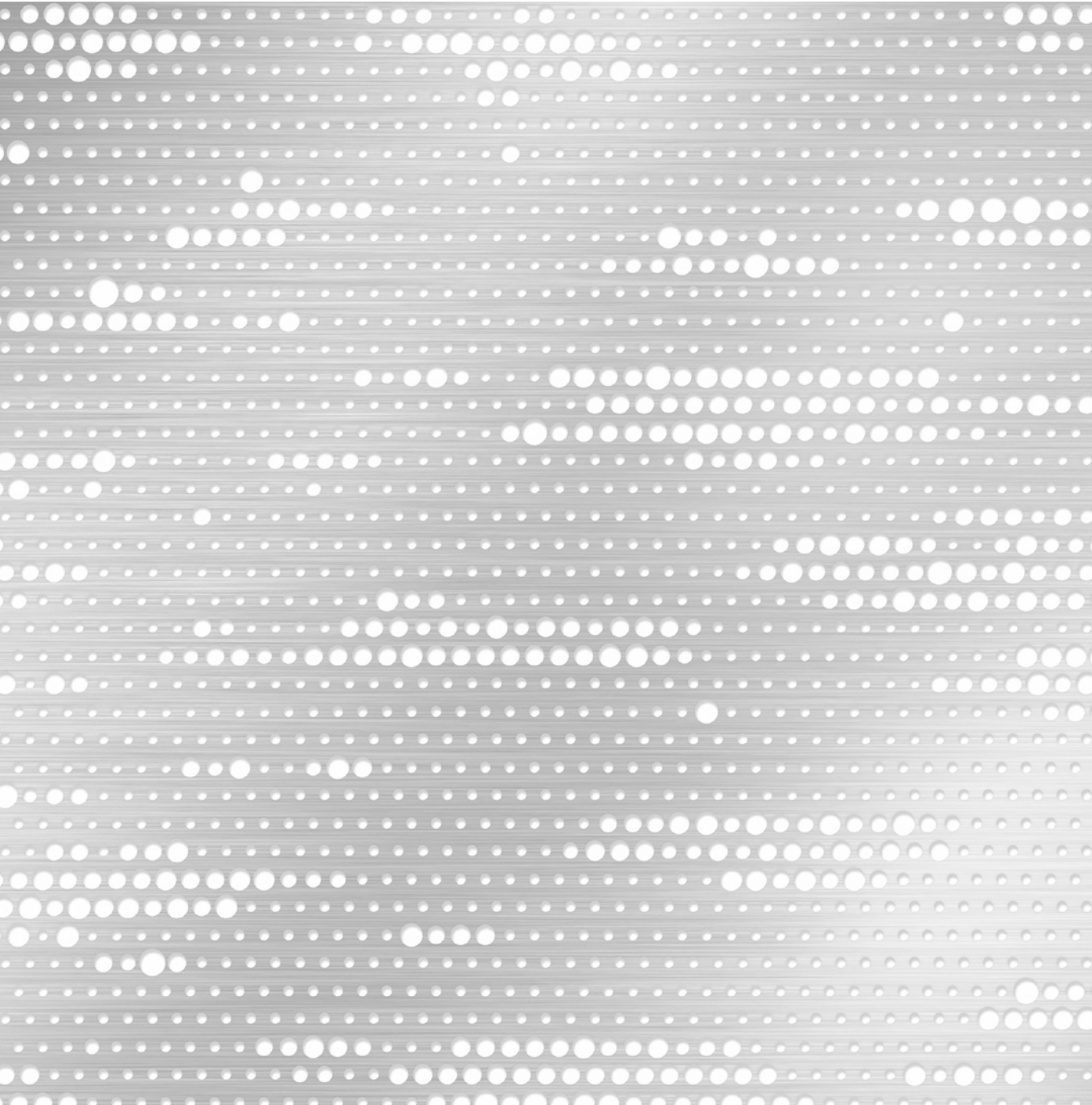


149
MADISON



3	Introduction
4	Redevelopment
7	Amenities
11	Availabilities
16	Neighborhood
18	Building
19	Specifications
20	Ownership
21	Contact

149 MADISON IS CLASSICALLY COOL.

For more than a century, 149 Madison has been the home for creative thinkers and trailblazers. From the farmers of Rose Hill to the innovative Dell Publishers—makers of comic books like Dick Tracy and Little Orphan Annie—the intersection of Madison Ave and 32nd Street has continuously evolved throughout NYC's changing times.

Columbia Property Trust alongside Gensler, has completely renovated the interior of this loft style building to bring it to the highest standards for today's tenants. Featuring 115,000 SF of available space, 149 Madison is within walking distance to all major NYC transit hubs and offers the ability for tenants to control their own environment—inclusive of two private entrances on Madison Ave and 32nd Street respectively.



REDEVELOPMENT PLAN

- **Full-Floor Opportunities**
- **Flexible Lease** Terms
- **New, Efficient** Infrastructure
- **Multi-Level Amenity** Areas
- **Spaces Built Specific** to your Tenancy
- **Bike Room / Shower** Facilities
- **Loft-Like** Feel
- **Fully Renovated** Restrooms



ARTIST RENDERING

32nd St Renovated Exterior

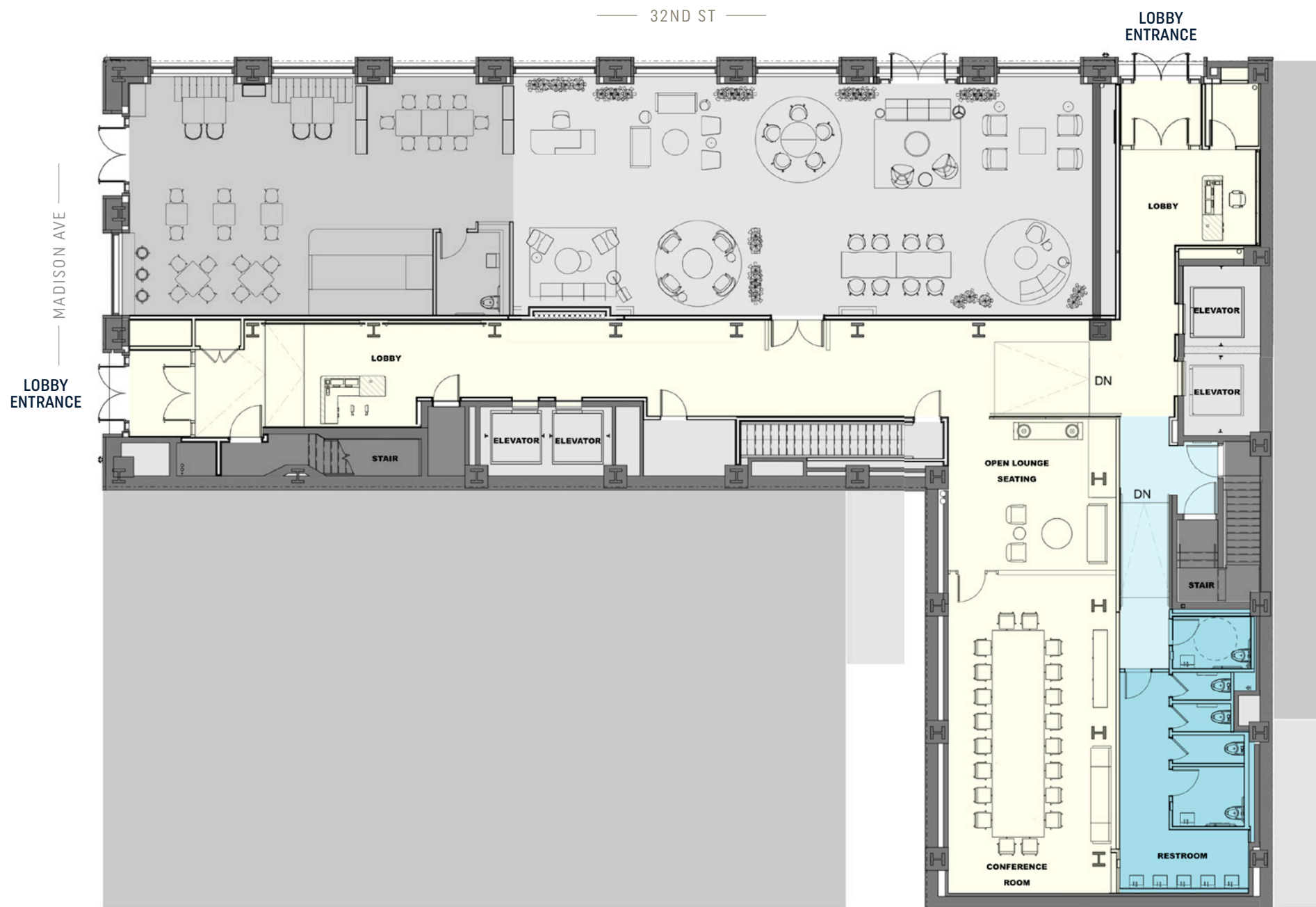


ARTIST RENDERING

Collaborative Amenity Space

GROUND FLOOR PLAN

- Multiple Private Lobbies
- Bike Room
- Amenities
- New Retail Storefront



MODERN INTERIOR, TIMELESS EXTERIOR



32nd St Renovated Lobby



32nd St Renovated Exterior



Amenity Lounge and Shared Space

CONVENIENCE AND FUNCTION



Fitness Center

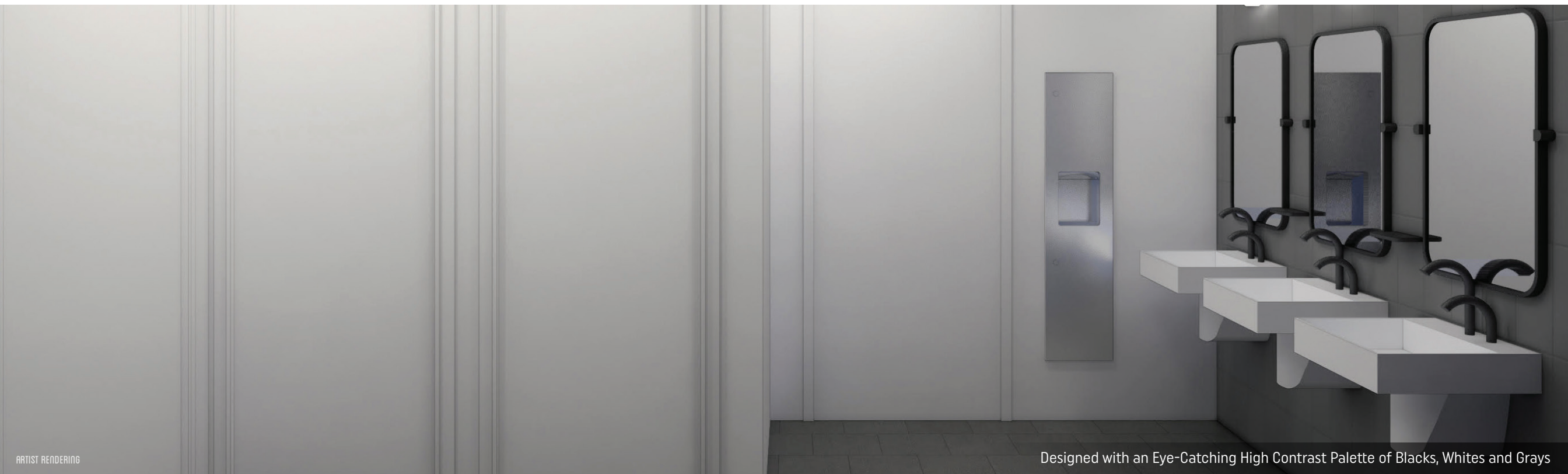


Tech-Advanced Meeting Spaces





Fully Renovated Restrooms



Designed with an Eye-Catching High Contrast Palette of Blacks, Whites and Grays



Madison Avenue Renovated Exterior

NEW RETAIL FACADE

Anchored with Madison Square Park to the south, NoMad has evolved into New York City's interior and architectural design center. Renowned companies such as Porcelanosa, Natuzzi Italia and Jung Lee have all chosen NoMad as their home.



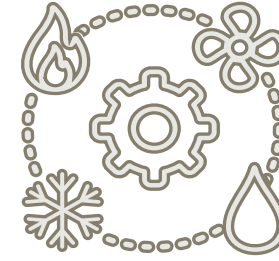
Destination Dispatch
Elevators with Full-Floor
Security Features



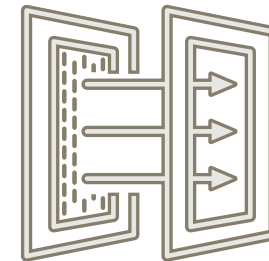
Operable Windows
on Every Floor

FULL MECHANICAL UPGRADES

WITH HEALTH
AND WELLNESS IN MIND



Floor-By-Floor
Tenant Controlled
HVAC



Bipolar
Ionization

YOUR SPACE TO CREATE

115,000 SF Available Space

- Building-within-a-building opportunity for users 50,000 SF+ with private entrance
- Ground floor company branding opportunity
- Amenity space designed to accommodate both communal use and large group meetings

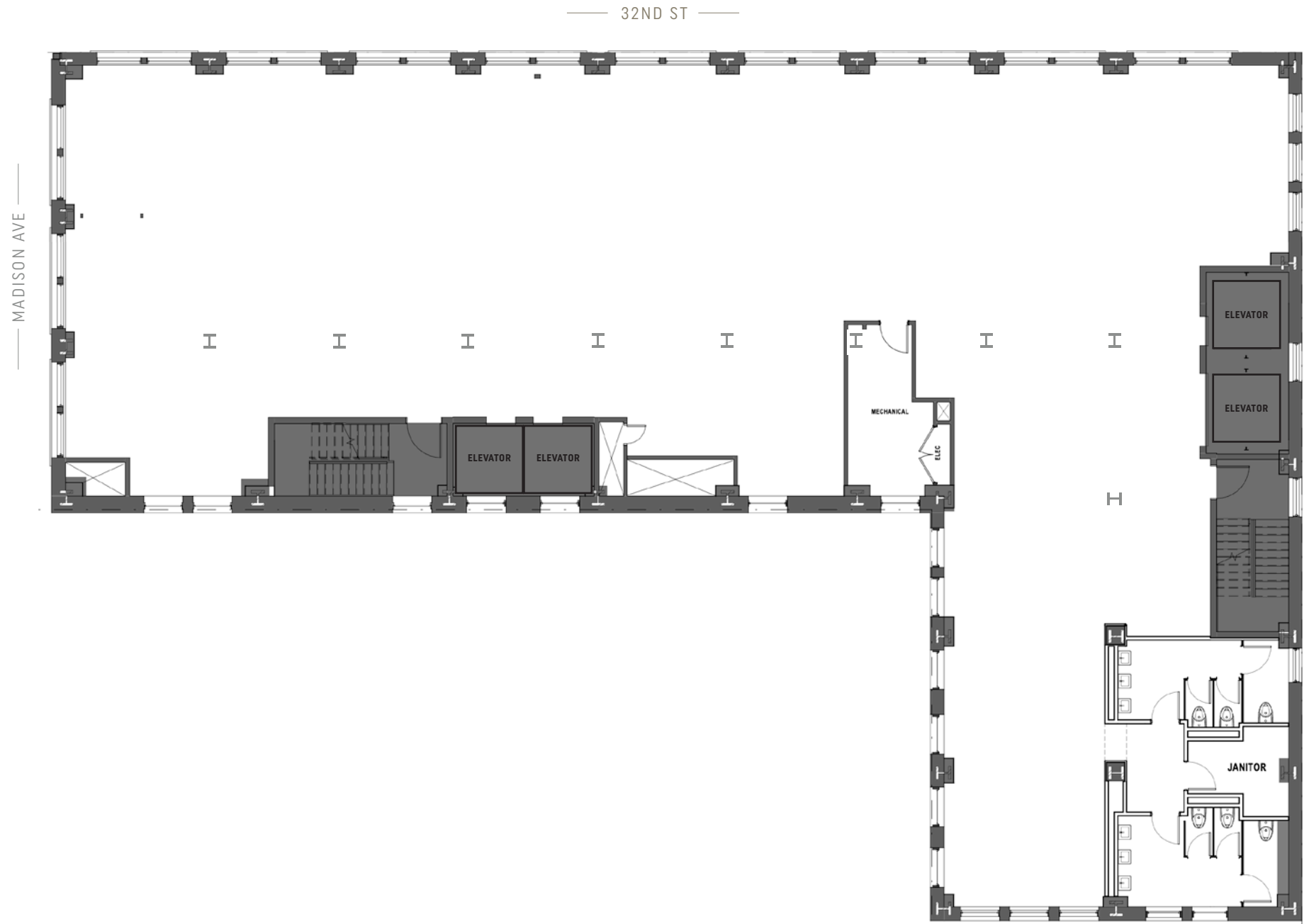
AVAILABLE	RSF	CEILING HEIGHT
FLOORS 2 - 11	10,425	13'
FLOOR 12	10,425	13' 8"
TOTAL	113,997 RSF	

■ Lobby Entrances



TYPICAL CORE PLAN

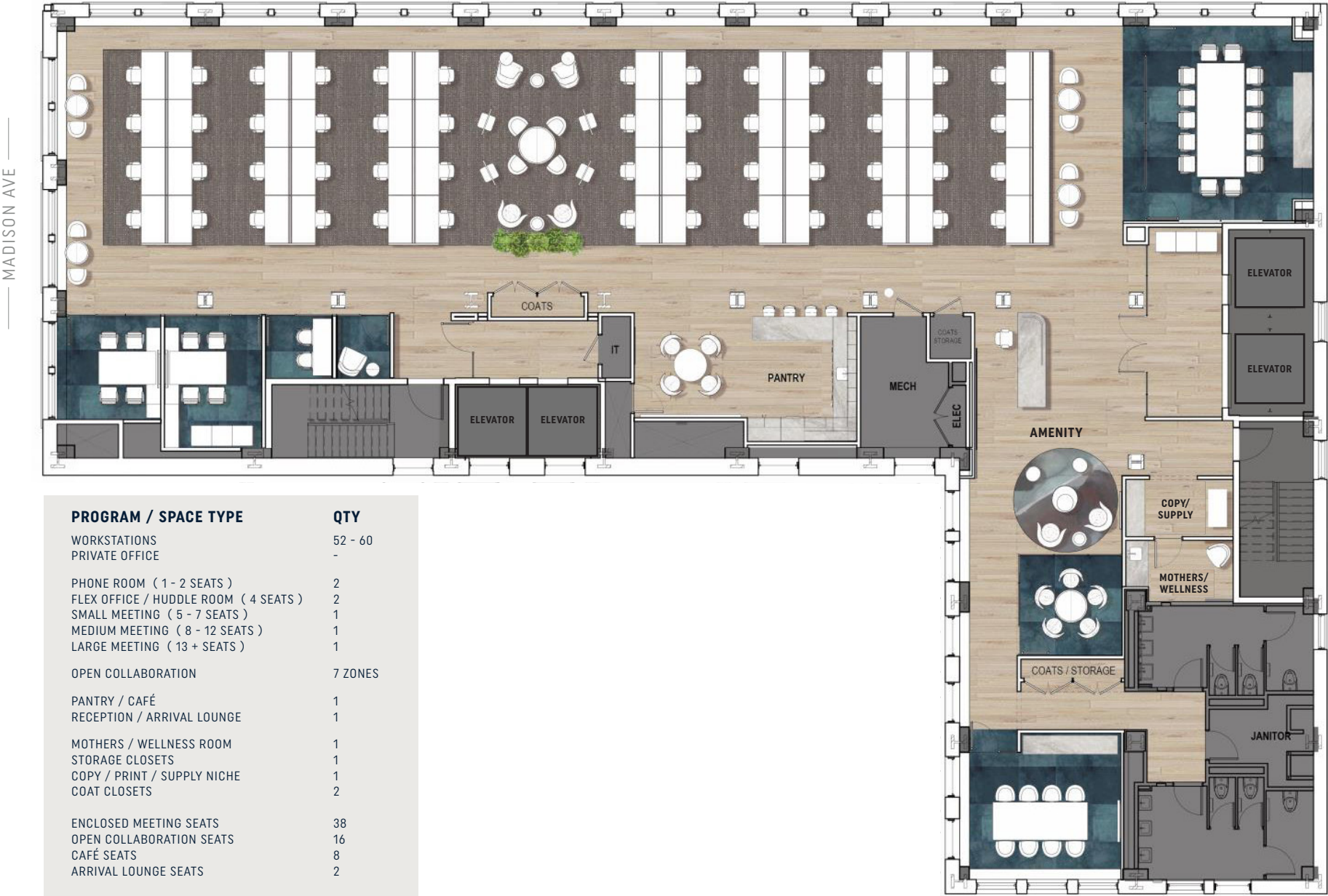
- 10,425 RSF (Floors 2 - 12)
- 13' Slab (Floors 2 - 11)
- 13' 8" Slab (Floor 12)
- Oversized Windows
- Hardwood Floors



5TH FLOOR
PREBUILT

PROPOSED
COLLABORATION PLAN

- Occupancy Summer 2021
- Furniture & Wiring Available
- Full-Floor Occupancy
- New ADA Bathrooms
- New Operable Windows
- Tenant Controlled HVAC



TYPICAL FLOOR

PROPOSED OFFICE INTENSIVE PLAN

- Occupancy Summer 2021
- Furniture & Wiring Available
- Full-Floor Occupancy
- New ADA Bathrooms
- New Operable Windows
- Tenant Controlled HVAC



PROGRAM / SPACE TYPE	QTY
WORKSTATIONS (60")	30
TYPICAL OFFICE (85 SF)	8
LARGE OFFICE (110 SF)	3
EXECUTIVE OFFICE (150 SF)	2
PHONE ROOM (1 - 2 SEATS)	3
HUDDLE ROOM (4 SEATS)	-
SMALL MEETING (5 - 7 SEATS)	1
MEDIUM MEETING (8 - 12 SEATS)	1
LARGE MEETING (13 + SEATS)	1
OPEN COLLABORATION	2 ZONES
PANTRY / CAFÉ	1
RECEPTION / ARRIVAL LOUNGE	1
MOTHERS / WELLNESS ROOM	1
STORAGE CLOSETS	2
COPY / PRINT / SUPPLY NICHE	1
COAT CLOSETS	2
ENCLOSED MEETING SEATS	32
OPEN COLLABORATION SEATS	4
CAFÉ SEATS	8
ARRIVAL LOUNGE SEATS	2



Proposed Prebuilt Reception Area



Proposed Prebuilt Office Area



TRANSIT

Multiple forms of urban transit surround 149 Madison. Employees can choose from Bus, Subway, Path Train, CitiBike and multiple parking garages, all minutes from the office, offering flexibility in the daily commute.



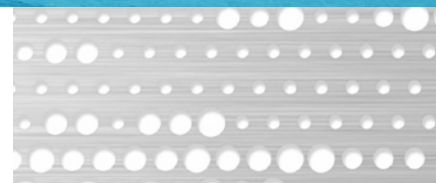
NEIGHBORHOOD

Centrally located with easy access to the entire city, NoMad has world-class hotels, history, unique dining and creative retail offerings.



WALKING DISTANCE TO GCT, PENN, & PORT AUTHORITY

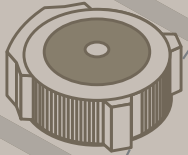
Suburban commuting is made easy with 149 Madison – walking distance from all three major Manhattan transit hubs, connecting NJ Transit, Metro North and Long Island Railroad.



IDEAL LOCATION
FOR ALL FORMS
OF TRANSIT



Port Authority
(42nd & 8th)



Penn Station

B D F M
N Q R W

1 2 3

Empire State Building



149
MADISON



4 5 6



Grand Central Terminal



East River

CREATE YOUR OWN ENVIRONMENT BUILDING-WITHIN-A-BUILDING

- Ground Floor Branding
- Private Lobby Entrance on Madison Ave for 50,000+ RSF Users



BUILDING SPECIFICATIONS

NUMBER OF FLOORS	12 Stories
BUILDING AREA (RSF)	125,705 SF (Commercial: 117,058 Retail: 8,647)
CEILING HEIGHTS	20' on 1ST Floor, 13' on 2ND-11TH Floors, 13'8" on 12TH Floor
DESIGN LOADS	50 - 100 lbs PSF
WINDOW DIMENSIONS	54-1/2" W X 93" H
INTERIOR COLUMN SPACING	14' to 29'-7"
HVAC	Roof mounted variable refrigerant flow heat pumps with evaporators installed on each floor for heating, cooling, and ventilation.
ELEVATORS	4 Cars consisting: 3 passenger and 1 passenger/freight. Freight has cellar level access.
SECURITY	24-hour attended lobby
ELECTRICAL CAPACITY	6 Watts per USF on a demand load basis
TELECOM PROVIDERS	TBD AT&T Fiber, Crown Castle Fiber, Rainbow Broadband, Spectrum, Stealth Communications, and Verizon
BUILDING OWNER / MANAGER	Columbia Property Trust
LIFE SAFETY	The building is fully sprinklered with Class E Fire Alarm System