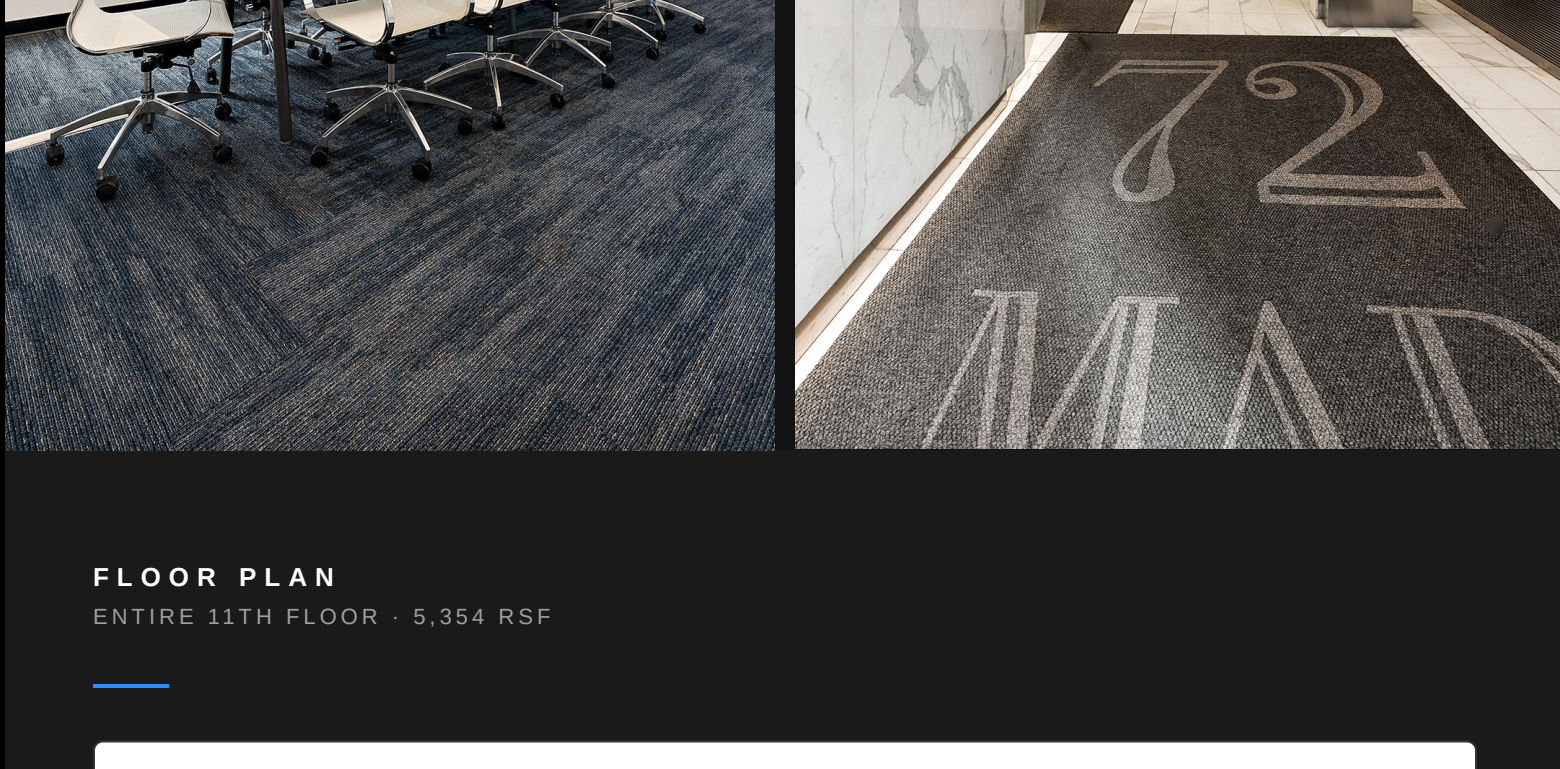
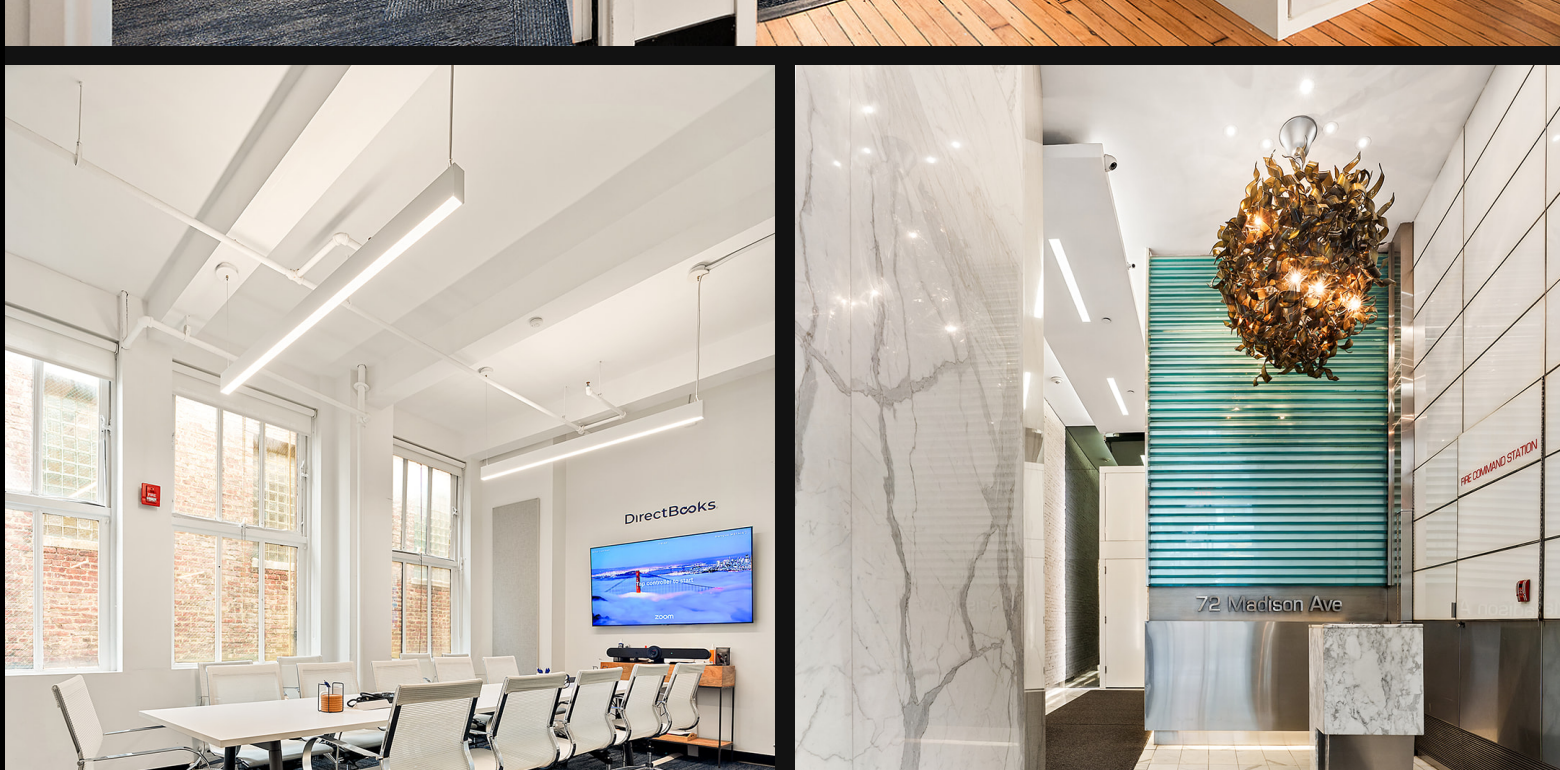
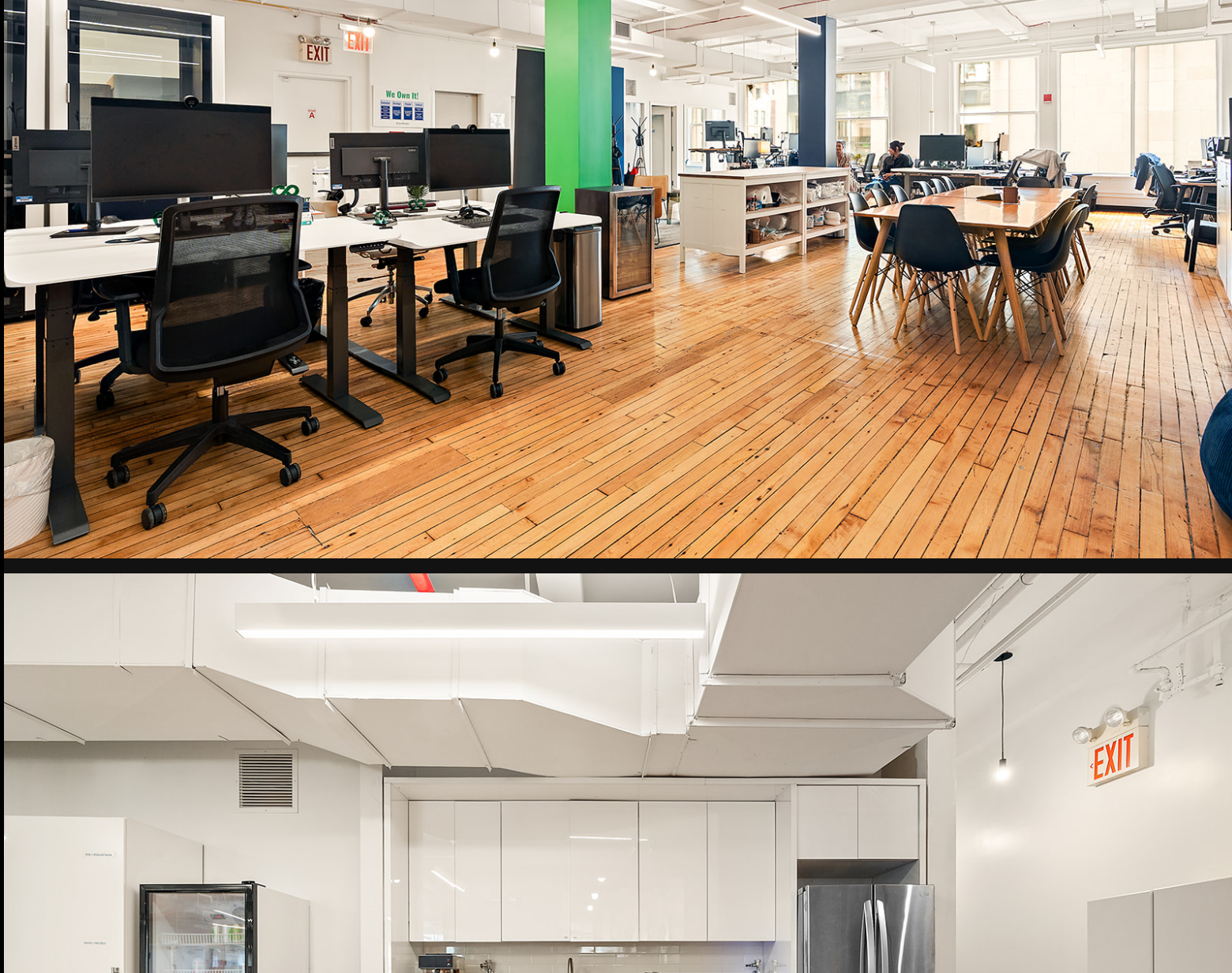
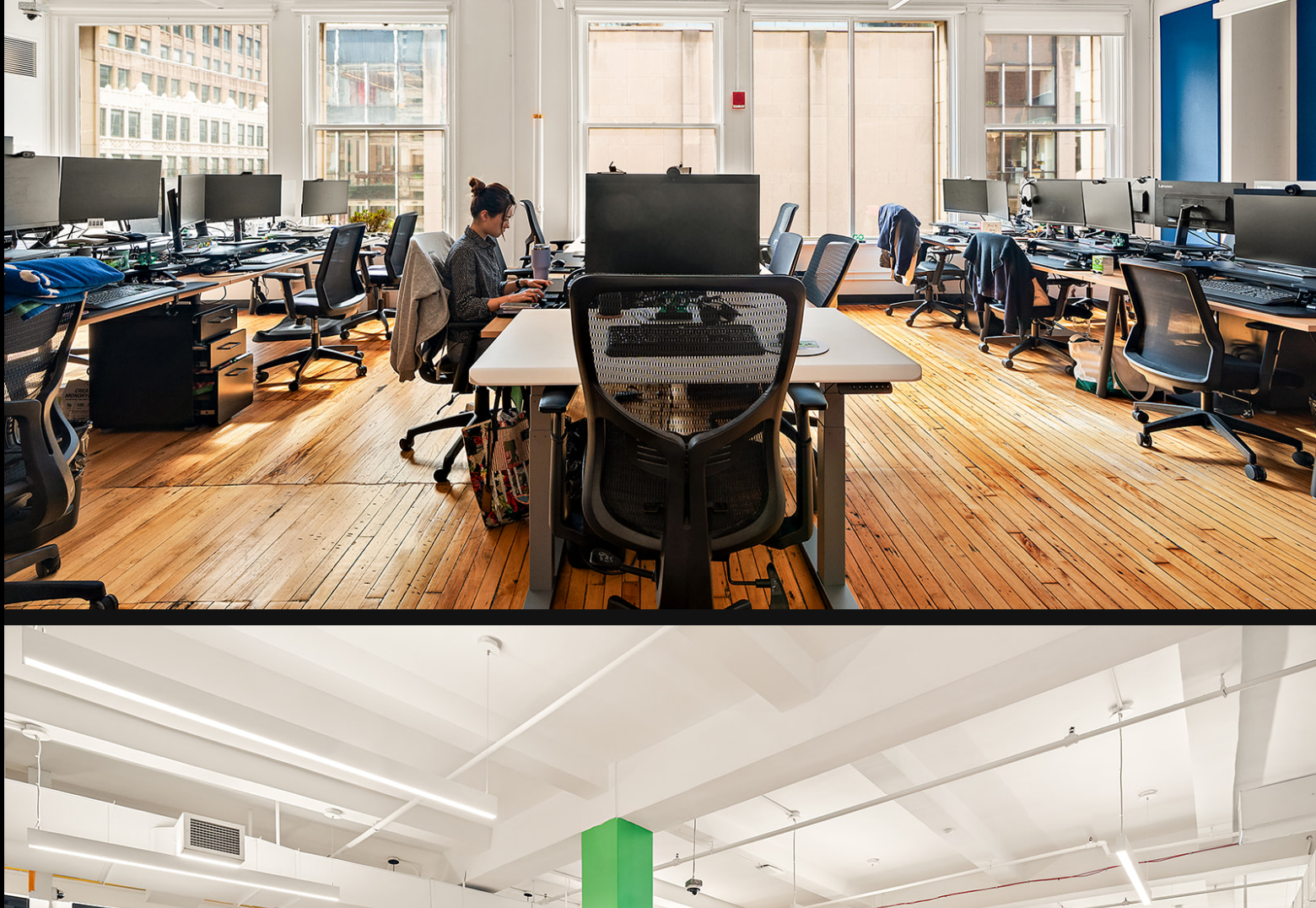
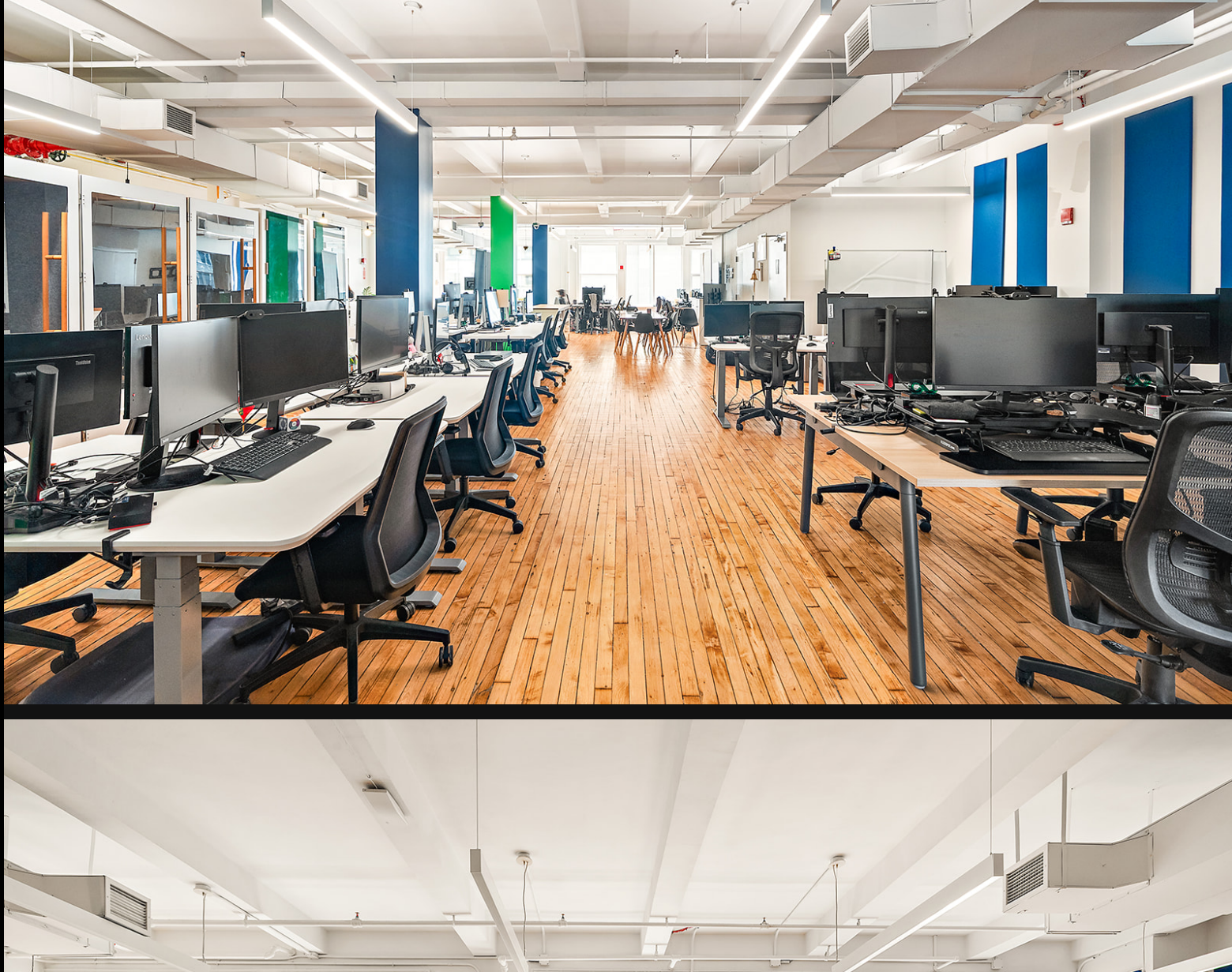


72

MADISON AVENUE

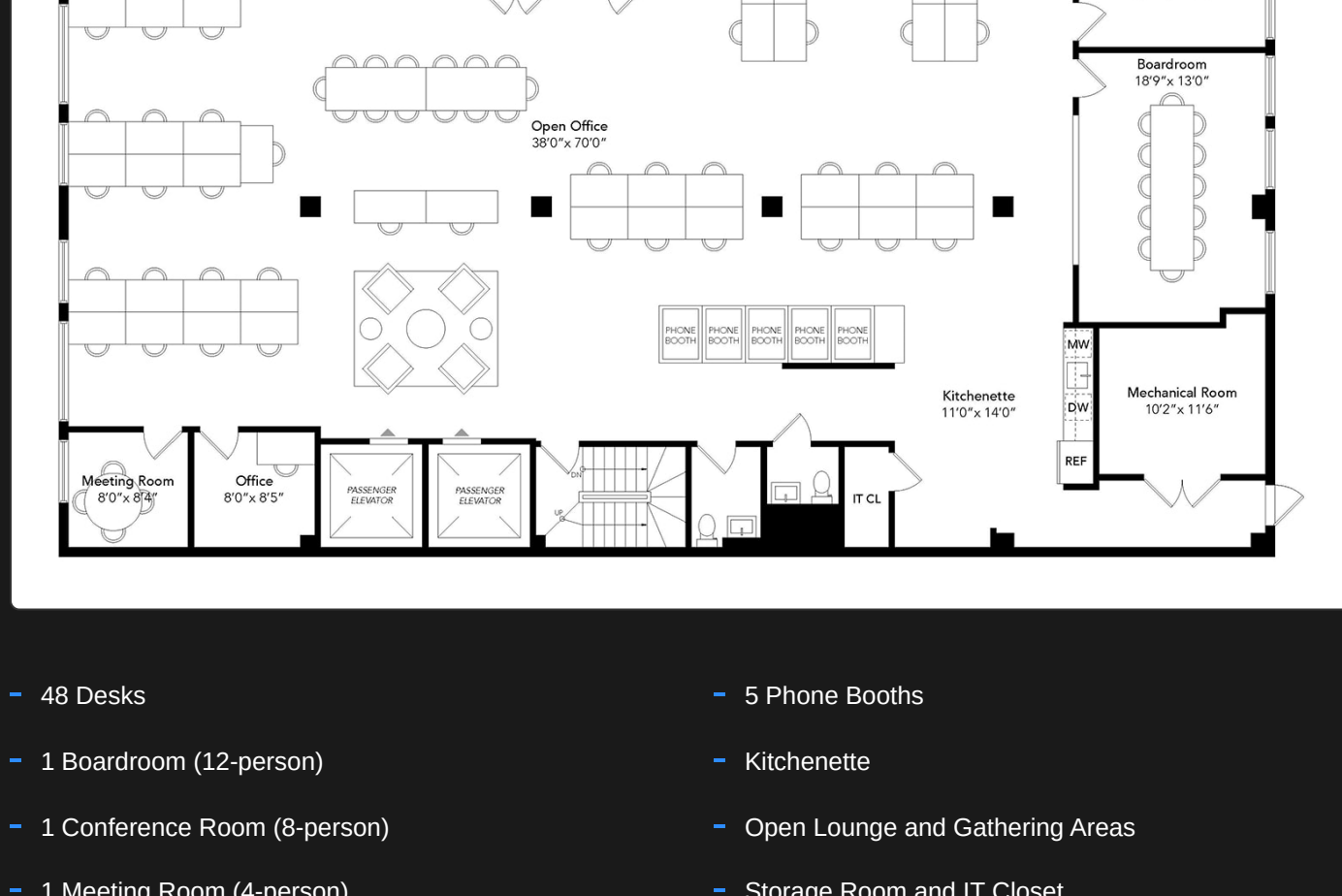
Entire 11th Floor · 5,354 RSF

Flexible Term: Sublease through 12/31/28 or 12/31/29 or long-term Direct Deal



FLOOR PLAN

ENTIRE 11TH FLOOR · 5,354 RSF



- 48 Desks
- 1 Boardroom (12-person)
- 1 Conference Room (8-person)
- 1 Meeting Room (4-person)
- 1 Private Office
- 5 Phone Booths
- Kitchenette
- Open Lounge and Gathering Areas
- Storage Room and IT Closet

BUILDING FEATURES

72 MADISON AVENUE

- BUILDING SIZE**
59,500 RSF total
12 floors · 5,354 RSF full floors
- WINDOWS**
Wood framed
- TELECOMMUNICATIONS**
Verizon Fios, Spectrum, RCN & Pilot Fiber
- ELECTRICAL SERVICE**
6 watts PRSF · floors supplied by cable and conduit risers · sub-metered to tenants
- CEILING HEIGHT**
11'5"
- LOBBY**
Recently renovated with marble floors and a central security desk
- ELEVATORS**
Two passenger elevators and one freight elevator
- ACCESS**
Attended lobby, 24 hours a day, 7 days a week · keycard access
- HVAC**
Heating: perimeter steam radiators
Cooling: tenant-controlled air-cooled package units on full floors
- TRANSPORTATION**
Subway lines R, W & 6

NEIGHBORHOOD

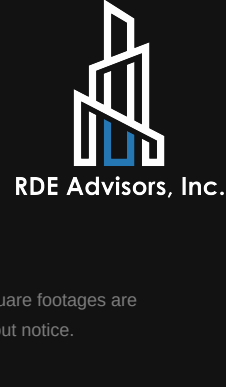
NOMAD · MADISON SQUARE



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All information furnished regarding this property is from sources deemed reliable, but no warranty or representation is made as to its accuracy. Square footages are approximate. All offers are subject to Landlord's consent and to the terms of the underlying lease. Terms are subject to change or withdrawal without notice.