

# 650 Madison Avenue

Location: BETWEEN 59TH & 60TH STREETS



## AVAILABLE SPACE

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Entire 26th	10,649	\$160.00
Part 25 <sup>th</sup>	3,218	\$160.00
Entire 23 <sup>rd</sup> and 24 <sup>th</sup>	12,866 and 10,649	\$150.00
Entire 22 <sup>nd</sup>	12,866	\$140.00
Part 18 <sup>th</sup>	10,176	\$140.00
Entire 15 <sup>th</sup> and 16 <sup>th</sup>	12,861	\$125.00

- COMMENTS:**
- All spaces: Landlord will demolish and either build to suit or contribute toward the build-out of the space. Unobstructed Central Park views from the 23<sup>rd</sup> – 26<sup>th</sup> floors. Partial Central Park views from all floors.
  - 18<sup>th</sup> Floor: Landlord recently completed a super high-end, pre-built unit with perimeter offices and open areas. One of the nicest spec-built spaces on the market. Adjacent unit becomes available in 2016 and can potentially be available as growth space.

**LANDLORD'S WORK:** All Spaces: Landlord will either build-to-suit or will contribute toward the build-out  
18<sup>th</sup> Floor: Pre-built

**POSSESSION:** 22<sup>nd</sup> – 26<sup>th</sup> Floors: July 2014 (possibly sooner)  
All Other Floors: Immediate

**TERM:** Negotiable

## BUILDING PROFILE

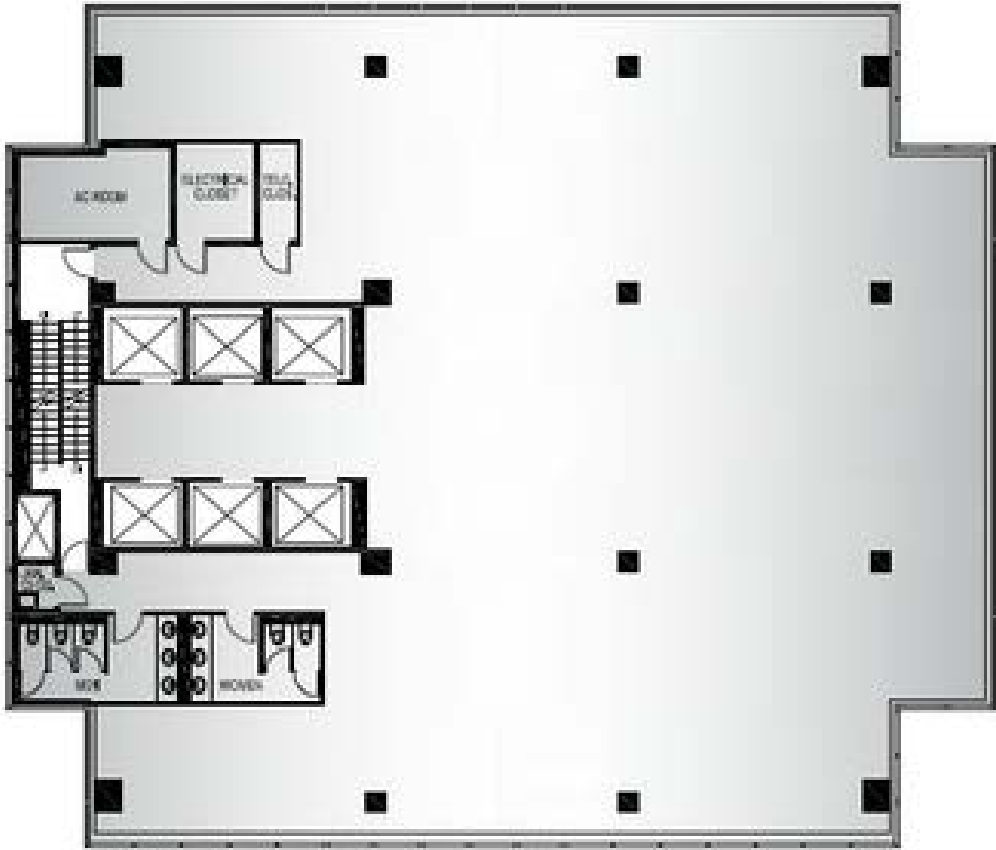
**OWNERSHIP:** 650 Madison Owner LLC

**YEAR BUILT:** 1956

**BUILDING AREA:** 595,016 square feet

**NUMBER OF FLOORS:** 27

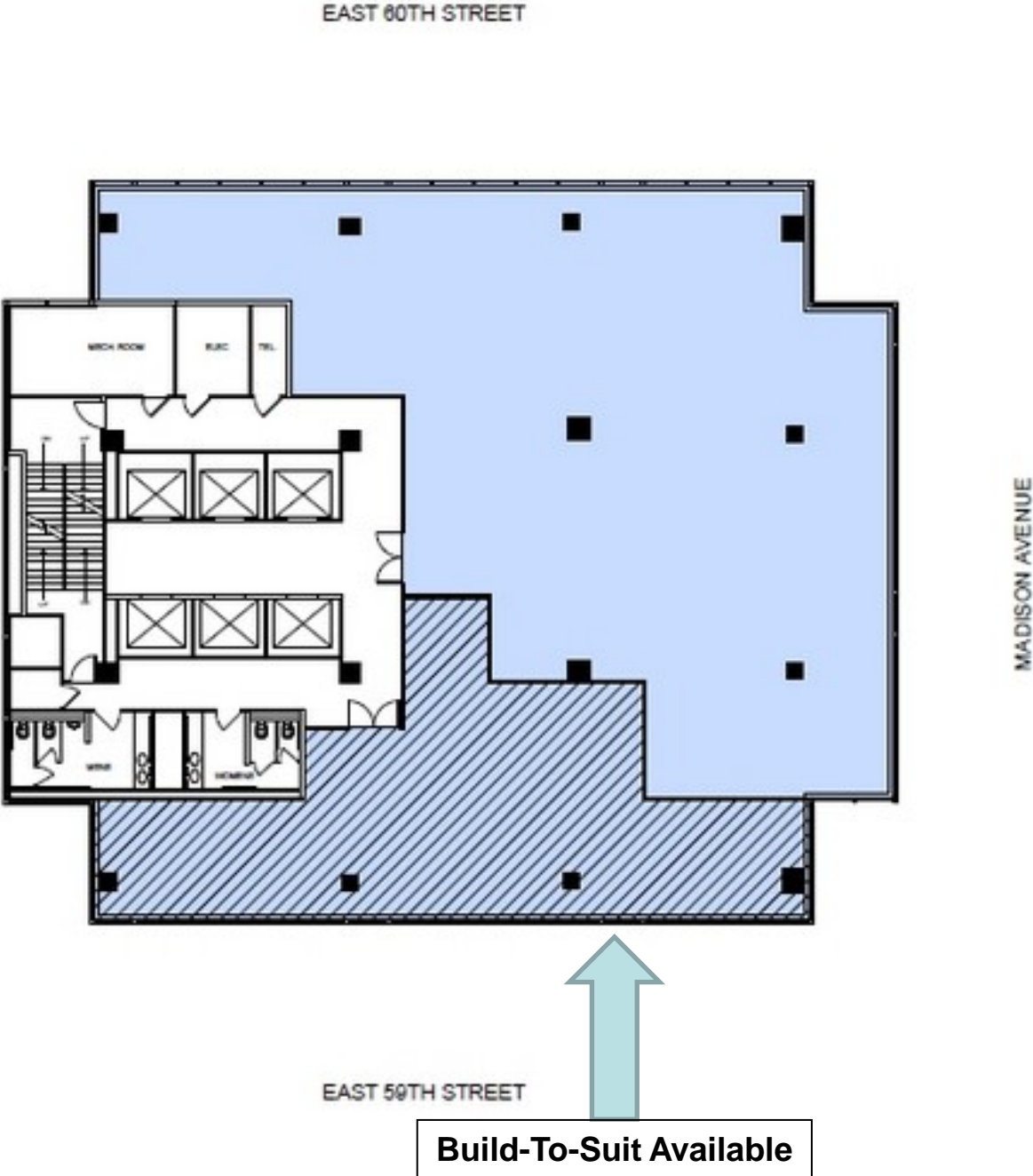
EAST 60TH STREET



MADISON AVENUE

EAST 59TH STREET

650 Madison Avenue  
Existing Conditions – Part 18<sup>th</sup> Floor (10,176 RSF)



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## Existing Conditions – Part 18<sup>th</sup> Floor (10,176 RSF)

**North facing offices are not built but could be added**

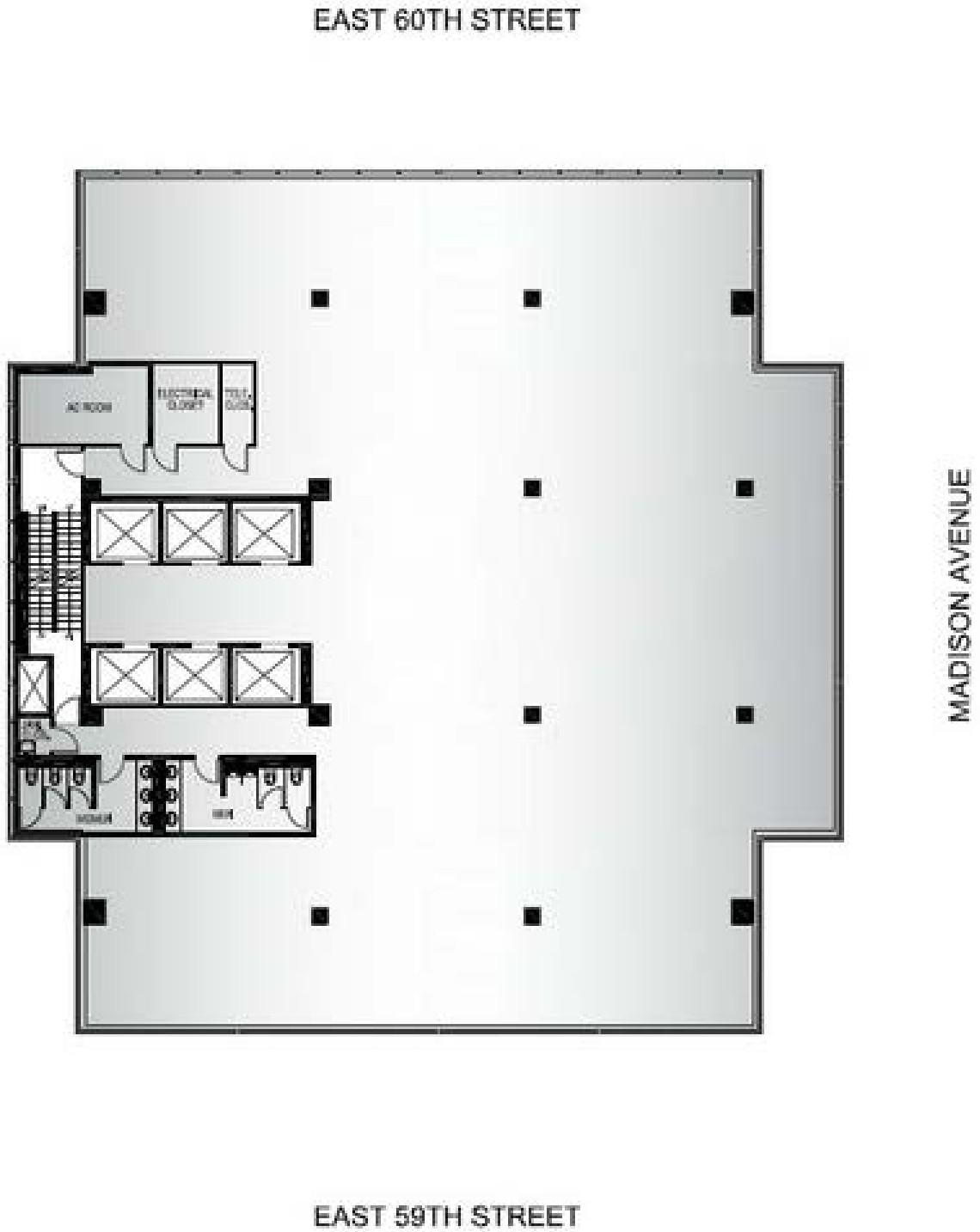


**TENANT A**  
(10,176 RSF)

Executive Office (21'-0" x 13'-6" and 19'-0" x 13'-6")	3
Senior Private Office (14'-0" x 12'-6")	2
Private Office (9'-6" x 13'-6")	9
Workstation (6'-0" x 6'-0")	11
Receptionist	1
<b>TOTAL</b>	<b>26</b>
Conference Room (14 seats)	1
Meeting Room (6 seats)	1
Pantry	1
Copy	1
Server Room	1
Coat Closets	2



**650 Madison Avenue**  
Core and Shell – Entire 15<sup>th</sup> – 17<sup>th</sup> Floors





650 Madison Avenue  
Renderings of Existing Conditions - Part 18<sup>th</sup> Floor (Interior Space)





650 Madison Avenue  
Renderings of Existing Conditions - Part 18<sup>th</sup> Floor (Executive Office)

