



REDISCOVER 575 MADISON AVE FROM THE INSIDE OUT

LOCATION RENOVATION VALUE

Situated on the corner of **57TH STREET, ON A DOUBLE-WIDE AVENUE** and steps to Central Park, **575 MADISON AVE** recently completed a stunning lobby renovation that is both inviting and bold—showcasing a unique application of materials with a vibrant rotating art gallery. In addition, ownership is constructing a **TENANT-EXCLUSIVE AMENITY CENTER** on the top floor that will feature conferencing and lounge space with an outdoor terrace.

The **ELEVATED TENANT EXPERIENCE** you feel the moment you step inside the building, coupled with the **SIGNIFICANT VALUE** in one of the **MOST STYLISH NYC NEIGHBORHOODS**, warrants a fresh look at this matchless opportunity.

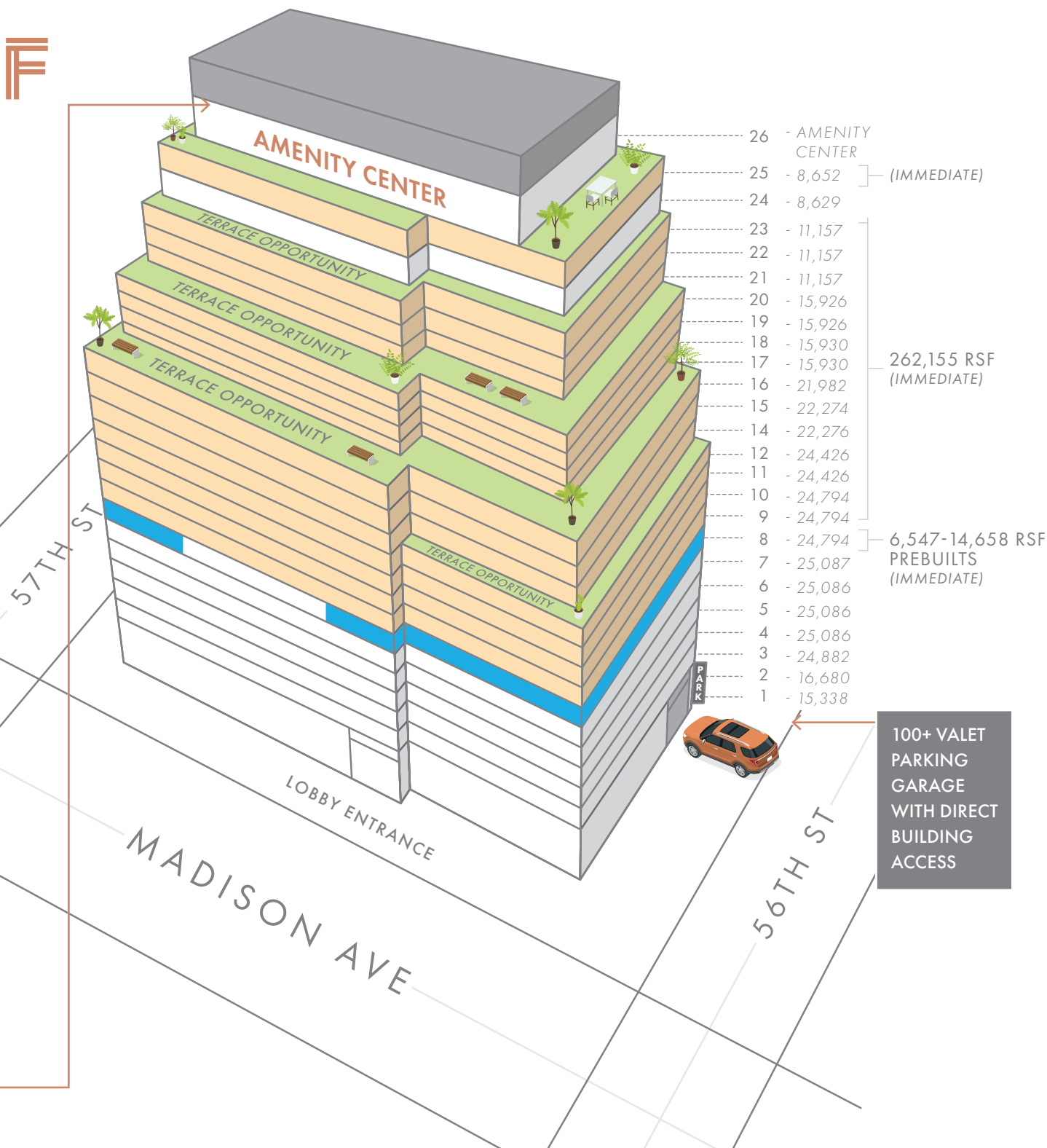


50,000 - 300,000 SF

OF CONTIGUOUS SPACE AVAILABLE NOW

LARGE BLOCK + PRE-BUILTS AVAILABLE

-  FLOORS 9-23: 262,155 RSF (IMMEDIATE)
-  8TH FLOOR PRE-BUILT: 14,658 RSF (IMMEDIATE)
-  8TH FLOOR PRE-BUILT: 6,547 RSF (DELIVERING Q4 2022)



THE NEWLY DESIGNED LOBBY

BLENDS MATERIALS & TONES TO BRIGHTEN AND ACTIVATE THE SPACE.
LOCAL & EMERGING ARTISTS ARE FEATURED THROUGHOUT.



THE PENTHOUSE AMENITY CENTER

OFFERS TENANTS EXCLUSIVE CONFERENCING
AND LOUNGE SPACE, WHICH FEATURES AN OUTDOOR TERRACE.

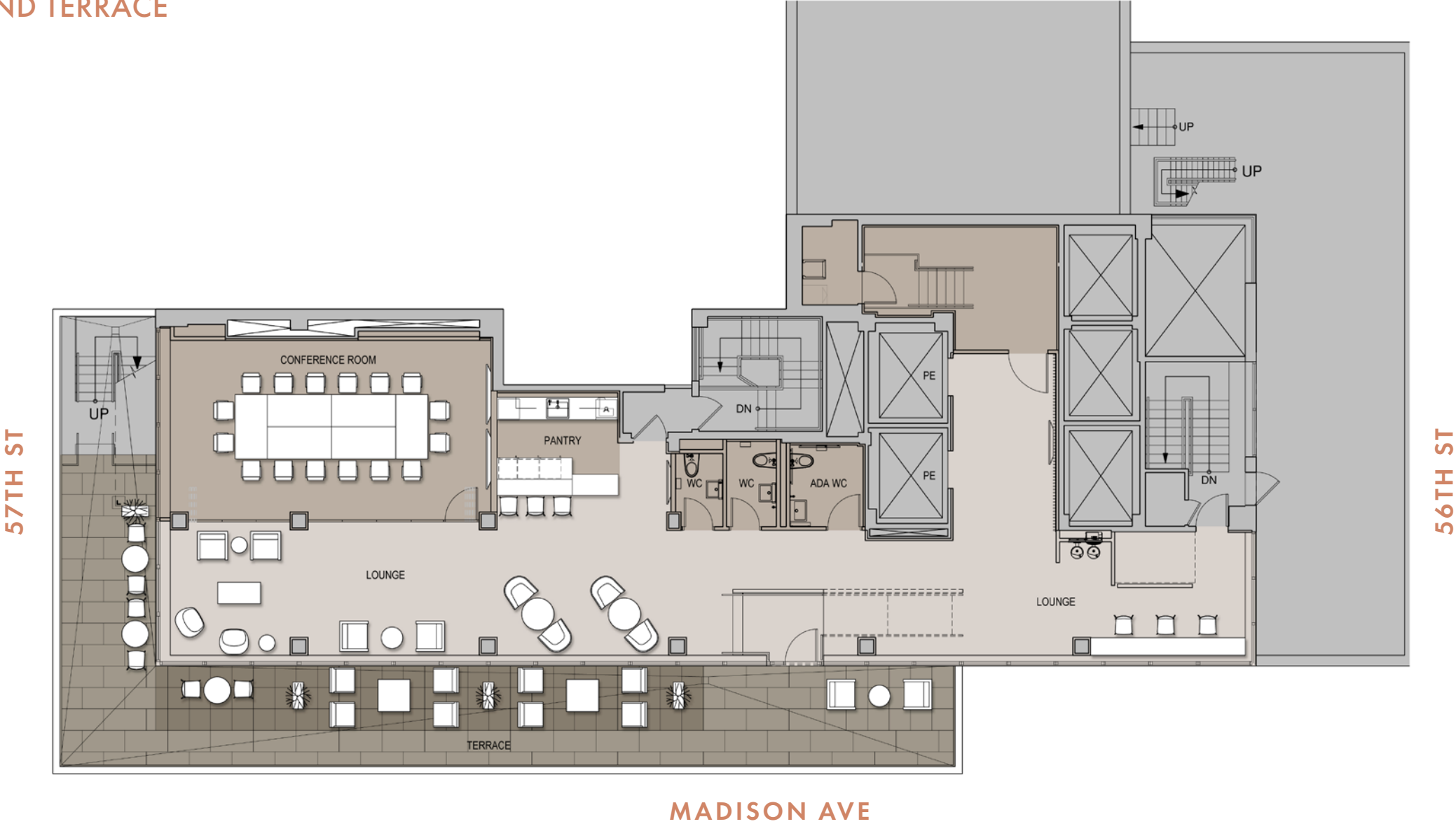




PENTHOUSE AMENITY CENTER + TERRACE

PENTHOUSE AMENITY CENTER PLAN

CONFERENCE ROOM, PANTRY, LOUNGE SPACE, +
WRAPAROUND TERRACE



575 IS MOVE-IN READY

RECENTLY COMPLETED 8TH FLOOR PRE-BUILT



VALUE

RECEPTION AREA

FUNCTIONAL + LIGHT-FILLED AREAS



THOUGHTFULLY DESIGNED WORK AREAS





DEDICATED PANTRY + SOCIAL SPACE

NUMEROUS PRIVATE TERRACE OPPORTUNITIES
THROUGHOUT THE BUILDING

PRIVATE TENANT TERRACE - 17TH FLOOR

8TH FLOOR PRE-BUILT

SUITE A

PERSONNEL			
SPACE TYPE	PLAN		
Private Office	5		
Workstation	24		
Receptionist	1		
Total	30		
Office : Workstation	17% 83%		
COLLABORATION			
SPACE TYPE	SEATS	PLAN	
		SPACE	SEATS
Conference	14	1	14
Conference	8	1	8
Phone Room	2	1	1
Café [Open]	5	1	5
Total		4	28
Collaborative Seats/Person:		0.93/Person	

SUITE C

PERSONNEL		
SPACE TYPE	PLAN	
Private Office	3	
Workstation	82	
Receptionist	1	
Total	86	
Office : Workstation	3% 95%	
COLLABORATION		
SPACE TYPE	PLAN	
	SEATS	SPACE
Conference	16	1
Conference	8	1
Meeting	4	1
Meeting	2	3
Café [Open]	30	1
Open Meeting	8	1
Open Meeting	6	1
Total	78	9
Collab. Seats/Person:	0.91 / Person	

Suite C: 14,658 RSF Pre-built



Suite A: 6,547 RSF Pre-built

MADISON AVE

OPEN OFFICE TEST-FIT

FLOORS 8-10: 24,794 RSF

PERSONNEL

SPACE TYPE	PLAN	
Private Office	4	
Workstation	138	
Receptionist	1	
Mail Personnel	1	
Total	144	
Office : Workstation	3%	97%
RSF/person	172	RSF/P

COLLABORATION

SPACE TYPE	SEATS	PLAN	
		SPACE	SEATS
Conference	20	1	20
Conference	12	1	12
Conference	8	2	16
Conference	6	3	18
Meeting	4	1	4
Meeting	3	3	9
Phone Room	2	3	6
Café	19	1	19
Lounge	11	1	11
Total		16	115
Collaborative Seats/Person:		0.80/Person	



OFFICE INTENSIVE TEST-FIT

FLOORS 8-10: 24,794 RSF

PERSONNEL

SPACE TYPE	PLAN
Large Private Office	5
Private Office	31
Interior Office	8
Total Offices	44
Workstation	16
Receptionist	1
Mail Personnel	2
Total	63

Office : Workstation	70%	30%
RSF/person	394	RSF/P

COLLABORATION

SPACE TYPE	SEATS	PLAN	
		SPACE	SEATS
Conference	16	1	16
	14	1	14
	8	1	8
	6	1	6
	4	2	8
Café	16	1	16
	10	1	10
Total		8	78

Collaborative Seats/Person: 1.24/Person



OPEN OFFICE TEST-FIT

FLOOR 20: 15,926 RSF

PERSONNEL

SPACE TYPE		PLAN
Private Office		3
Workstation		108
Receptionist		1
Total Offices		112
Office : Workstation	3%	97%
RSF/person	142	RSF/P

COLLABORATION

SPACE TYPE	SEATS	PLAN	
		SPACE	SEATS
Conference	14	1	14
Conference	10	2	20
Meeting	4	1	4
Meeting	3	1	3
Phone Room	2	1	2
Phone Booth	1	3	3
Café	26	1	26
Lounge	10	1	10
Total		11	82
Collaborative Seats/Person: 0.73/Person			



OFFICE INTENSIVE TEST-FIT

FLOOR 20: 15,926 RSF

PERSONNEL

SPACE TYPE	PLAN	
Executive Private Office	2	
Large Private Office	6	
Private Office	15	
Workstation	18	
Receptionist	1	
Total Offices		42
Office : Workstation	55%	45%
RSF/person	379	RSF/P

COLLABORATION

SPACE TYPE	SEATS	PLAN	
		SPACE	SEATS
Conference	12	1	12
Conference	8	1	8
Meeting	6	1	6
Meeting	4	2	8
Phone	2	1	2
Café	22	1	22
Lounge	14	1	14
Reception/Lounge	4	1	4
Total		9	76
Collaborative Seats/Person:		1.81/Person	



OPEN OFFICE TEST-FIT

FLOOR 23: 11,157 RSF

PERSONNEL

SPACE TYPE	PLAN	
Executive Office	2	
Private Office	3	
Workstation	48	
Receptionist	1	
Total Offices	54	
Office : Workstation	6%	91%
RSF/person	207	RSF/P

COLLABORATION

SPACE TYPE	SEATS	PLAN	
		SPACE	SEATS
Conference	16	1	16
Meeting	5	1	5
Meeting	4	1	4
Phone Room	2	1	2
Phone/Wellness	1	1	1
Café	19	1	19
Lounge Seating	2	1	2
Total		7	49
Collaborative Seats/Person:		0.91 /Person	



OFFICE INTENSIVE TEST-FIT

FLOOR 23: 11,157 RSF

PERSONNEL

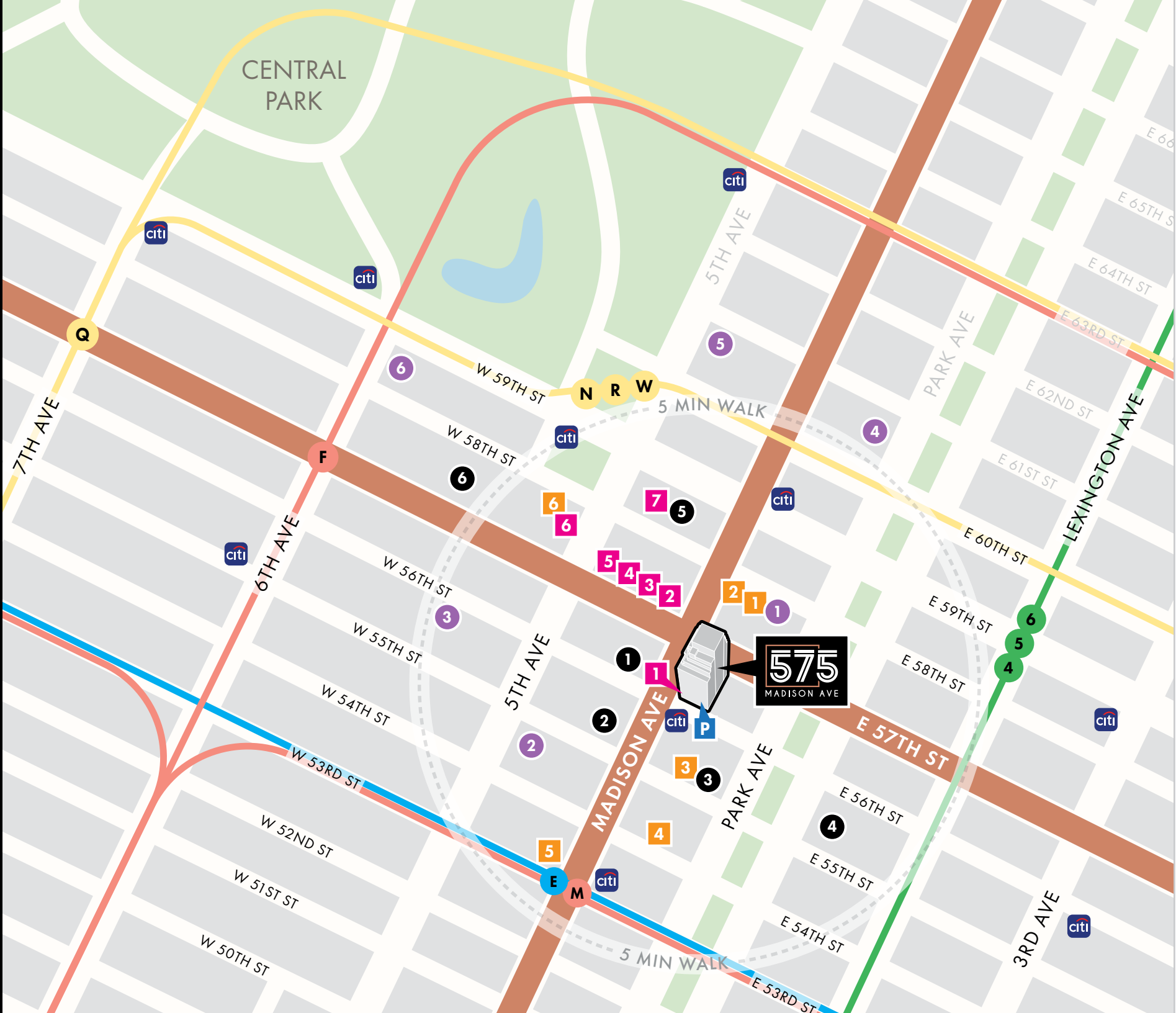
SPACE TYPE	PLAN	
Large Private Office	5	
Private Office	10	
Workstation	12	
Receptionist	1	
Total Offices	28	
Office : Workstation	54%	46%
RSF/person	398	RSF/P

COLLABORATION

SPACE TYPE	SEATS	PLAN	
		SPACE	SEATS
Conference	16	1	16
Conference	8	1	8
Phone/Wellness	1	1	1
Phone	2	1	2
Café	19	1	19
Lounge Seating	6	1	6
Total		6	52
Collaborative Seats/Person: 1.86/Person			



YOU'RE IN THE
**RIGHT
PART OF
TOWN**



OFFICES

- 1. 590 Madison Ave
- 2. 550 Madison Ave
- 3. Park Avenue Tower
- 4. 425 Park Ave
- 5. 767 Fifth Ave
- 6. 9 West 57th St

HOTELS

- 1. Four Seasons
- 2. St. Regis
- 3. Whitby
- 4. Loews Regency
- 5. Pierre
- 6. Ritz-Carlton

RETAIL

- 1. **575 RETAIL**
Breitling
First Republic Bank
ReBag
Oliver Peoples
Vacheron Constantin
- 2. Dior
- 3. Chanel
- 4. Burberry
- 5. Louis Vuitton
- 6. Bergdorf Goodman
- 7. Apple

RESTAURANTS

- 1. Tao Uptown
- 2. Serafina Osteria
- 3. Aquavit
- 4. Nerai
- 5. Empellon
- 6. BG

**P 100+ VALET PARKING GARAGE
WITH DIRECT BUILDING ACCESS**

CITIBIKE LOCATIONS

TRANSIT LINES

A NEIGHBORHOOD THAT SPEAKS FOR ITSELF



BUILDING SPECIFICATIONS

- Building standard hours of operation are 24/7.
- There is 1 freight elevator and 8 passenger elevators (2 banks of elevators, 1 elevator bank for low rise and 1 for high rise, 4 elevators each).
- Slab heights: The 1st floor height from floor to slab is 13 or 14 feet. The slab heights are 10 feet floor to slab from the 2nd floor up to the 25th floor. The 26th and 27th floors are 13 feet floor to slab.
- Telephone and telecommunications structure: Verizon, Sprint and Time Warner are available at the building. The building is cable ready. Every floor has electrical closets and connections.
- Building terraces: Floors 11, 14, 17, 21, 24 and 26
- Valet garage parking with direct lobby access.
- New HVAC and electrical systems throughout the building.
- Bipolar ionization units installed Summer 2020.

