



437 Madison Ave

NEW YORK, NY

437 Madison Ave at a glance

40

TOTAL BUILDING FLOORS

850,000

TOTAL BUILDING SQ FT

12

FULL FLOOR OPPORTUNITIES

362,586

TOTAL SQ FT



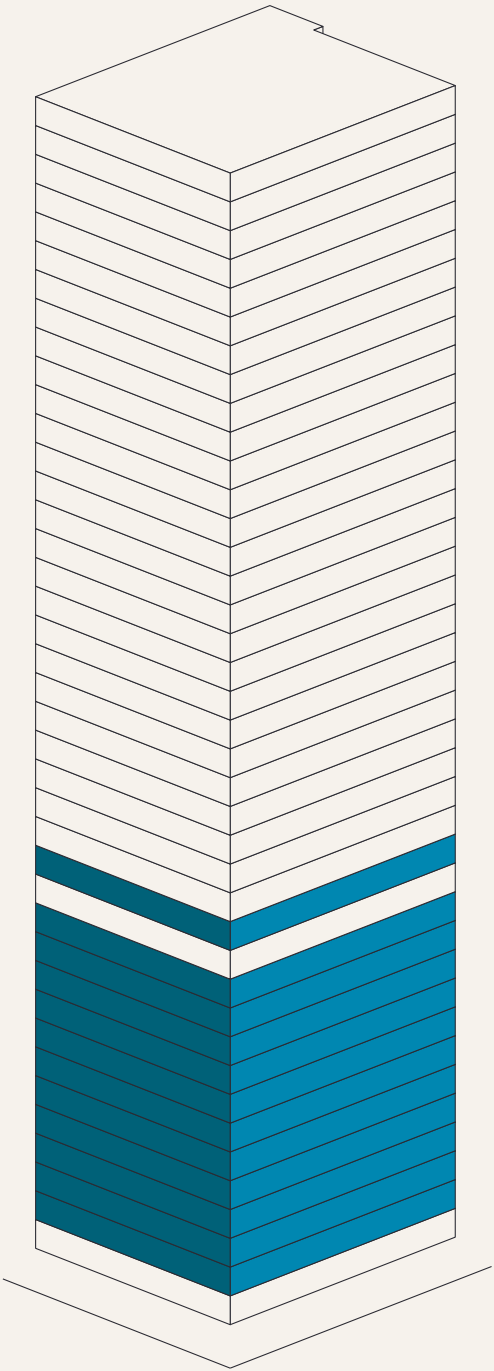
A polished gem in the heart of Midtown

BUILDING OVERVIEW

437 Madison Ave is a Class A office building located at the epicenter of one of the world’s most prestigious thoroughfares on Madison Avenue between 49th and 50th Streets. The building’s recent transformation includes a new visually compelling entrance, arcade, lobby, plaza, new elevator cabs, upgraded building systems and mechanicals including a new backup generator, condenser water system, extended HVAC hours, fully restored exteriors and a stunning 15th floor outdoor Sky Lounge. 437 Madison Ave offers a state-of-the-art package that translates office space into an aesthetic statement to humanize and improve the quality of the workplace with the goal of attracting top talent in today’s workforce.

Designed for efficiency, collaboration, and productivity

In addition to full suite of amenities and perks—from super-fast WiFi to 24/7 security—437 Madison Ave members also have access to the building’s unique amenities like common areas and spacious meeting rooms. Looking for something in particular? Our onsite staff members will be sure to point members in the right direction.



WEWORK FOOTPRINT

FLOOR	RSF
2	32,863
3	32,383
4	32,073
5	32,073
6	32,073
7	32,073
8	31,824
9	31,824
10	31,800
11	31,800
12	31,800
14	10,000



3rd Floor

32,383 RSF

*Floor plan is representative of most floors.



The city at your doorstep

Located between 49th and 50th Streets, 437 Madison Ave sits at the intersection of industry and culture. This Midtown tower is surrounded by a variety of dining options, high-end retail, premier hospitality and city landmarks.



EAT & DRINK

- | | |
|------------------------------|--------------------------------|
| 1. Birch Coffee | 10. Katsu-Hama |
| 2. Bouchon Bakery | 11. Jiannetto's |
| 3. Pomme Palais | 12. Devon & Blakely |
| 4. Just Salad | 13. Starbucks |
| 5. Inside Park at St. Bart's | 14. Hatsuhana Sushi Restaurant |
| 6. Roast Kitchen | 15. Starbucks |
| 7. Jerk Pan | 16. Uncle Paul's Pizza NY |
| 8. Uncle Gussy's | |
| 9. McDonald's | |

RETAIL, LIFESTYLE, & ENTERTAINMENT

- 17. People's United Bank
- 18. Signature Bank
- 19. TD Bank
- 20. United States Postal Service
- 21. Rockefeller Center
- 22. Duane Reade Pharmacy

NEARBY TRANSPORTATION

The building is conveniently located just a few short blocks from Grand Central Terminal with great proximity to the 4, 5, 6, 7, S, B, D, F, M, and E trains.



437 Madison
Ave
New York,
NY 10022

