

VORNADO  
REALTY TRUST

505

MADISON AVENUE  
THE FULLER BUILDING

GLAMOUR REIMAGINED



# ICONIC ART DECO ELEGANCE

595 Madison Avenue (The Fuller Building) is a 40-story Art Deco landmark. With 322,000 square feet of boutique workspace. It offers a seamless blend of historic charm and modern workplace innovation for today's discerning clients. This coveted corner is the heart of luxury retail and boutique financial services in the city, with neighbors like Tiffany Landmark, the upcoming Dior Boutique, Chanel, David Yurman, Saint Laurent, and many more.





# A GLAMOROUS FIRST IMPRESSION

Following a capital improvement program completed in 2011, the landmarked lobby was carefully restored to highlight its classic Art Deco grandeur. Custom-designed lighting, intricate mosaic flooring, and ornate bronze elevator doors celebrate the building's architectural heritage while polished finishes and thoughtful upgrades create a timeless and elevated arrival experience.





WORKSPACES

# CURATED REFINEMENT

The boutique floor plates at 595 Madison Avenue offer a more personal, flexible work environment. Intimate layouts allow tenants to fully customize their spaces—creating offices that reflect their unique culture, creativity, and identity.



VIEWS

OVERLOOK CENTRAL PARK AND  
THE HUDSON & EAST RIVERS



LOCATION

# LANDMARK ADDRESS



This coveted corner is the heart of luxury retail and boutique financial services in the city, with neighbors like Tiffany Landmark, the upcoming Dior Boutique, Chanel, David Yurman, Saint Laurent, and many more.





CONNECTIVITY

# THE CENTER OF LUXURY IN MIDTOWN

## 4 MINUTE WALK

Central Park

## 4 MINUTE WALK

Luxury Shopping on Fifth Avenue

## 6-8 MINUTE WALK

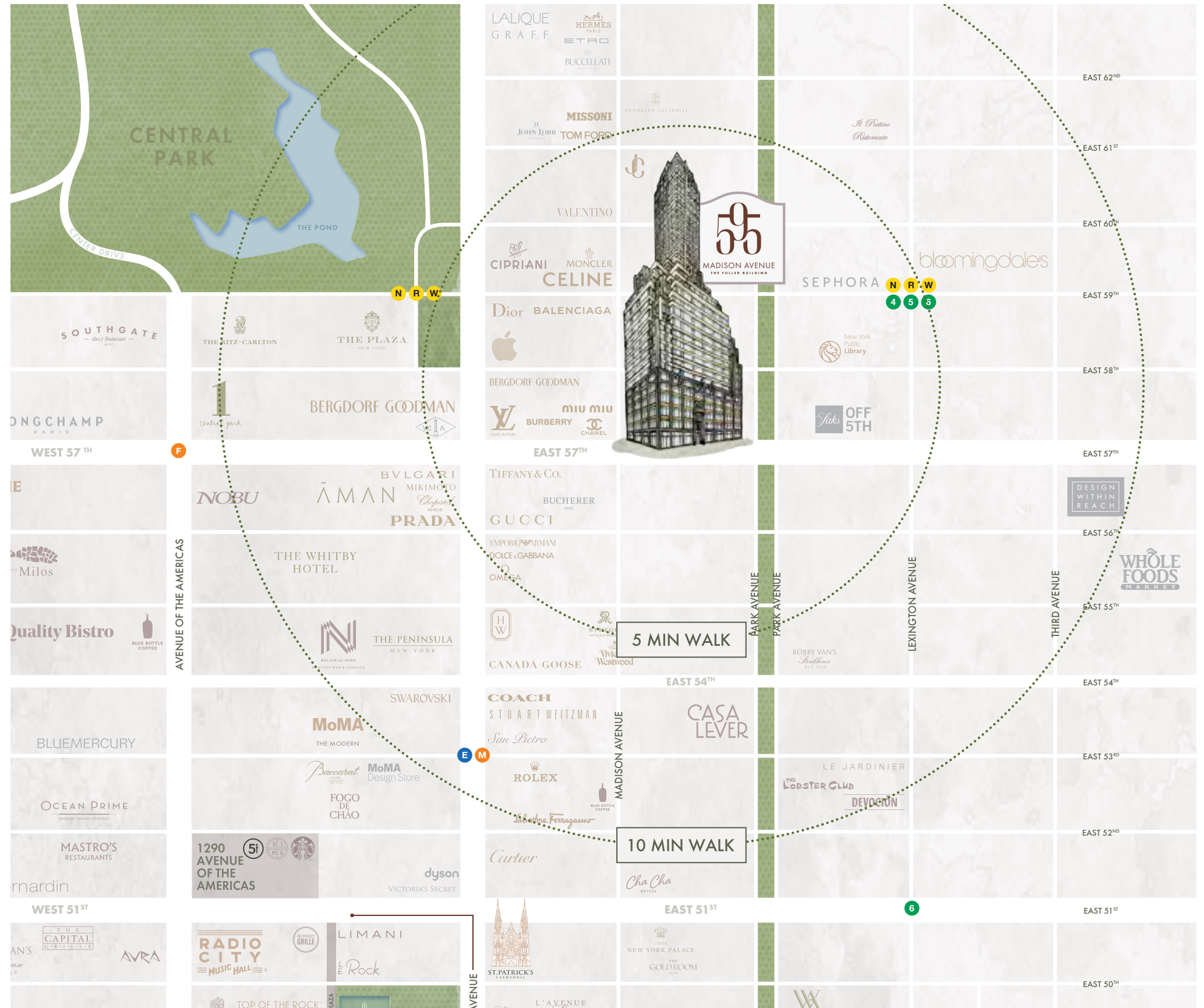
Every Major Subway Line

## 25 MINUTE DRIVE

LaGuardia Airport

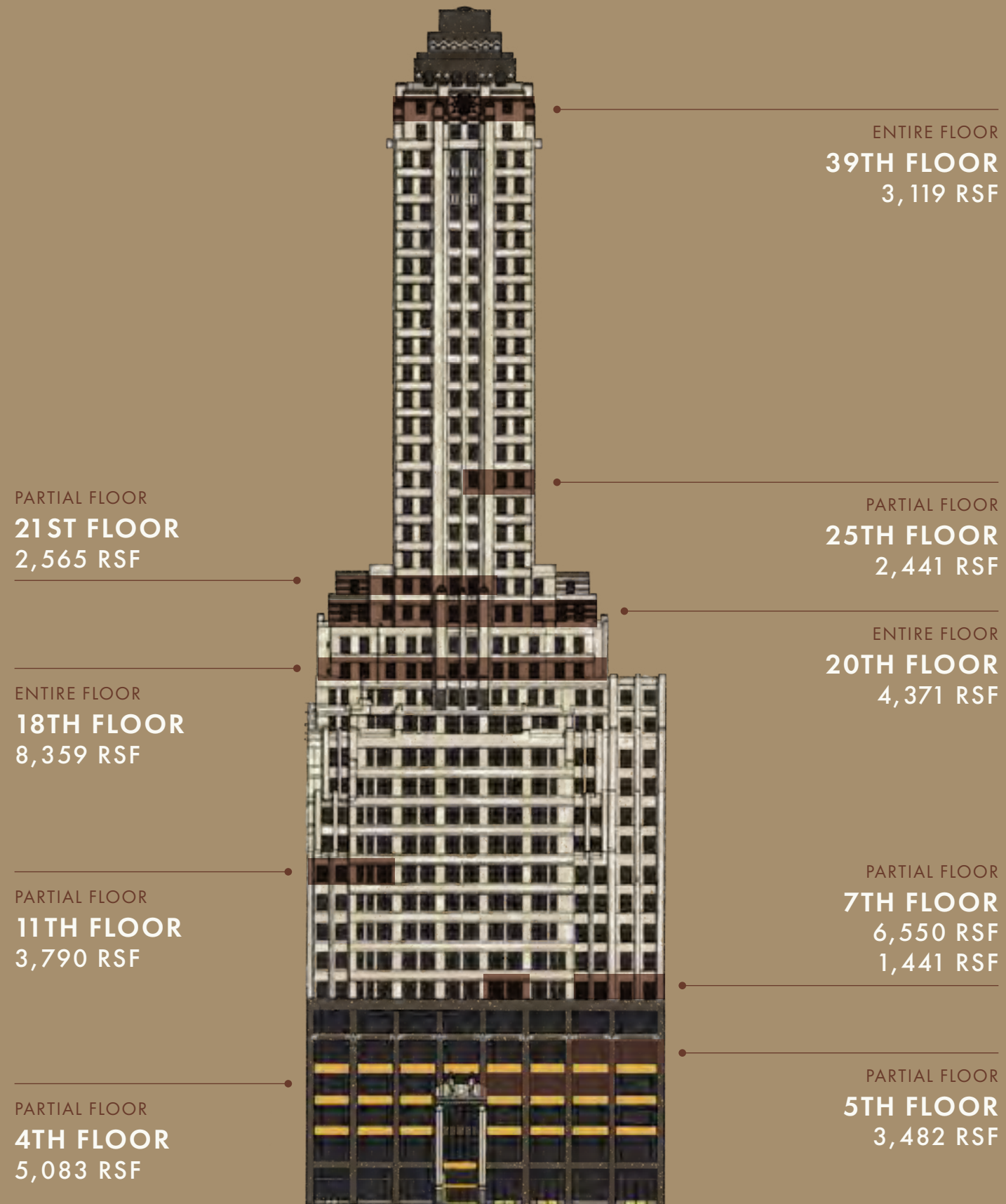
## 52 MINUTE DRIVE

John F. Kennedy & Newark Airports





# AVAILABLE OPPORTUNITIES





PARTIAL FLOOR

4TH FLOOR

5,083 RSF

AVAILABLE IMMEDIATELY



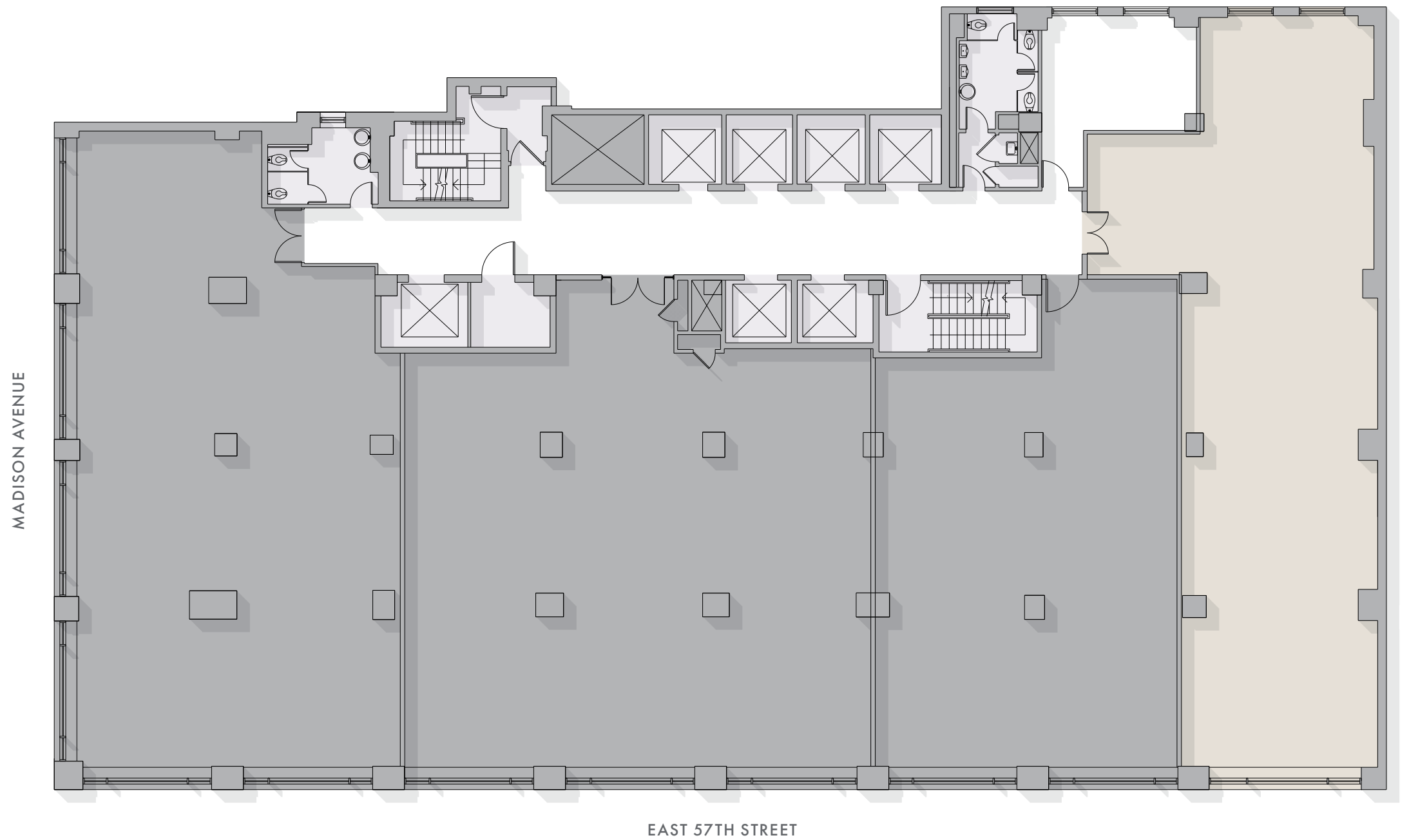


PARTIAL FLOOR

# 5TH FLOOR

## 3,482 RSF

AVAILABLE IMMEDIATELY



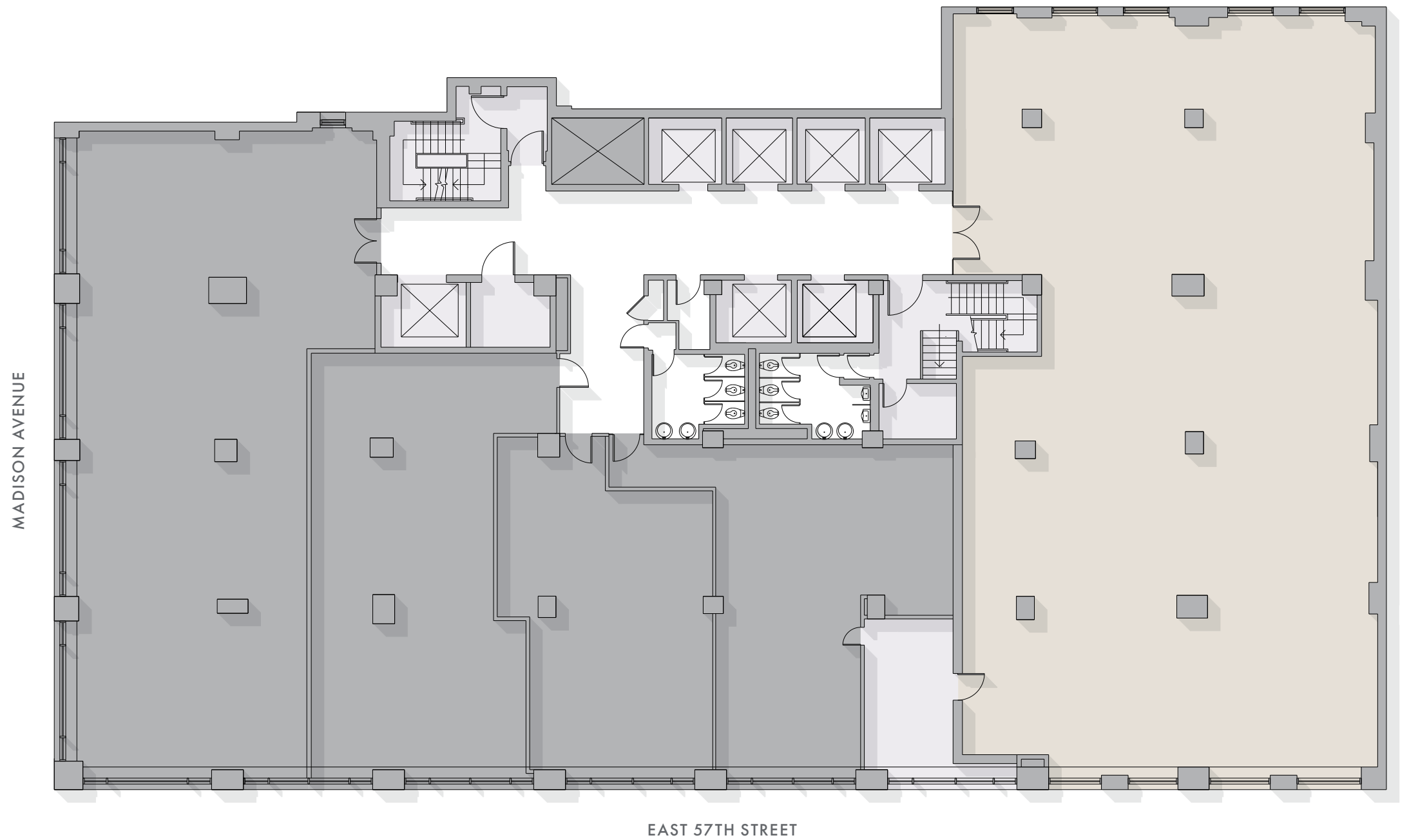


PARTIAL FLOOR

# 7TH FLOOR

## 6,550 RSF

AVAILABLE IMMEDIATELY



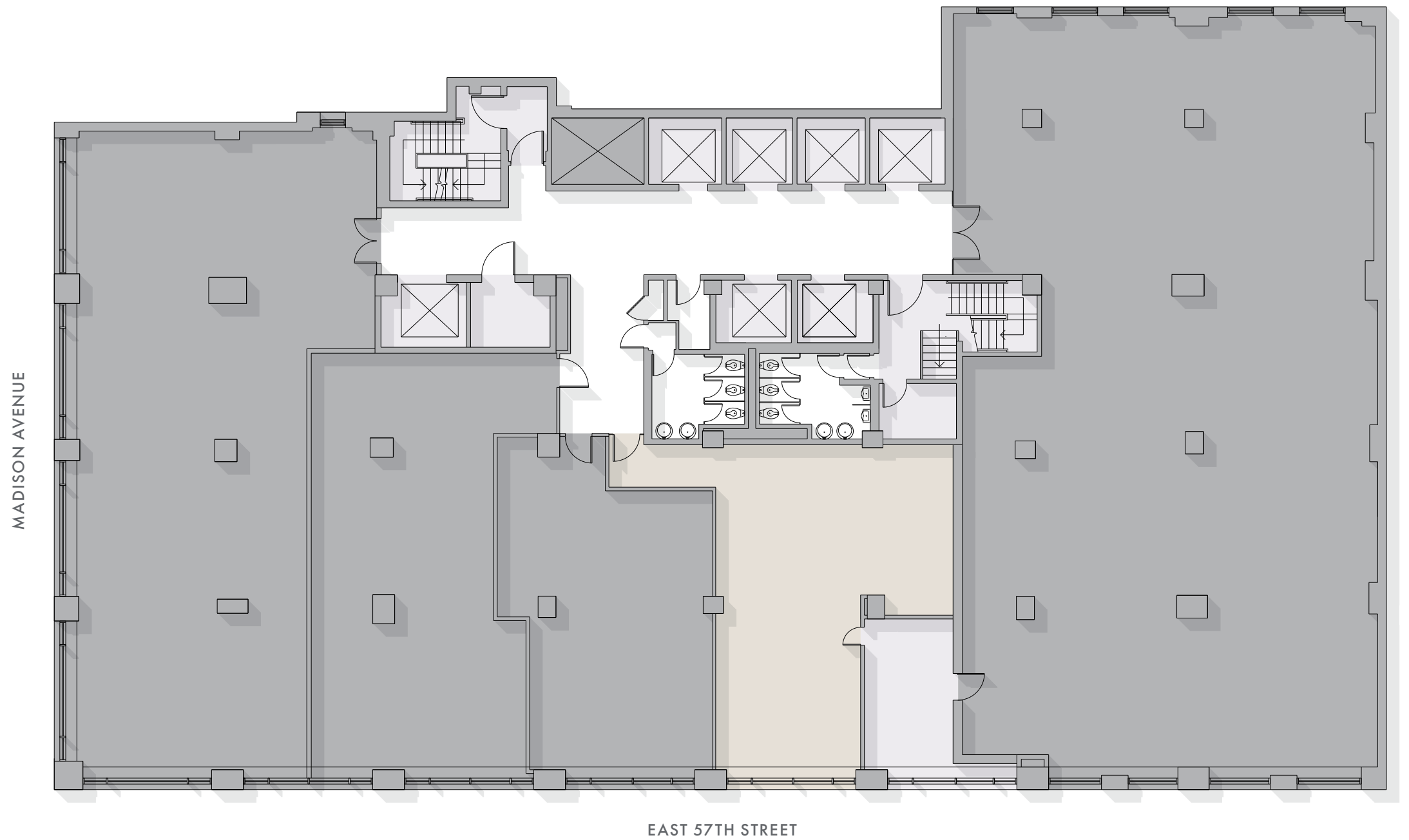


PARTIAL FLOOR

# 7TH FLOOR

## 1,441 RSF

AVAILABLE IMMEDIATELY

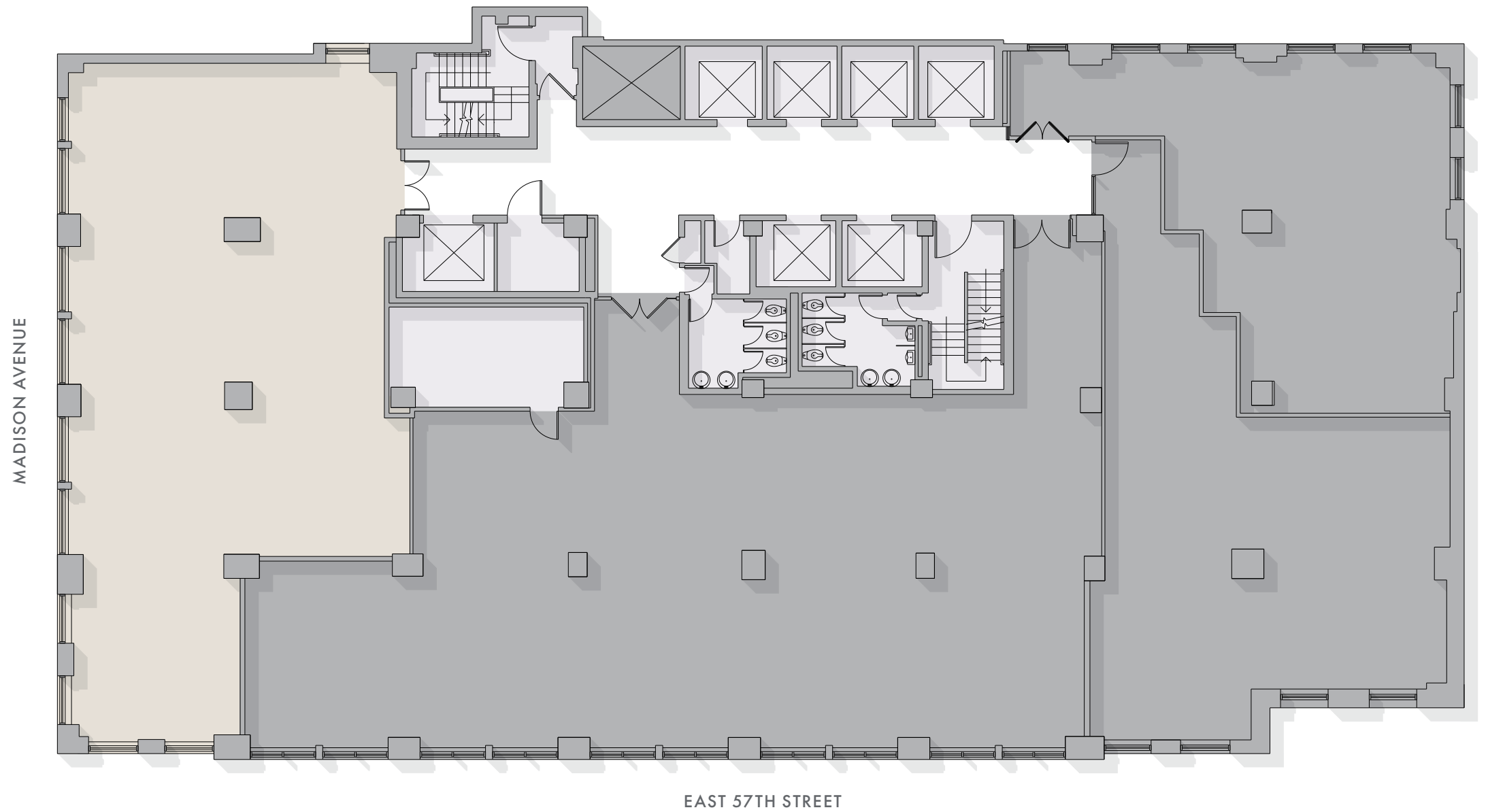




PARTIAL FLOOR

# 11TH FLOOR 3,790 RSF

AVAILABLE IMMEDIATELY



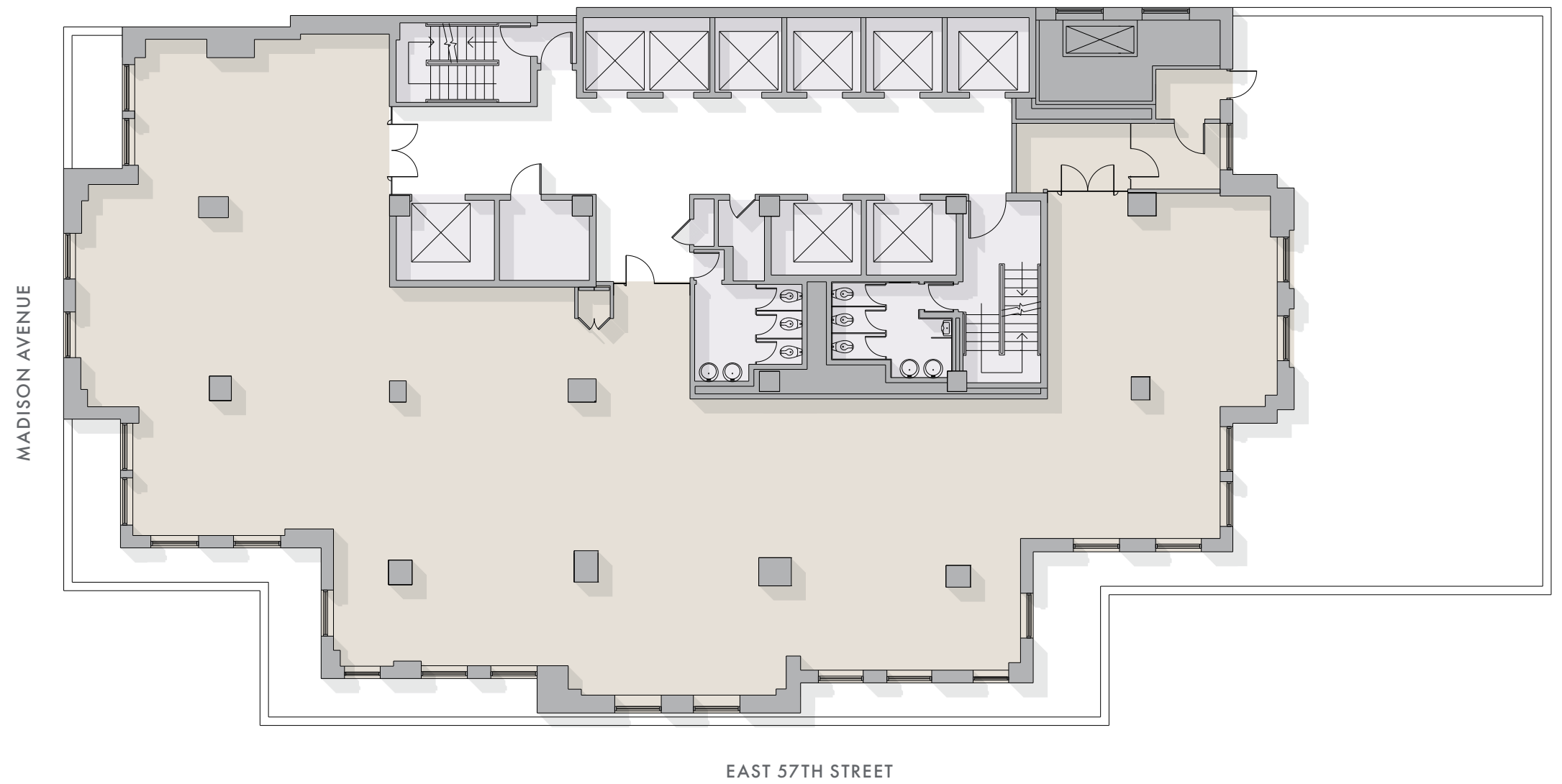


ENTIRE FLOOR

# 18TH FLOOR

## 8,359 RSF

AVAILABLE IMMEDIATELY



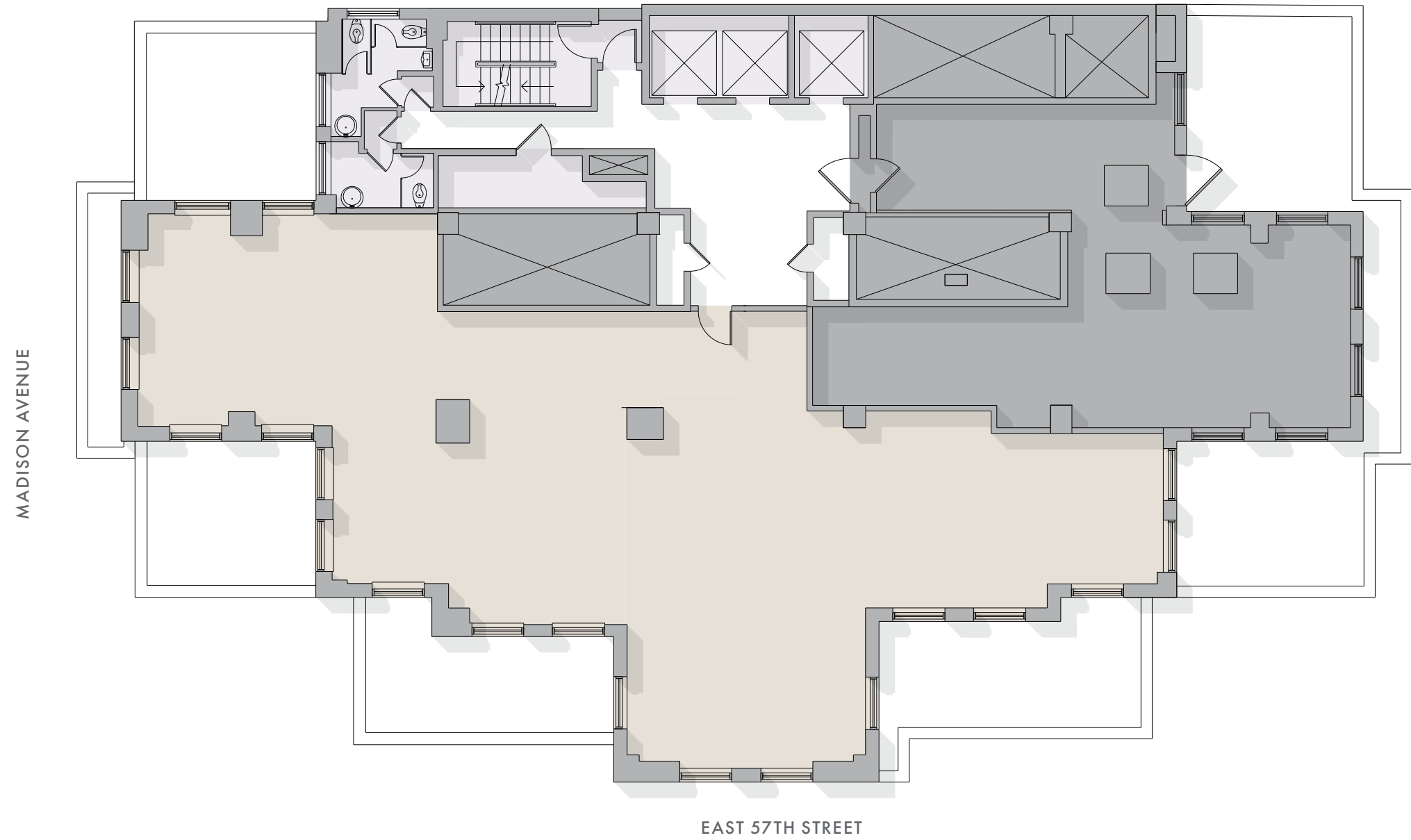


ENTIRE FLOOR

# 20TH FLOOR

## 4,371 RSF

AVAILABLE IMMEDIATELY



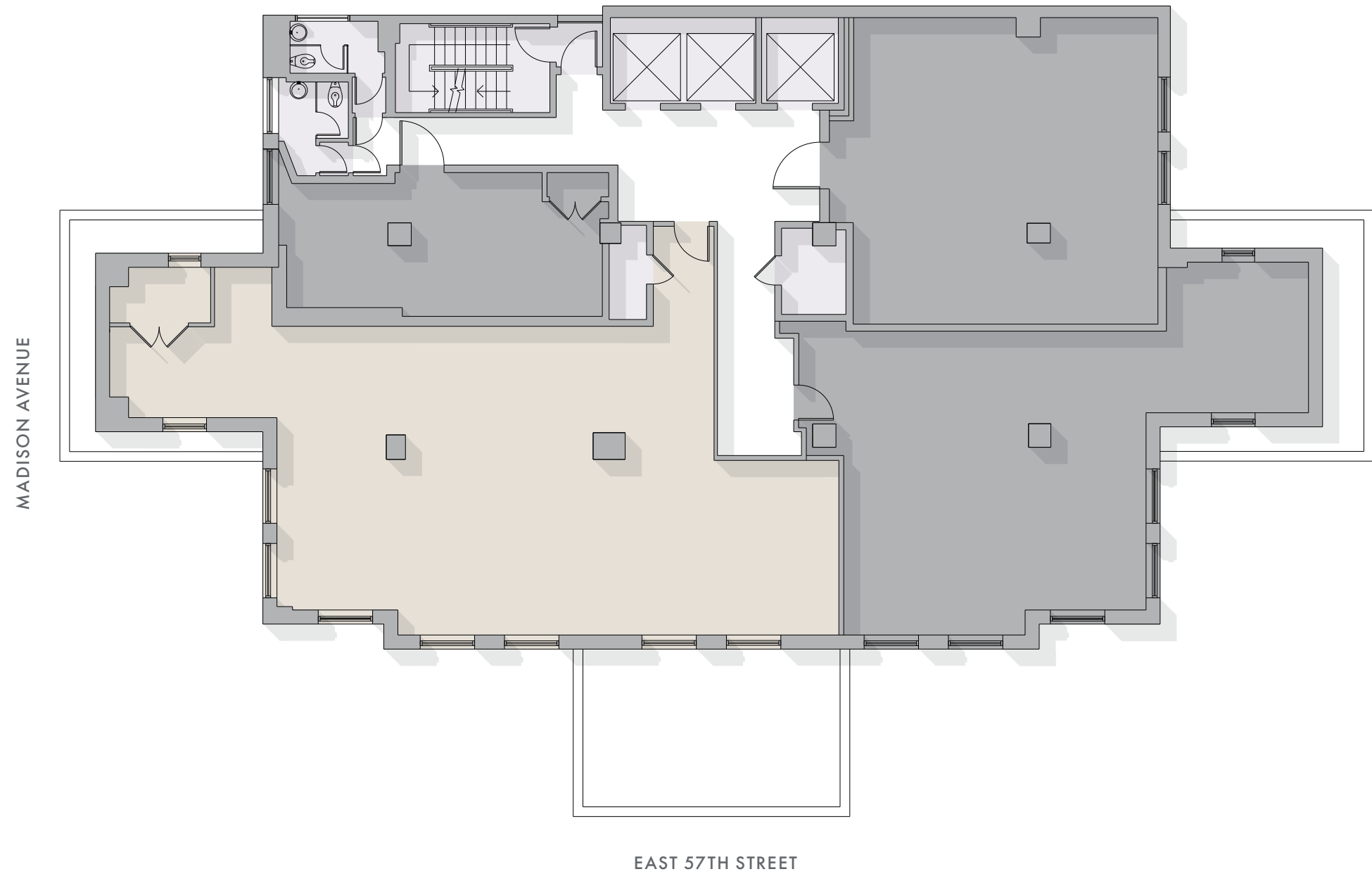


PARTIAL FLOOR

# 21TH FLOOR

## 2,565 RSF

AVAILABLE IMMEDIATELY



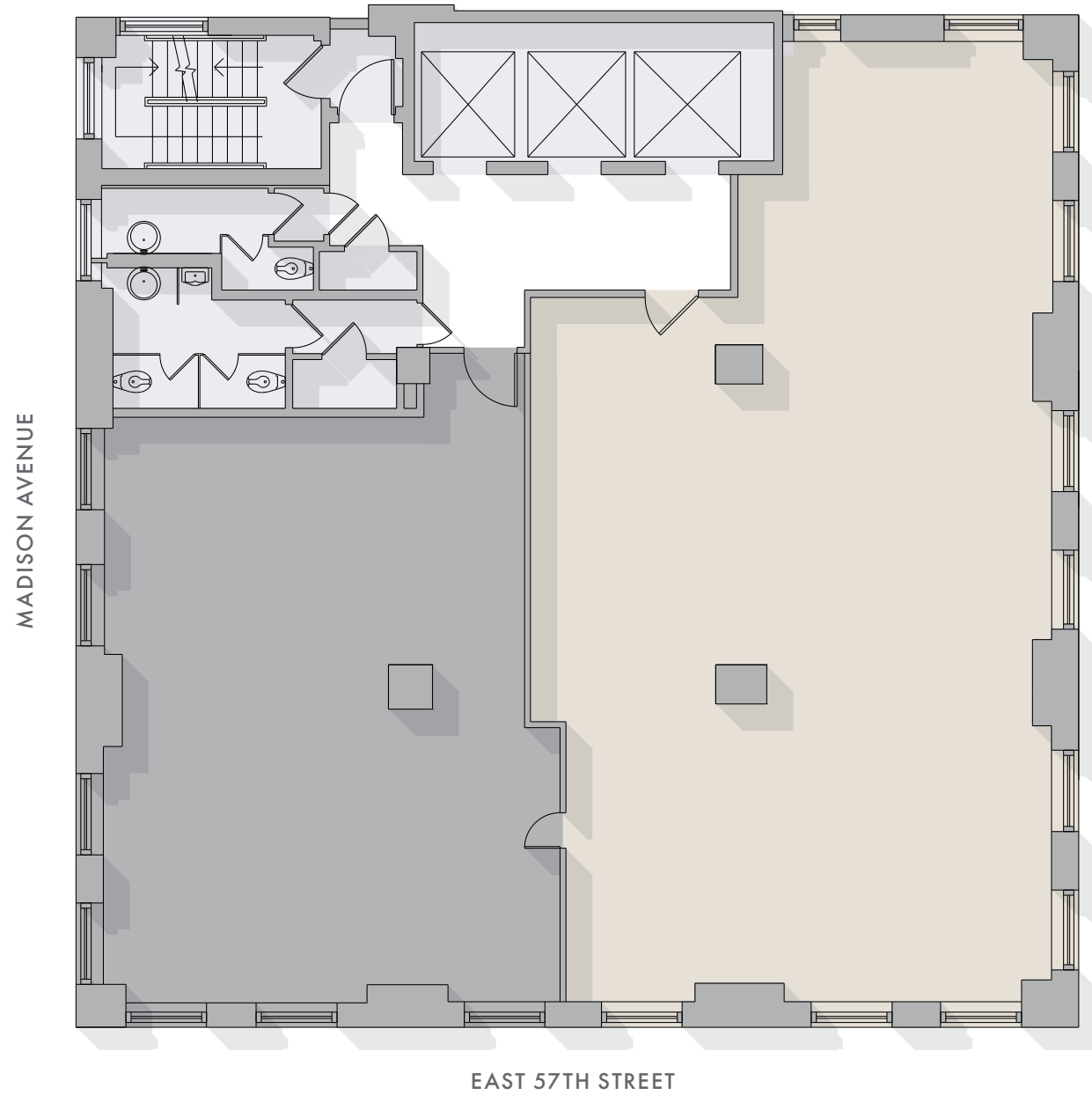


PARTIAL FLOOR

# 25TH FLOOR

## 2,441 RSF

AVAILABLE IMMEDIATELY





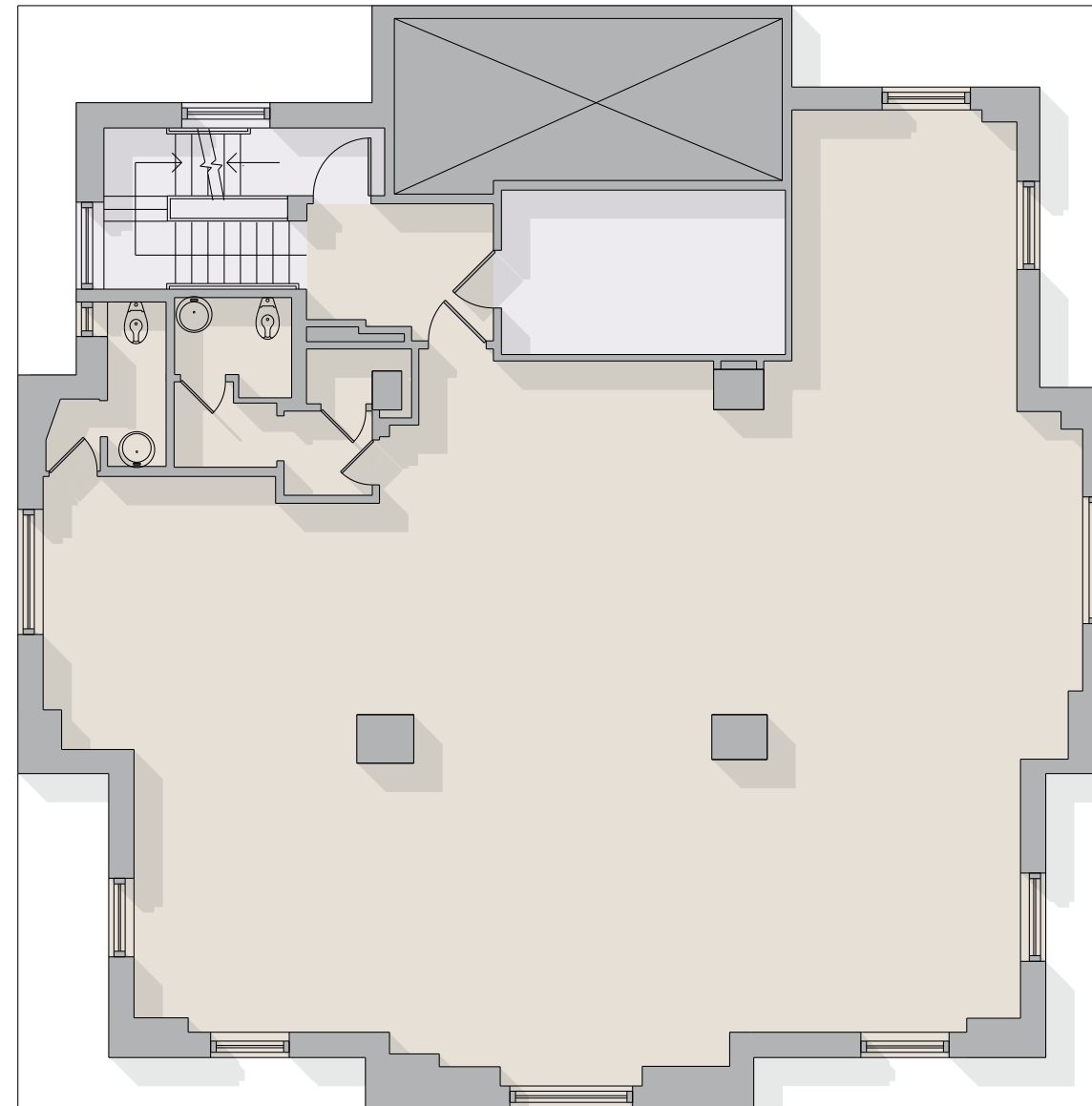
ENTIRE FLOOR

39TH FLOOR

3,119 RSF

AVAILABLE IMMEDIATELY

MADISON AVENUE



EAST 57TH STREET



13TH FLOOR



AMENITIES

# A COLLECTION OF POSSIBILITIES

As part of The Vornado Midtown Collection, your workplace connects you to a suite of exclusive amenities at 1290 Avenue of the Americas—seamlessly extending your day beyond the office and elevating how you work, meet, and recharge.



## THE MEADOW

A serene, 10,000 SF landscaped terrace offering fresh air and informal outdoor workspaces atop the 17th floor.



## THE PAVILION

A flexible, 15,000 SF indoor venue for meetings, presentations, and events, adjacent to The Meadow.



## RECEPTION & LOUNGE

A multifunctional space with multiple seating areas. It is an ideal spot to work, connect with colleagues, or pause between meetings.



## THE BAR

A hospitality-inspired space with coworking, private seating, and an event-ready bar for casual gatherings or quiet focus.

# A ONE-OF-A-KIND AMENITY

On the 17th floor, the sprawling 10,000-square-foot landscaped terrace, The Meadow and 15,000 square-foot Pavilion form an indoor-outdoor complex of meeting rooms, lounges, and event spaces open to all clients for daily work or private functions. From yoga sessions in The Meadow to conferences and guest speakers in The Pavilion, the flexible venues host curated activations that inspire connection, wellness, and community.



PAVILION CONFERENCE LAYOUT



ROOFTOP PARK AT NIGHT



ROOFTOP PARK



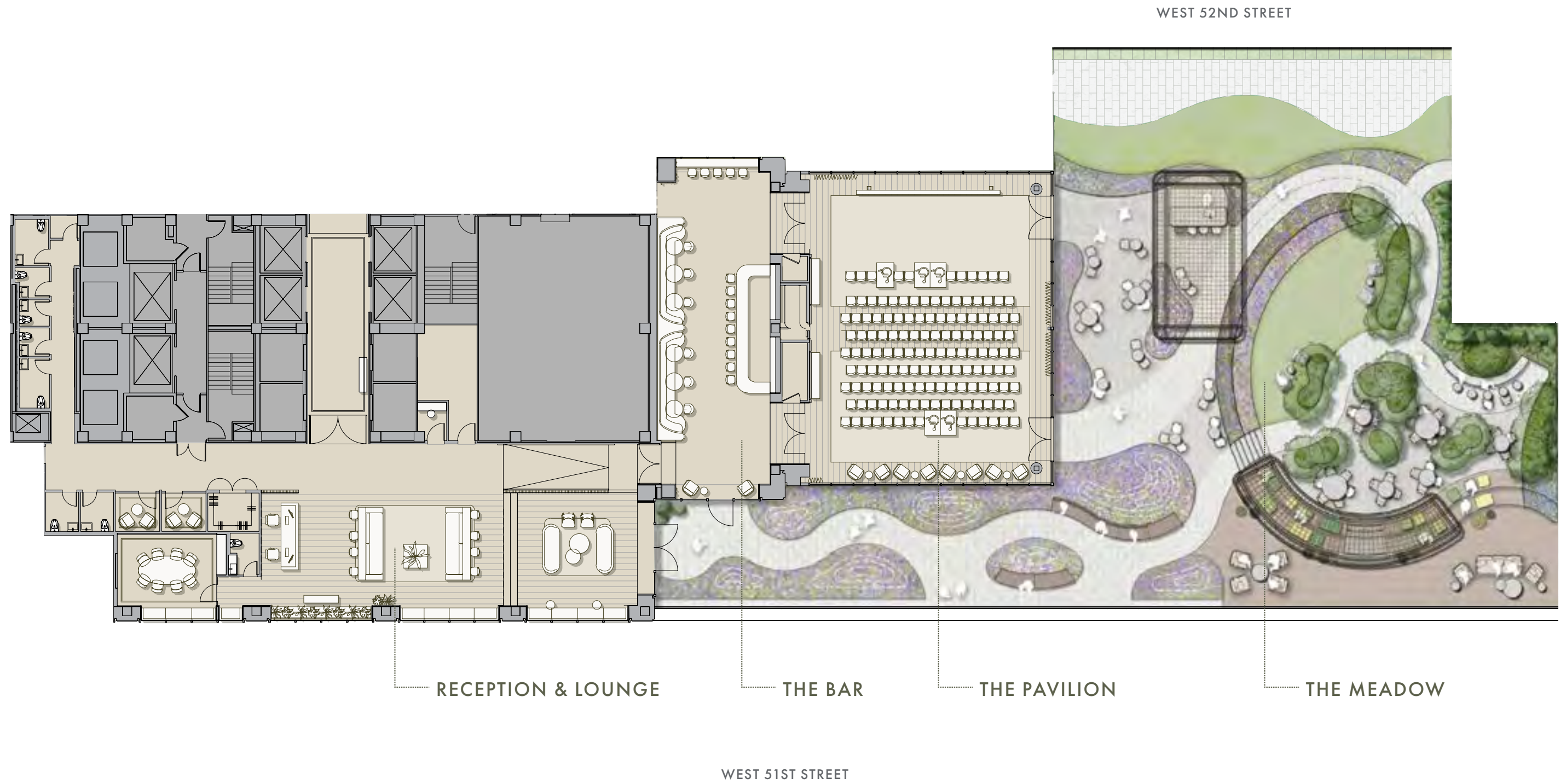
PAVILION LOUNGE LAYOUT



PAVILION SEMINAR LAYOUT



PREFUNCTION BAR







# BUILDING FEATURES

## LOCATION

Northeast Corner of 57th Street and Madison Avenue

## RENOVATIONS

In 2011 Vornado completed a capital improvement program which featured upgrading the landmarked lobby with custom-made lighting and relocating the lobby desk.

## ARCHITECT

Emery Roth & Sons

## YEAR BUILT

1929

## SUSTAINABILITY



## BUILDING SIZE

322,000 SF

## FLOORS

40

## FLOOR SIZES

2,000–14,700 RSF

## FLOOR LOADS

120 lbs per SF

## CEILING HEIGHTS

11'-0" to 14'-0"

## ELEVATORS

8 Passenger Cars  
2 Freight Cars

## SECURITY

24/7

## POINTS OF ENTRY

Main entrance on 57th Street,  
Entrance on Madison between  
58th Street

## HVAC HOURS

Monday - Friday  
8 AM - 8 PM

## ELECTRICITY

8 watts per USF

## EMERGENCY LIGHTING & POWER

Emergency battery back  
up light fixtures

## TELECOM

Verizon, RCN, Direct TV,  
Light Tower, Pilot Fiber,  
Everest Broadband





# SUSTAINABILITY AT 595 MADISON AVENUE

At Vornado, we believe that sustainability is based on the synergy of the built environment and the community. Using this approach, we work to improve efficiency and implement environmentally aware best practices at each property, maximizing the positive impact on our occupants, our community, and our business.

## TENANT BENEFITS

Vornado is focused on tenant engagement: to support our clients as they return to the office and to achieve their sustainability goals.

## STAKEHOLDER PRIORITIES

- Stakeholder annual engagement through roundtables, building-specific app, events, and other programming
- LEED credits available to clients
- Fitwel credits available to clients
- Collaboration with clients on the ENERGY STAR Tenant Space to track performance improvements

**100%** NEW YORK RENEWABLE ENERGY CERTIFICATES FOR BUILDING'S ELECTRICITY\*

**76**  
ENERGY STAR  
SCORE

**GOLD**  
LEED CERTIFICATION

✓  
ORGANICS  
PROGRAM

**75%**  
WASTE  
DIVERSION  
RATE

**80**  
BIKE  
SCORE

**100**  
WALK  
SCORE

**100**  
TRANSIT  
SCORE



\*NYS Hydroelectric Renewable Energy Credits



TENANT APP

# LIVE.WORK.DO.

Designed exclusively by Vornado for our clients, the LIVE.WORK.DO. app offers building information, exclusive retailer deals, transportation alerts, mobile building access, building safety alerts, dock™ parking account access, and other amenities.

### THE LIVE.WORK.DO. APP INCLUDES:

- Virtual access cards to provide seamless passage through the building turnstiles
- Tools to order ahead, order for delivery anywhere in the building, and make restaurant reservations at a wide array of food and beverage providers
- On-site and virtual fitness programs, classes, and spa treatments, for a healthier WorkLife
- Push notifications for special events, building announcements, and emergency awareness
- Personalized transportation tracking
- Visitor registration and service orders
- Highly trained network, security, and electronic systems technicians are on staff and on call 24 hours a day to ensure all of the technology is operational and fully optimized.





# VORNADO REALTY TRUST

As one of New York City's most influential real estate owners and developers, Vornado oversees a portfolio of 67 trophy buildings spanning more than 20 million square feet of office and 2.7 million square feet of retail, with additional holdings in Chicago and San Francisco. For over four decades, Vornado has redefined the workplace through transformative projects like the reimagined Penn District—including the iconic Farley Building and Moynihan Train Hall—and the wellness-driven Penn 1. A recognized leader in sustainability, Vornado manages more than 26 million square feet of LEED-certified space and has been honored with the Energy Star Partner of the Year Award for Sustained Excellence in 2024.



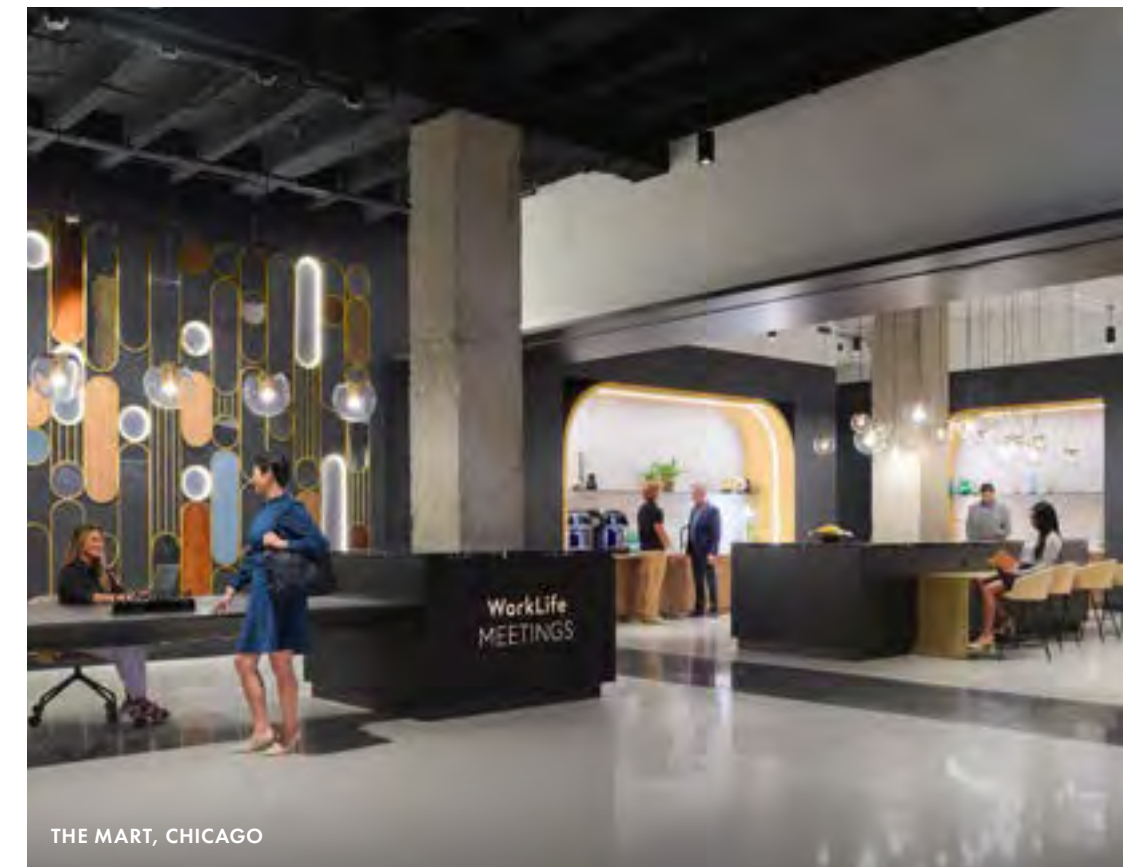
PENN 1, NEW YORK CITY



PENN 2, NEW YORK CITY



555 CALIFORNIA STREET, SAN FRANCISCO



THE MART, CHICAGO

