

# 488 MADISON AVENUE

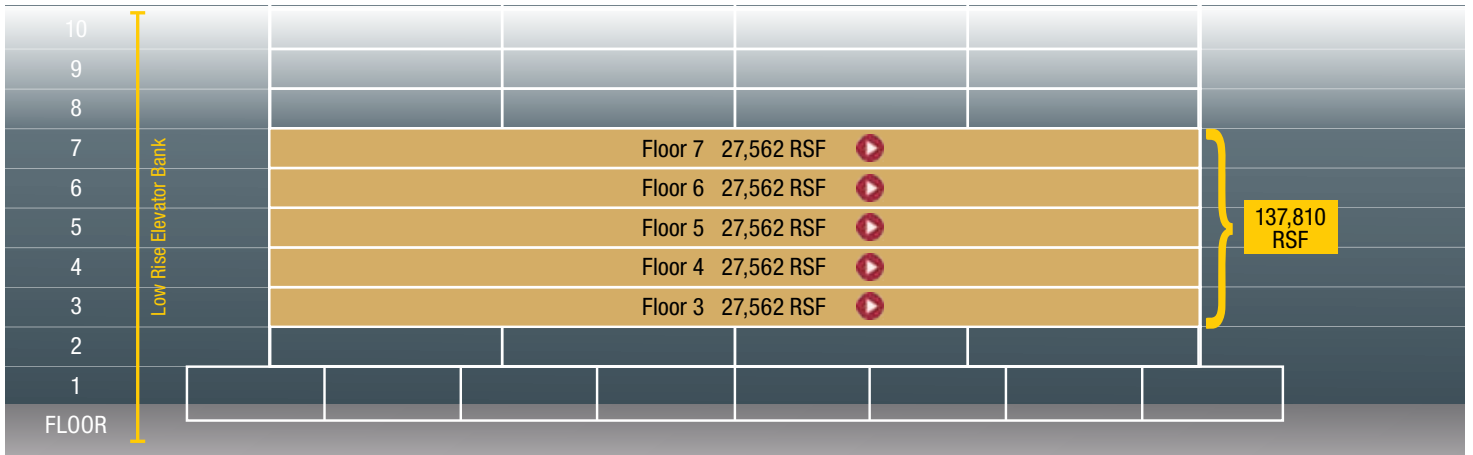
## BEST BIG BLOCK VALUE IN MIDTOWN



- High-profile, 24-story landmark building with 24/7 attended lobby
- Dramatic views of St. Patrick's Cathedral and Madison Avenue corridor
- Multi-million dollar capital improvement project recently completed
- Dedicated water-cooled HVAC units on every floor
- Operable windows
- Custom-built installations provided by landlord
- Prestigious office tenant roster includes The Municipal Art Society of NY, TBWA\Chiat\Day, Standard Security Life Insurance Company of NY, and Thomson Coburn Hahn & Hessen LLP
- Retail building tenants include Bonobos Guideshops, UNTUCKit, Indochino, Naya Express, H.L. Purdy Opticians, and Mephisto Shoes

# 488 MADISON AVENUE

## BIG BLOCK OPPORTUNITY



7TH FLOOR  
27,562 RSF

6TH FLOOR  
27,562 RSF

5TH FLOOR  
27,562 RSF

4TH FLOOR  
27,562 RSF

3RD FLOOR  
27,562 RSF

EAST 51<sup>ST</sup> STREET

EAST 52<sup>ND</sup> STREET

MADISON AVENUE

- Available Immediately
- Can be Combined
- ▶ View Virtual Tour

# 488 MADISON AVENUE

5 CONTIGUOUS FLOORS UP TO 137,810 RSF

*27,562 RSF per floor*

*Reasonable divisions considered*

## SAMPLE FLOOR LAYOUTS

DEMISING PLAN



PRIVATE OFFICE LAYOUT



OPEN OFFICE LAYOUT



MULTI-TENANT CORRIDOR



NOTHING BEATS 72 YEARS OF STABILITY.



# 488 MADISON AVENUE

## WORLD-CLASS MIDTOWN PLAZA DISTRICT



### TRANSPORTATION

Grand Central Terminal, New York City bus and subway lines public transportation

4 5 6 Q B D F M E N M1 M2 M3 M4 Q32

### SHOPPING

Saks Fifth Avenue, Burberry, Tumi, Apple, Cellini Jewelers, Pink, Hickey Freeman, Johnston & Murphy, Dunhill, Robert Talbott, Nordstrom's Trunk Club, Bremont, and more

### DESTINATIONS

Rockefeller Center, St. Patrick's Cathedral, Central Park, The Frick Collection, The Museum of Modern Art, and Grand Central Terminal

### RESTAURANTS

Smith & Wollensky, Cipriani 42nd Street, BLT Steak, The Monkey Bar, Aquavit, P.J. Clarke's, Fresco by Scotto, Wolf & Lamb, as well as hundreds of other restaurants and coffee shops

### HOTELS

The Peninsula New York, Warwick New York, New York Hilton Midtown, Sheraton New York Times Square, The St. Regis New York, Waldorf Astoria New York, and InterContinental New York Barclay

### PARKS & RECREATION

Central Park, Bryant Park, Equinox, New York Sports Club, Blink Fitness, and MMA Gym