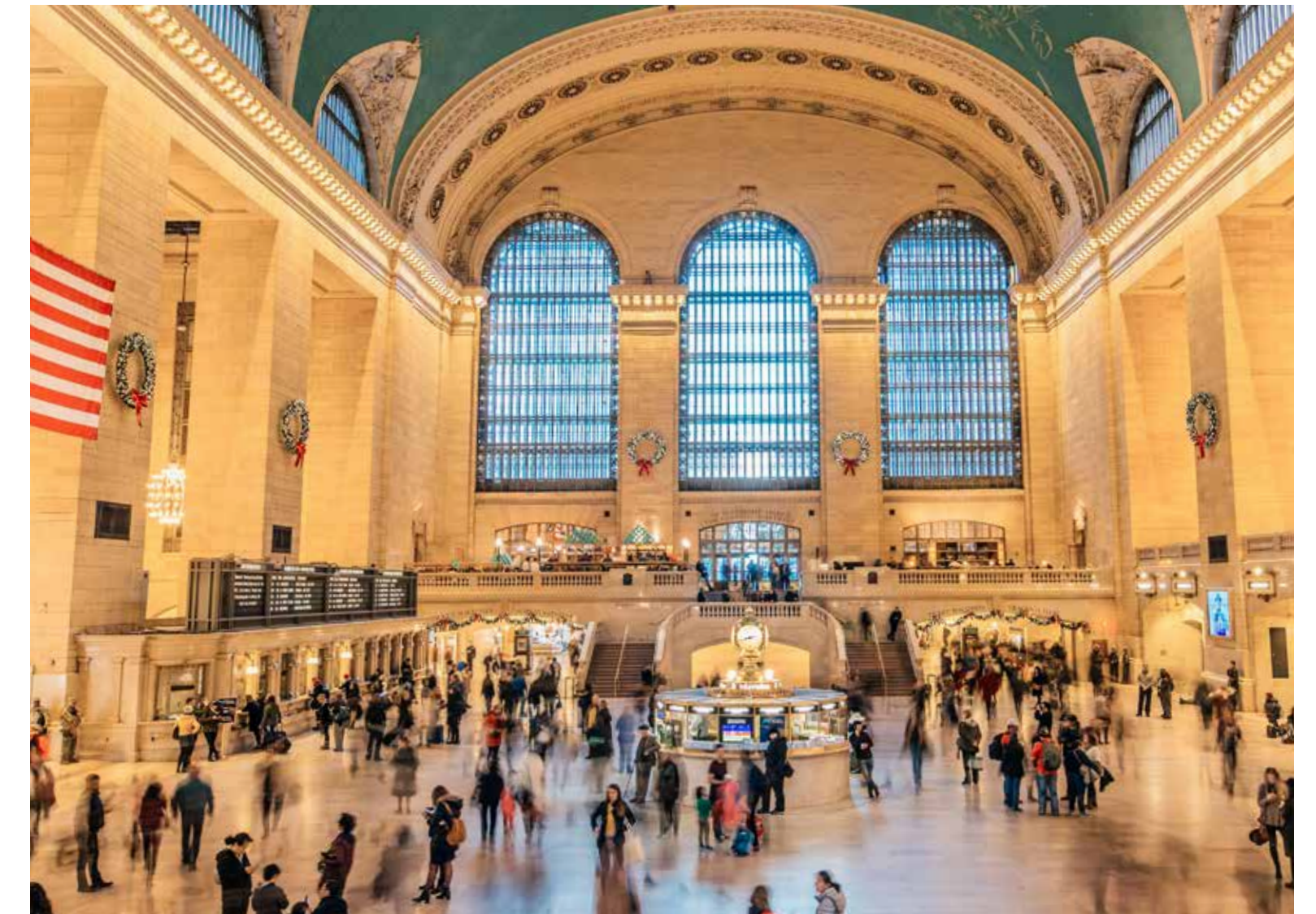
THOROUGHLY CONNECTED

A NEIGHBORHOOD THAT REVOLVES AROUND YOU

TRANSPORTATION Conveniently located near Grand Central Station, major subway lines, local and express buses, and Citi Bike hubs.

OUTDOOR ACCESS Nearby green space including Bryant Park seasonal programming.

DINING & ENTERTAINMENT Close to the finest restaurants, bars, and luxury hotels, and a short walk to the Theatre District and Rockefeller Center.



DINING:

- 1 Le Pavillon
- 2 L'Avenue
- 3 The Grill
- 4 The Lobster Club
- 5 Avra Estiatorio
- 6 STK Steakhouse
- 7 Hatsuhana Sushi Restaurant
- 8 Bedford & Co.
- 9 Vitae
- 10 Butter

GRAB & GO:

- 11 Joe & The Juice
- 12 Whole Foods
- 13 Lady M Cake Boutique
- 14 sweetgreen
- 15 CAVA

COFFEE:

- 16 Blue Bottle
- 17 Starbucks
- 18 Bluestone Lane
- 19 Blue Bottle
- 20 Black Fox
- 21 Gregorys
- 22 Birch

COCKTAILS:

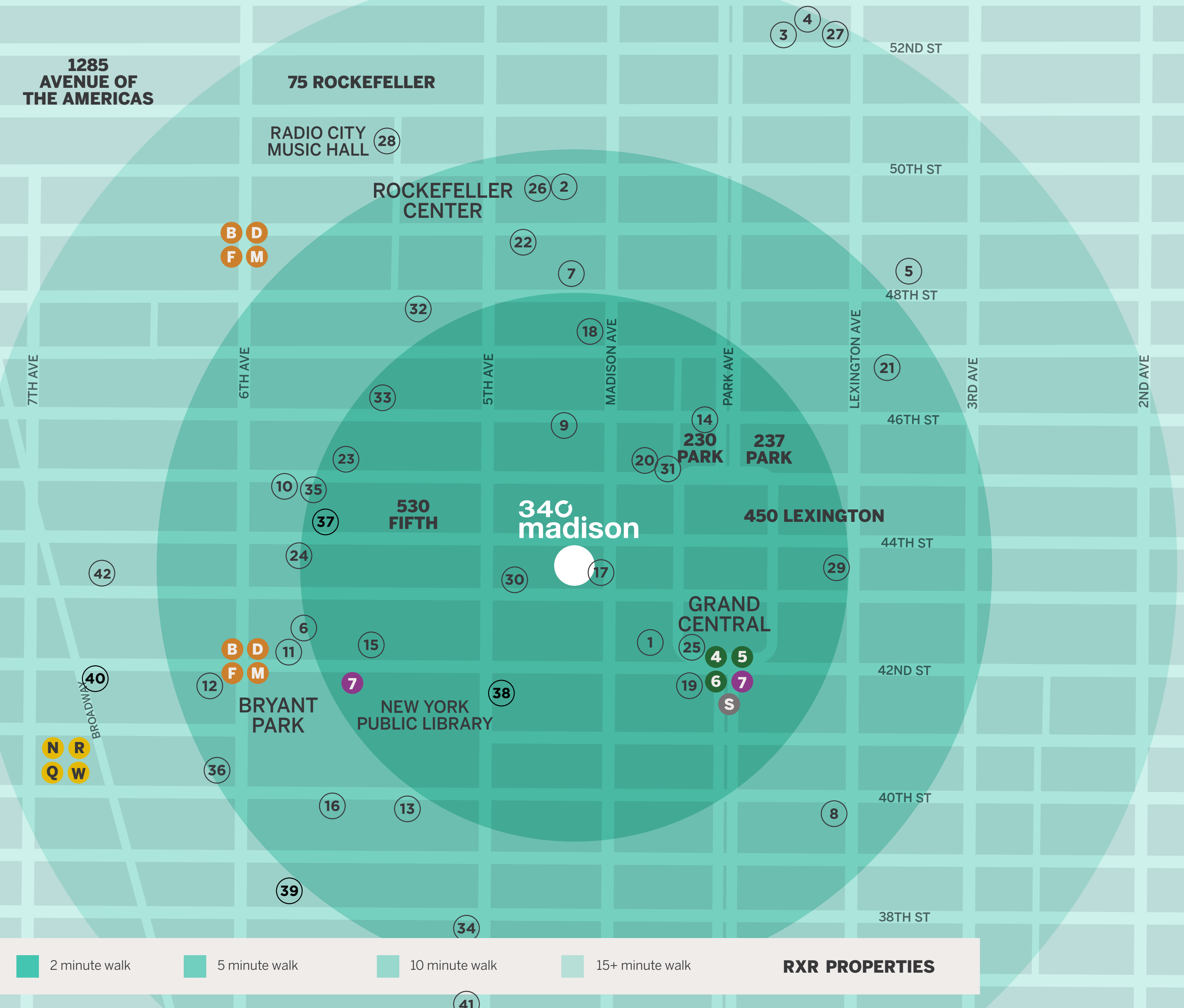
- 23 Valerie
- 24 Bar 44 at Royalton
- 25 The Campbell
- 26 Le Chalet
- 27 The Pool Lounge
- 28 Bar SixtyFive at Rainbow Room

WELLNESS:

- 29 Equinox
- 30 Equinox
- 31 Equinox
- 32 CorePower
- 33 SWERVE Fitness
- 34 Vixen Workout
- 35 MPR Fitness
- 36 Blink Fitness

HOTELS:

- 37 Sofitel New York
- 38 Andaz 5th Avenue
- 39 Refinery Hotel
- 40 The Knickerbocker
- 41 The Langham
- 42 Casablanca Hotel



WELCOME TO THE WORLD OF RXO'S!

All RXR tenants are invited to enjoy the benefits of the RXR Experience Officers “RXOs” — A team of customer-focused specialists committed to creating a remarkable workplace experience for our tenants.

RXO's serve as the ultimate workplace concierge, cultivating a sense of purpose, connection and community, and helping to ensure a safe, productive, and inspiring workplace where our tenants choose to go to every day.

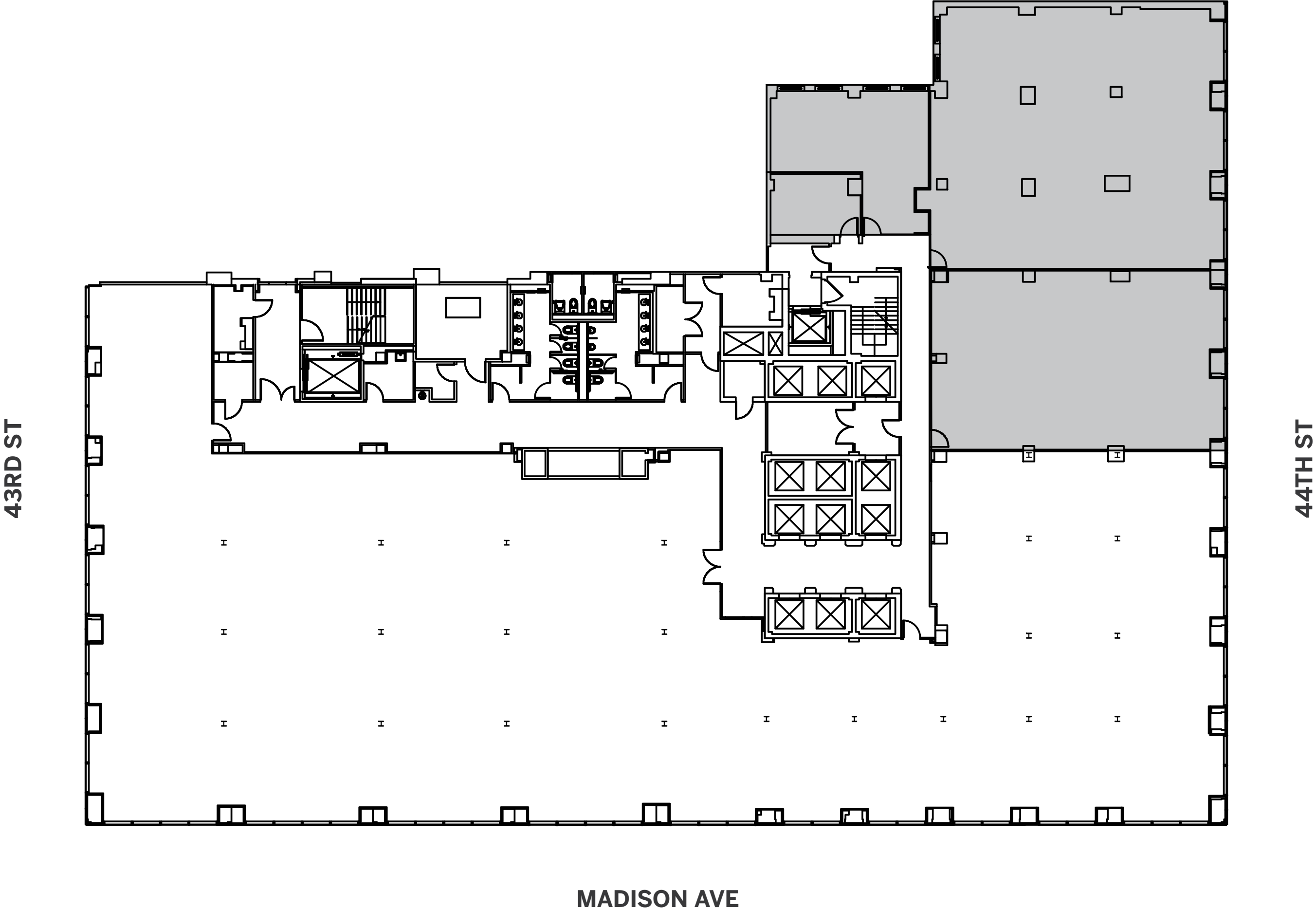
The RXOs develop a yearly curriculum rooted in diversity, education, entertainment, innovation, social responsibility, wellness, professional development, networking and more.

- DEI initiatives
- Culinary exploration
- Professional networking
- Speaker/podcast series
- Fitness
- Wellness
- Clubs and special interests
- Art and Cultural programming

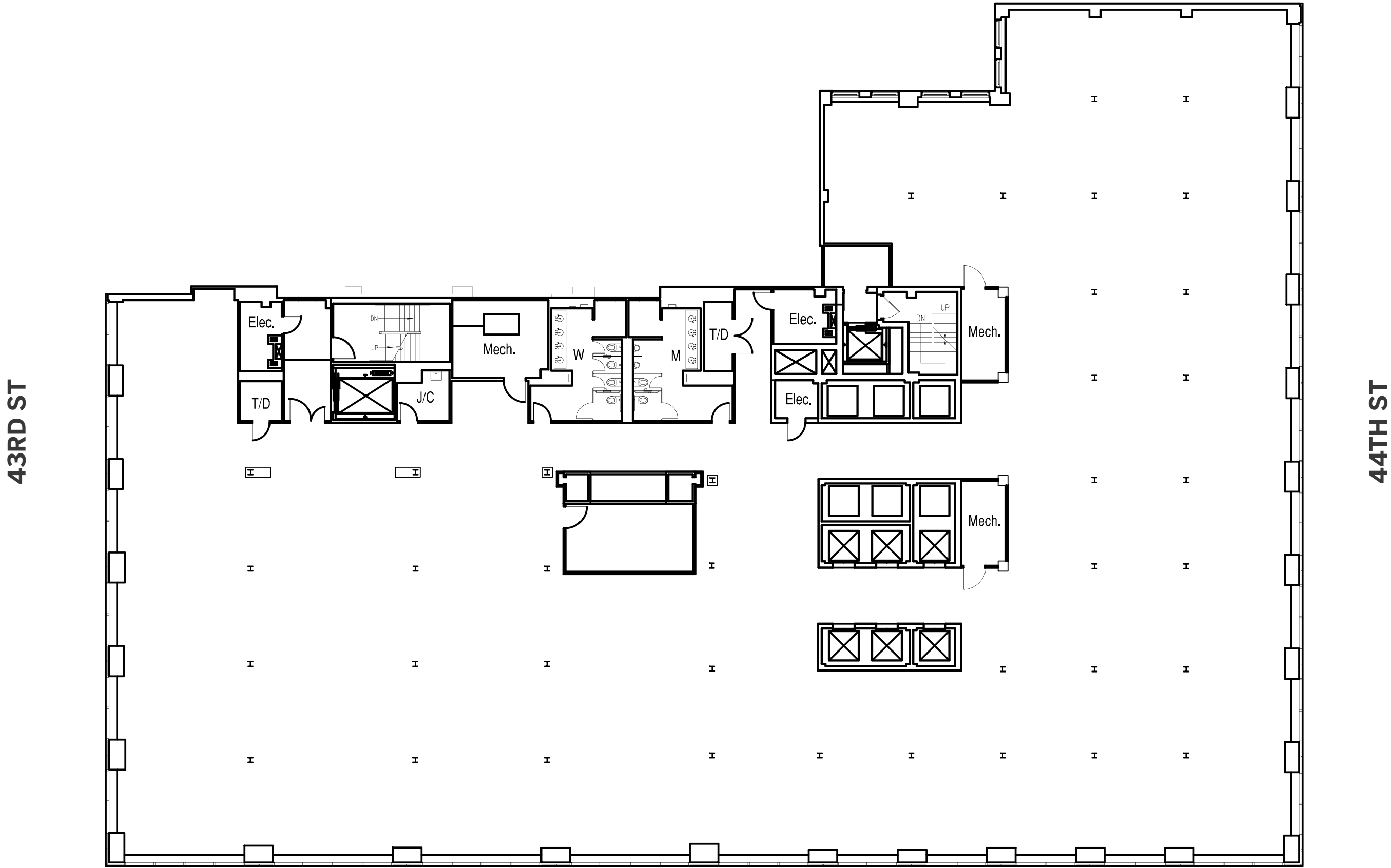
RXO



CORE & SHELL
PARTIAL 4TH FL.
21,383 RSF



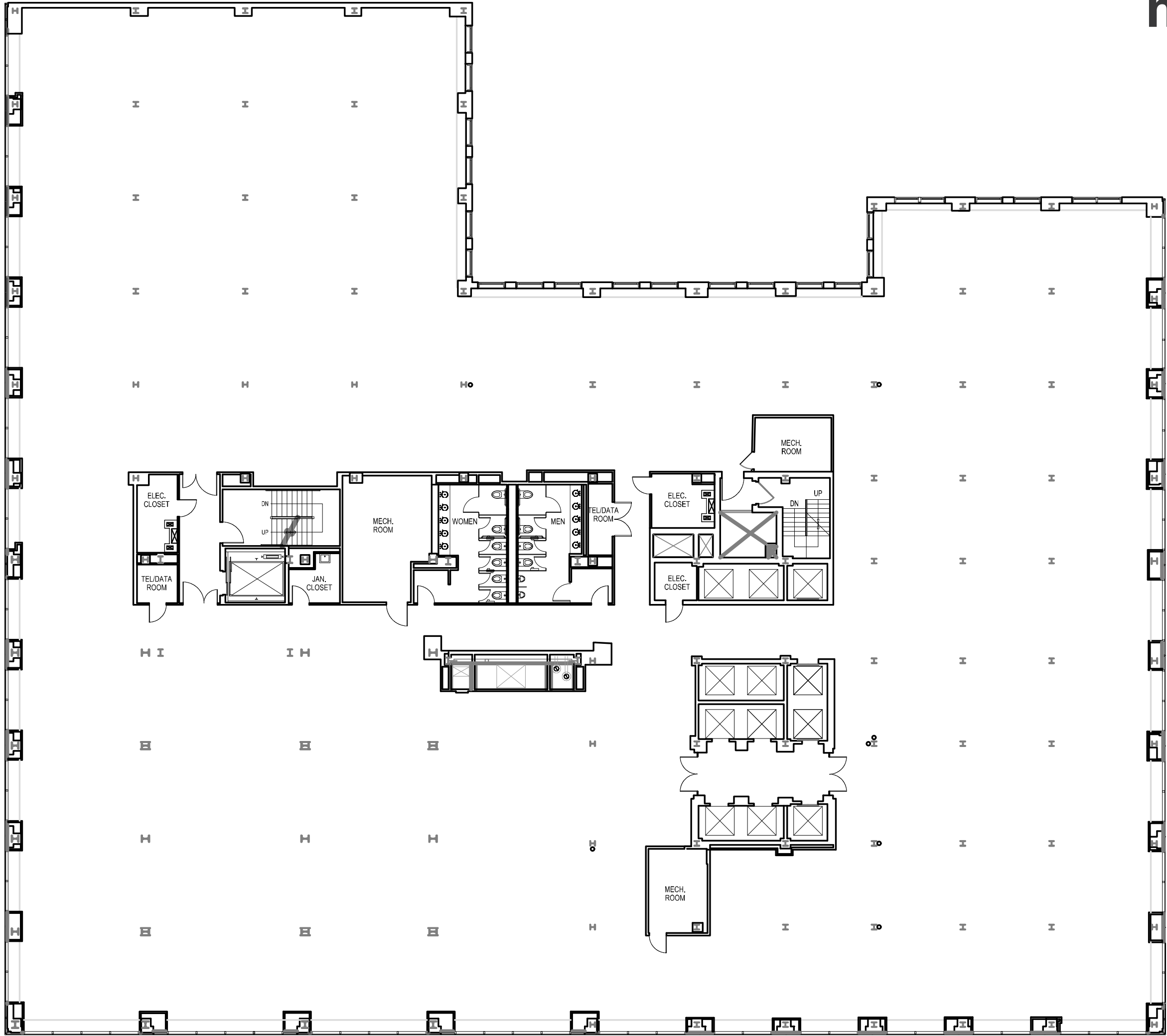
CORE & SHELL
ENTIRE 5TH FL.
29,304 RSF



MADISON AVE

CORE & SHELL
ENTIRE 8TH FL.
40,524 RSF

43RD ST

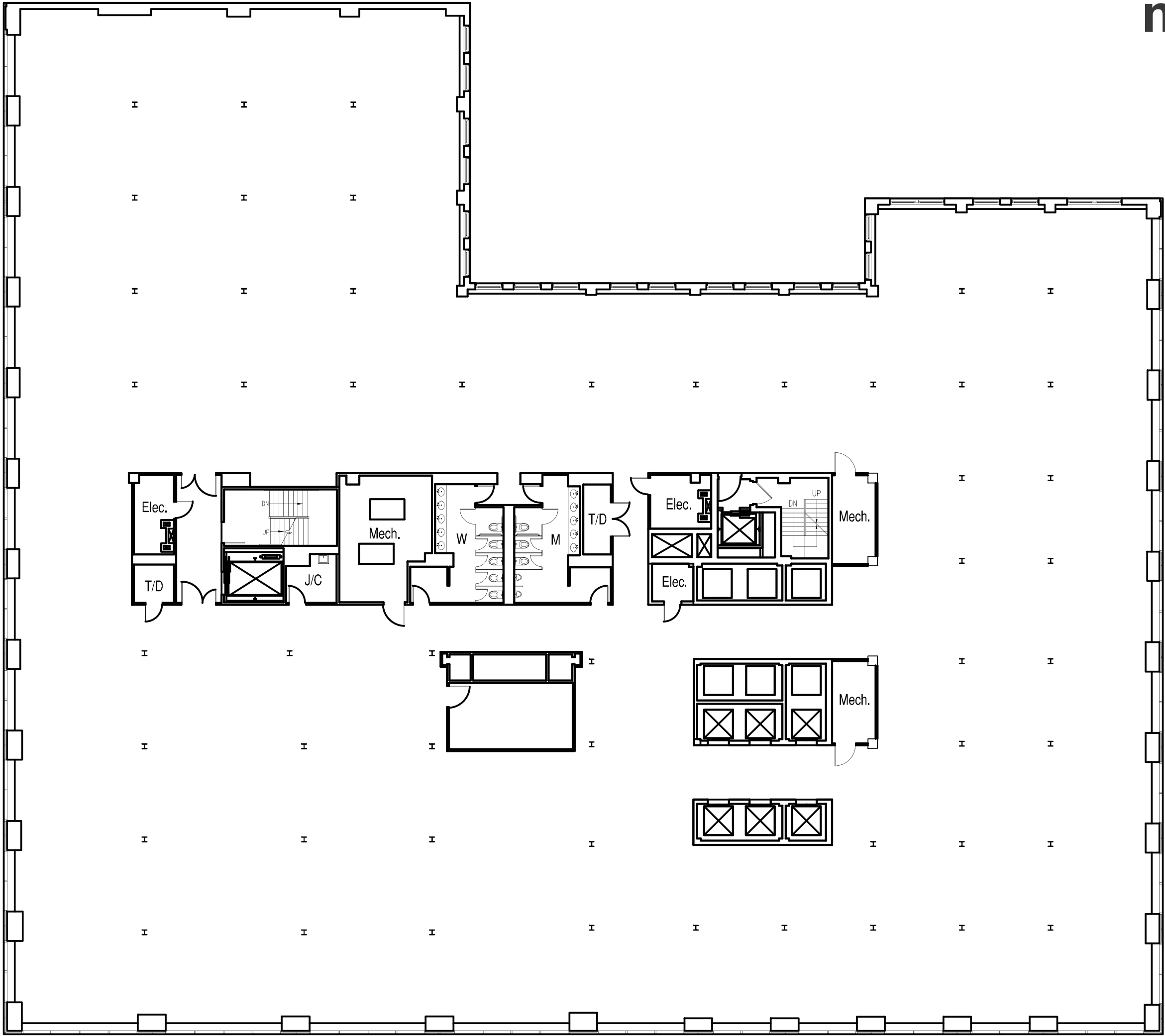


44TH ST

MADISON AVE

CORE & SHELL
ENTIRE 9TH FL.
40,519 RSF

43RD ST



44TH ST

MADISON AVE

CORE & SHELL
PARTIAL 10TH FL.
SUITES 10A & 10B
22,017 RSF

43RD ST

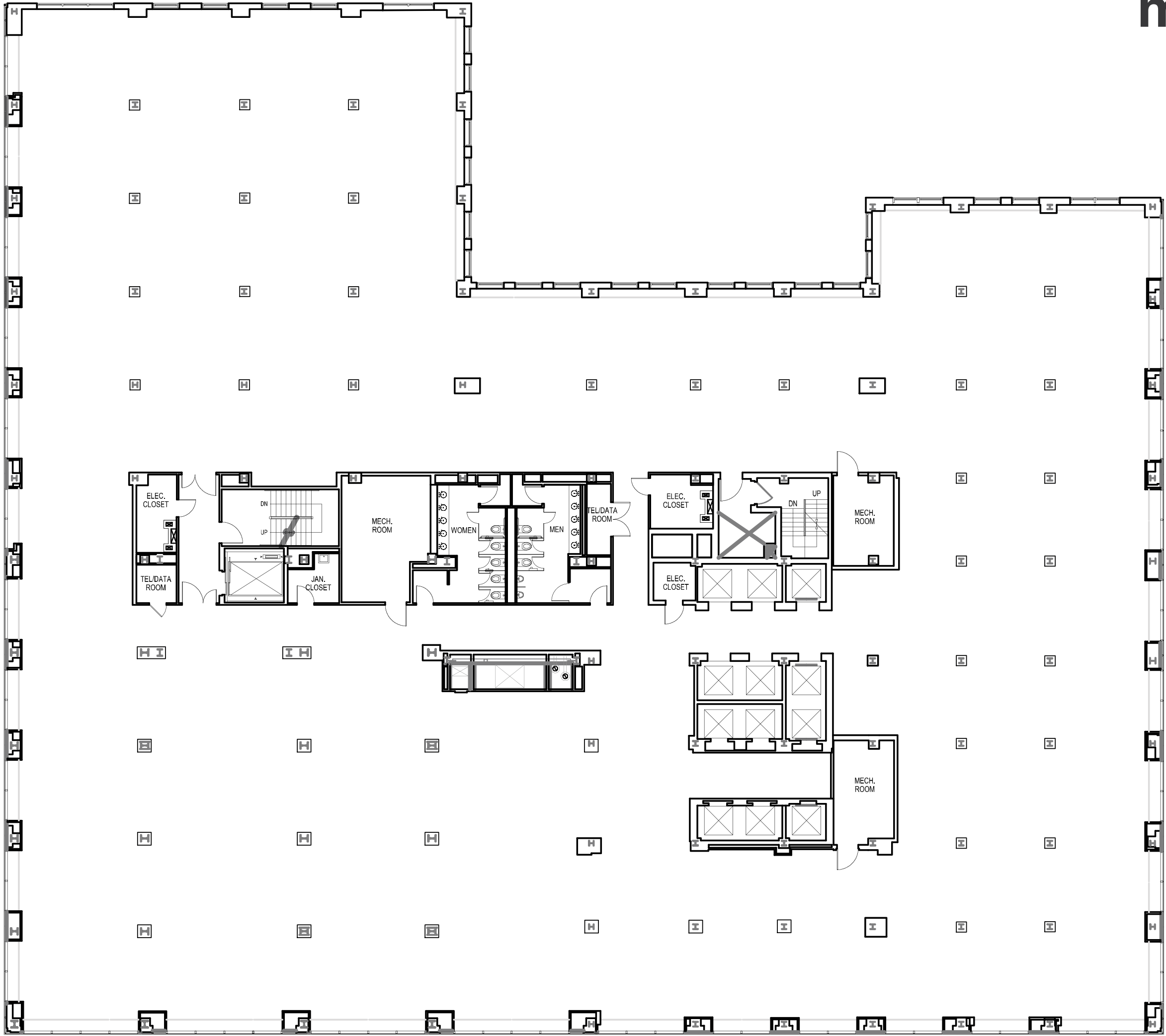


44TH ST

MADISON AVE

CORE & SHELL
ENTIRE 14TH FL.
40,519 RSF

43RD ST



44TH ST

MADISON AVE

CORE & SHELL
ENTIRE 15TH FL.
40,519 RSF

43RD ST

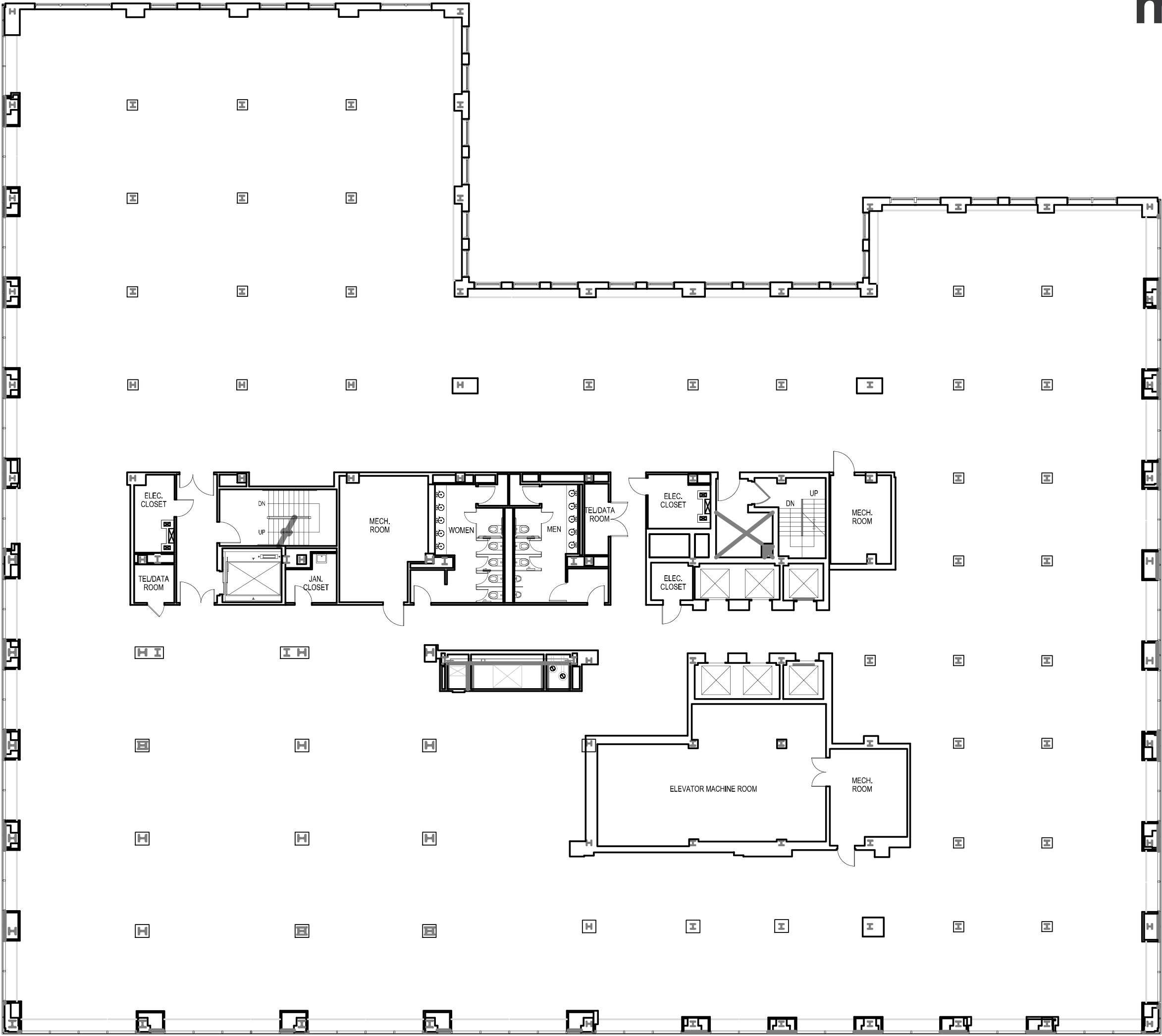


44TH ST

MADISON AVE

CORE & SHELL
ENTIRE 16TH FL.
39,684 RSF

43RD ST

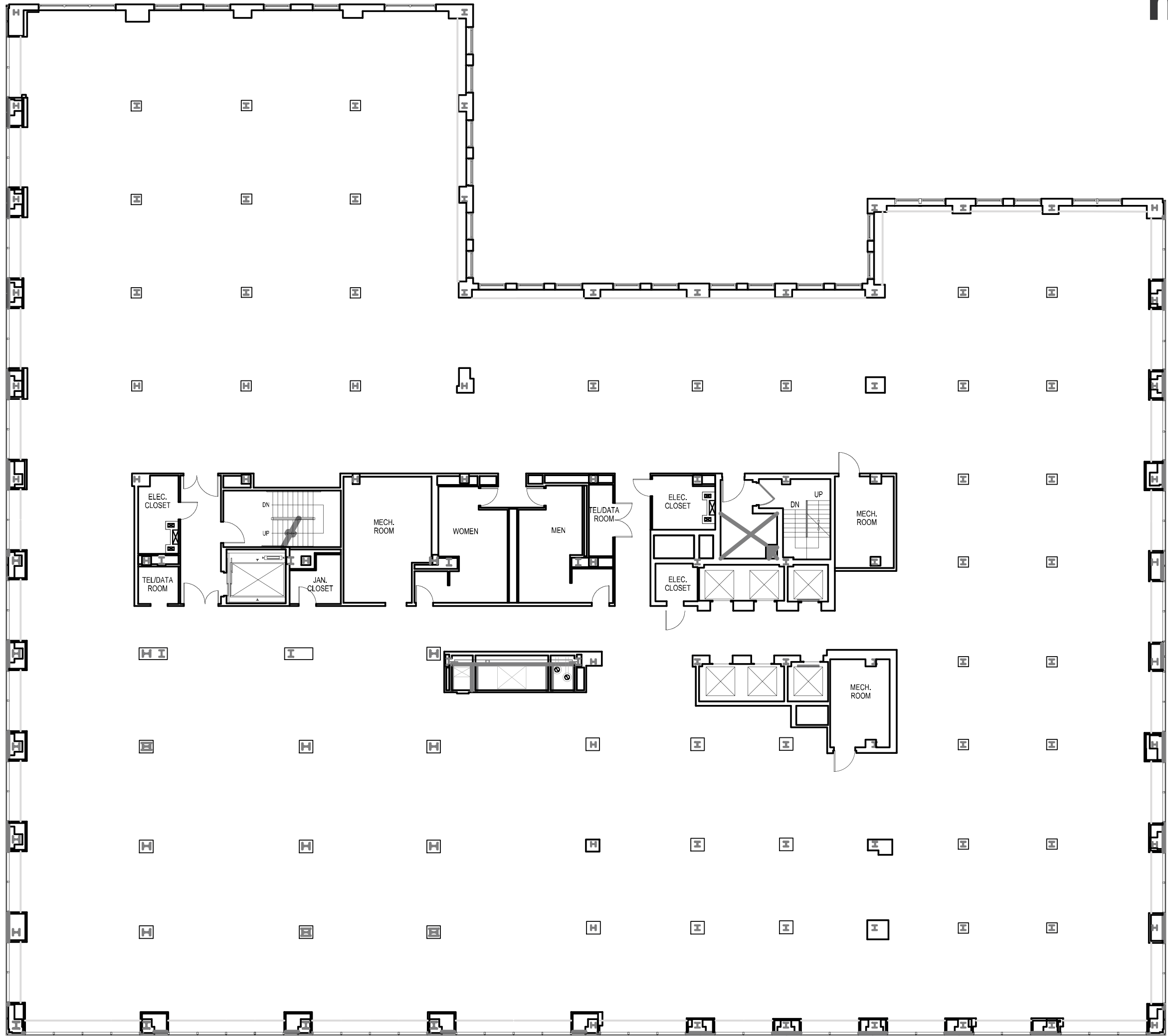


44TH ST

MADISON AVE

CORE & SHELL
ENTIRE 17TH FL.
40,948 RSF

43RD ST

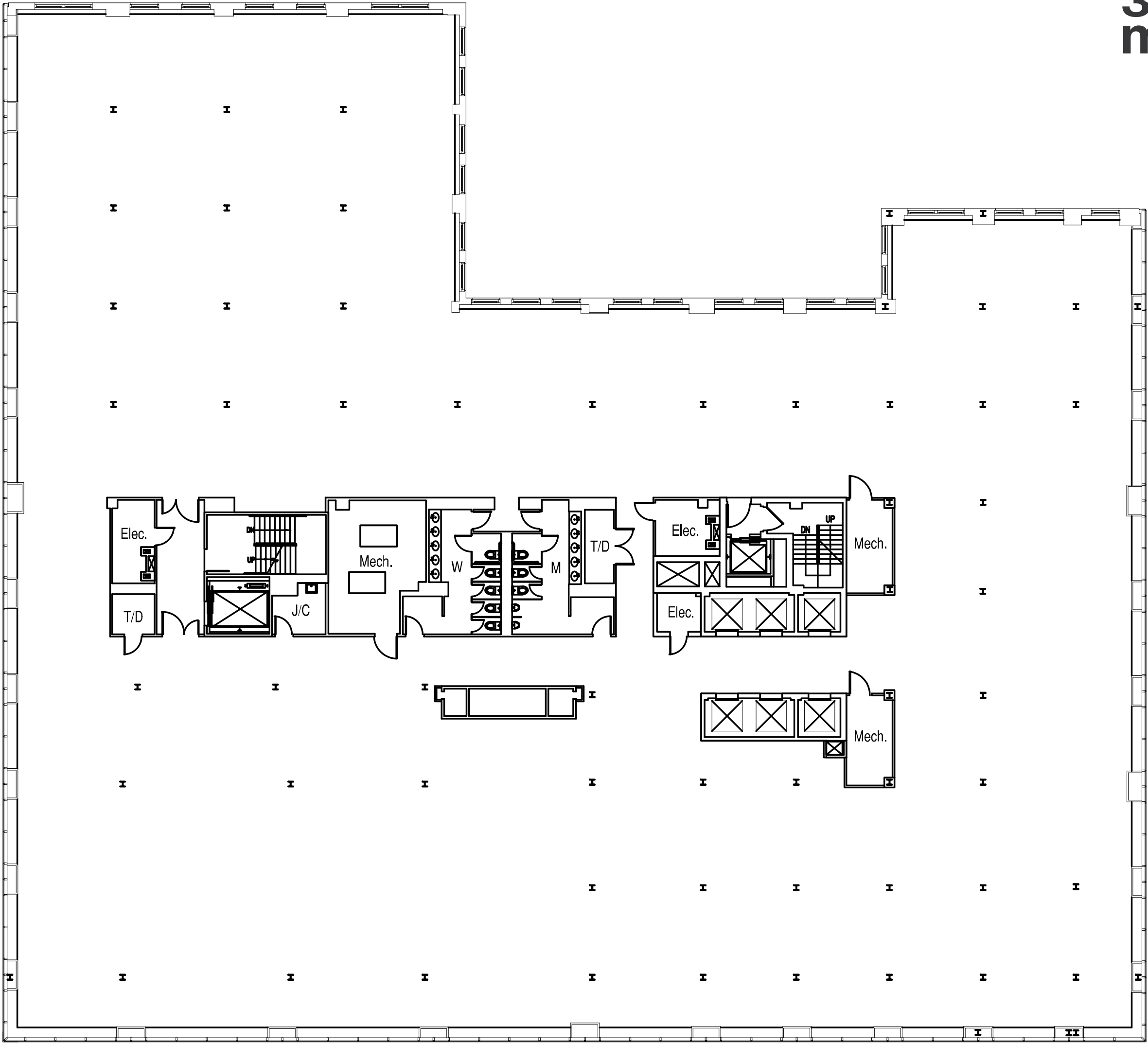


44TH ST

MADISON AVE

CORE & SHELL
ENTIRE 19TH FL.
36,585 RSF

43RD ST



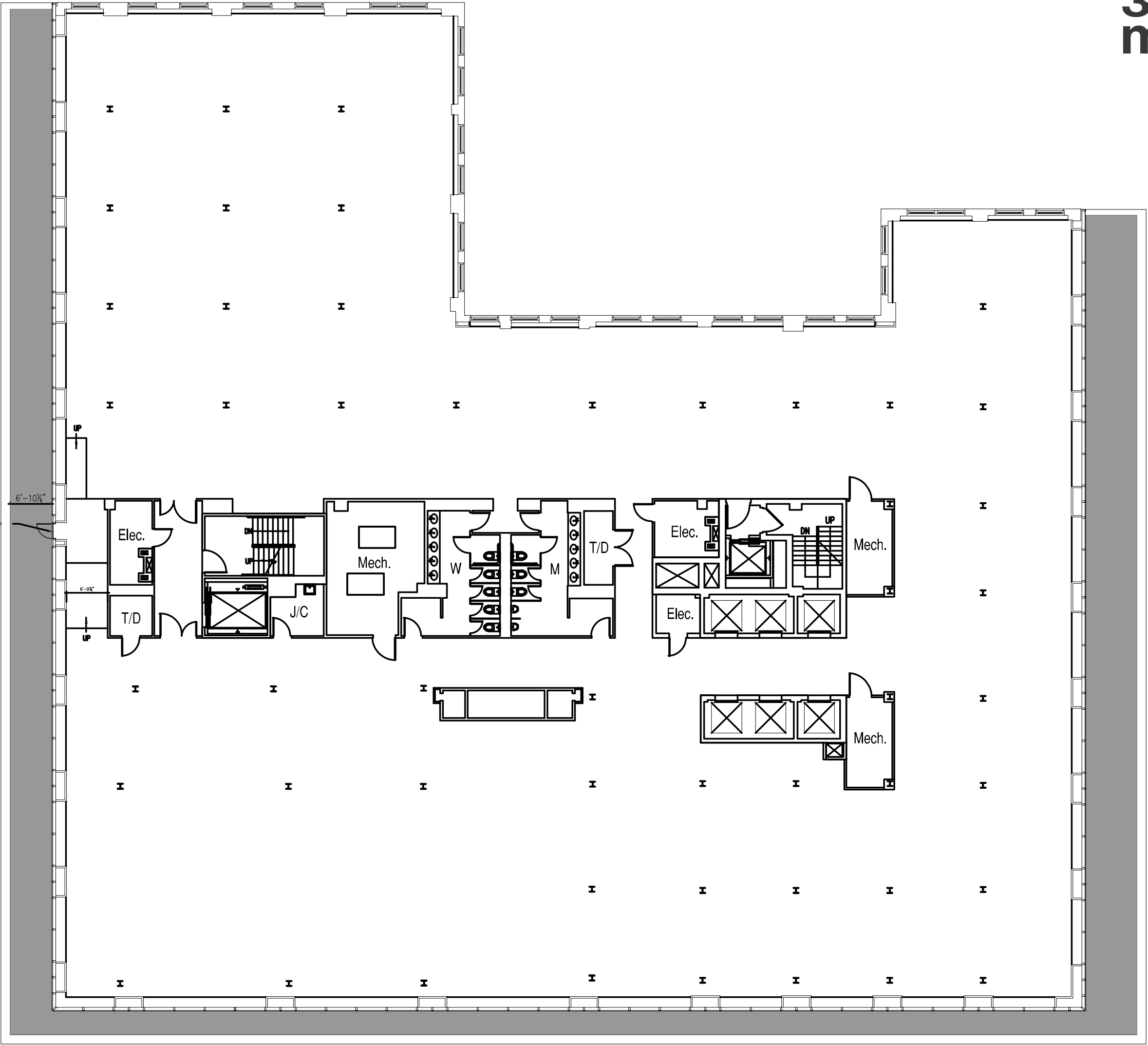
44TH ST

MADISON AVE

CORE & SHELL
ENTIRE 20TH FL.
31,450 RSF

POTENTIAL TERRACE
(GRAY AREA)

43RD ST

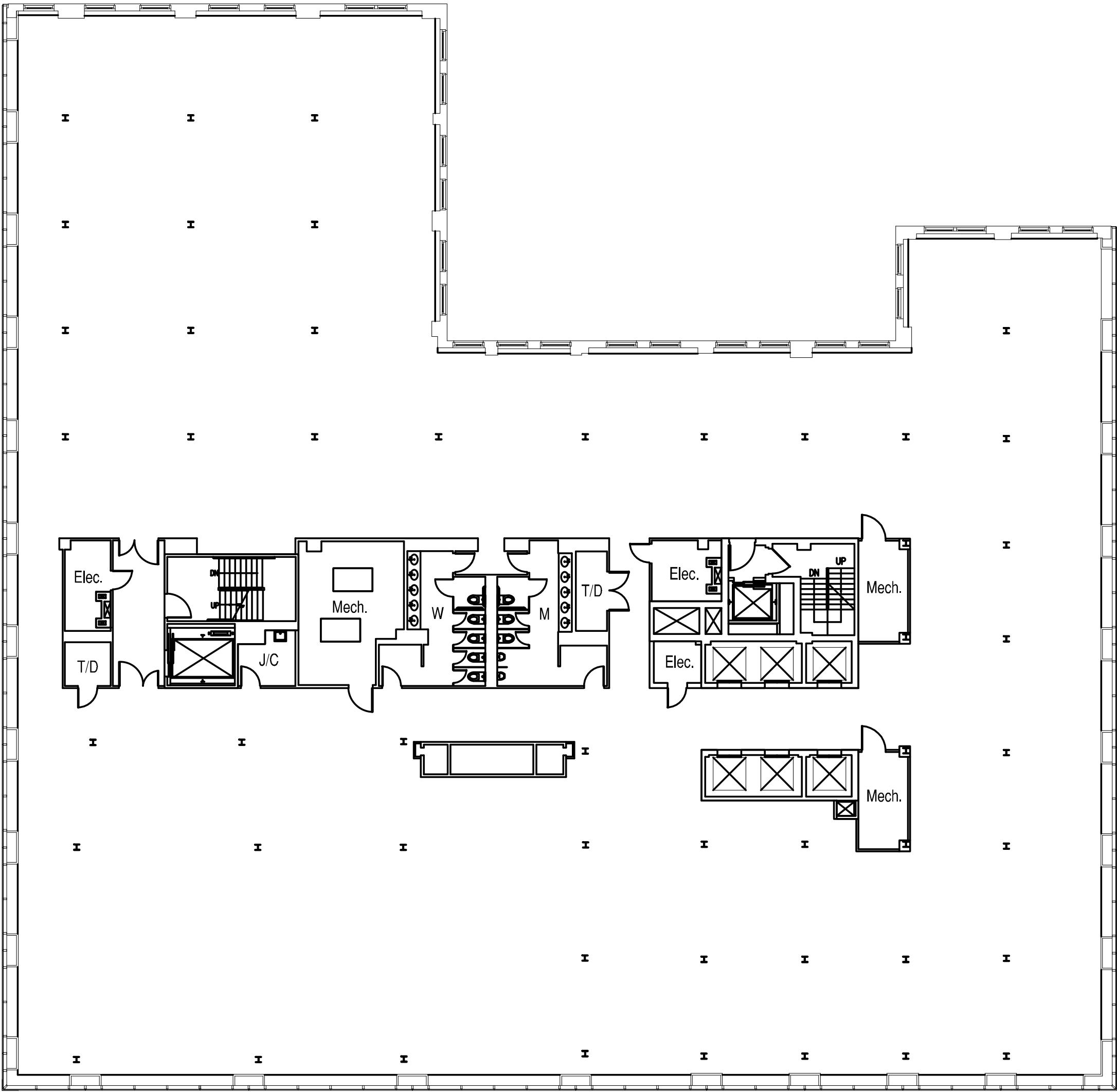


44TH ST

MADISON AVE

CORE & SHELL
ENTIRE 21ST FL.
31,450 RSF

43RD ST



44TH ST

MADISON AVE