

510 Madison Avenue

Location: BETWEEN 52ND & 53RD STREETS



AVAILABLE SPACE

<u>Floor</u>	<u>Rentable Area</u> (in square feet)	<u>Asking Rental</u> (per square foot)
Partial 18 th	2,866	\$90.00

- COMMENTS:**
- Offered for sublease from Verafore (a large software company). Unit was recently built and furnished to a very high standard with 4 offices (2 windowed), conference room, pantry and reception area. Furniture can potentially be made available for an incoming subtenant's needs.
 - Brand new building features 11' finished ceilings, floor-to-ceiling windows, and column free floorplates.
 - Private 5,000sf health club, lap pool, outdoor deck for tenant's use and LEED Gold Certification.

ELECTRICITY: \$3.50 per rentable square foot

SUBLANDLORD'S WORK: As-is

POSSESSION: Immediate

TERM: Through April 29, 2017

HEDGEFUNDSACES.COM LINK: <http://www.hedgefundspaces.com/2013/05/represented-by-evan-margolin-and-lance-leighton-founders-of-hedgefundspaces-com-lh-financial-inks-10-year-deal-at-510-madison-avenue/>

BUILDING PROFILE

OWNERSHIP: Boston Properties

YEAR BUILT: 2009

BUILDING AREA: 350,000 square feet

NUMBER OF FLOORS: 30

510 Madison Avenue
Existing Conditions – Partial 18th Floor

