

551 MADISON

# Designed for *work.*



551 Madison is a 17-story boutique building located in the heart of Madison Avenue's coveted commercial and retail corridor, with close proximity to everything your business needs to thrive. Highly efficient floor plates and oversized windows provide abundant natural light and air, and foster an environment for superb productivity.



551  
MADISON



*Recently Renovated Lobby*



# Space to *create.*

## Intentional spaces for working better and together.

- + Outstanding 8,300 sf contiguous full floors which can be leased individually or combined to create a unique “top-of-house” 39,000 sf block with exclusive outdoor space and significant branding opportunities
- + Partial floor opportunities ranging from 3,412 – 6,500 sf
- + Tenant-only amenity center with conferencing and lounge
- + Recently renovated lobby with 24/7 security
- + Tenant-controlled perimeter HVAC
- + Steps from multiple subways including [E](#) [F](#) [M](#) [N](#) [R](#) [W](#) [4](#) [5](#) [6](#)
- + Owner-occupied building



*Office Space Rendering*



*Office Space Rendering*



*Office Space Rendering*





# Madison Avenue Views.



*17th Floor Terrace Viewpoint*



# A world-class *location.*

A work haven in New York's  
premier business district.

- + Neighboring renowned retailers and restaurants
- + Proximate to notable corporate neighbors
- + Conveniently located near major transportation
- + Blocks from Central Park



# Central Park



**5 Av/59 St**

N R W



**57 St**

F



**59 St**

4 5 6  
N R W

**551**



**5 Av/53 St**

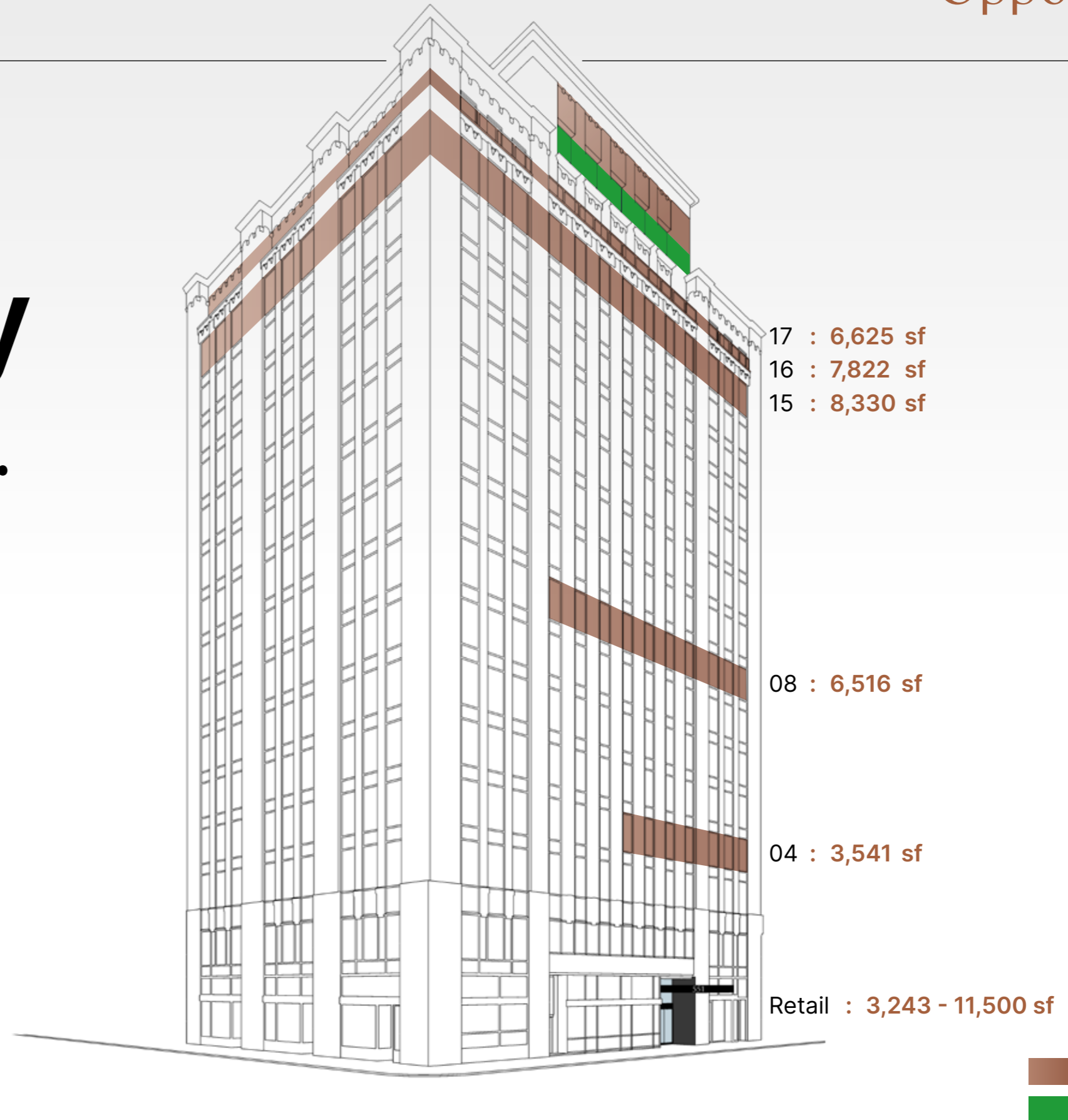
M E



# Move-in ready space available.

**8,300 sf** contiguous full floors which can be leased individually or combined to create a unique “top-of-house” **22,777 sf** block with exclusive outdoor space and significant branding opportunities.

Partial floor opportunities ranging from **3,500 – 6,500 sf**



# Office

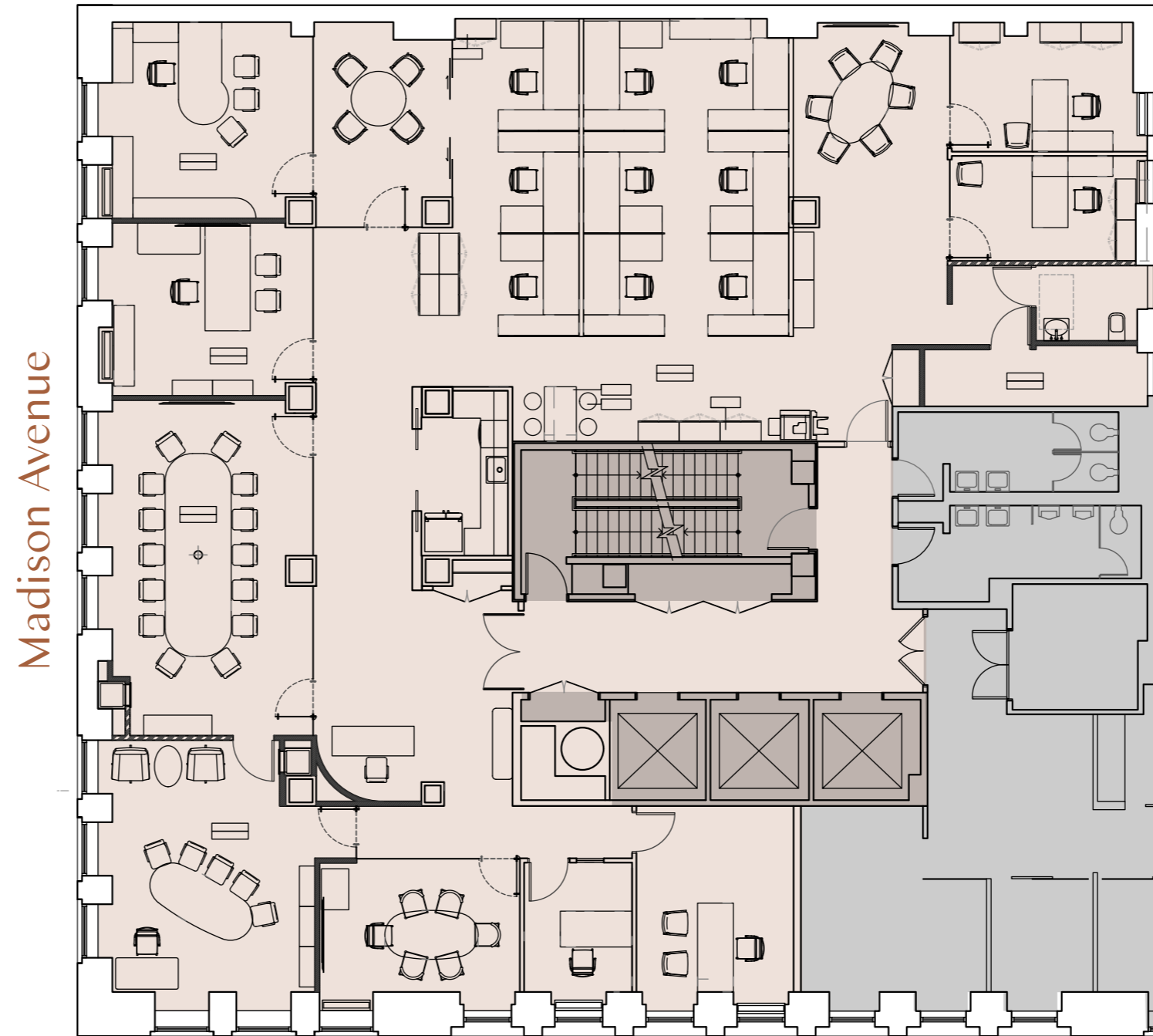
Existing Conditions

Partial 8th  
Floor

**6,516 sf**

Fully Furnished

551 MADISON



55th Street

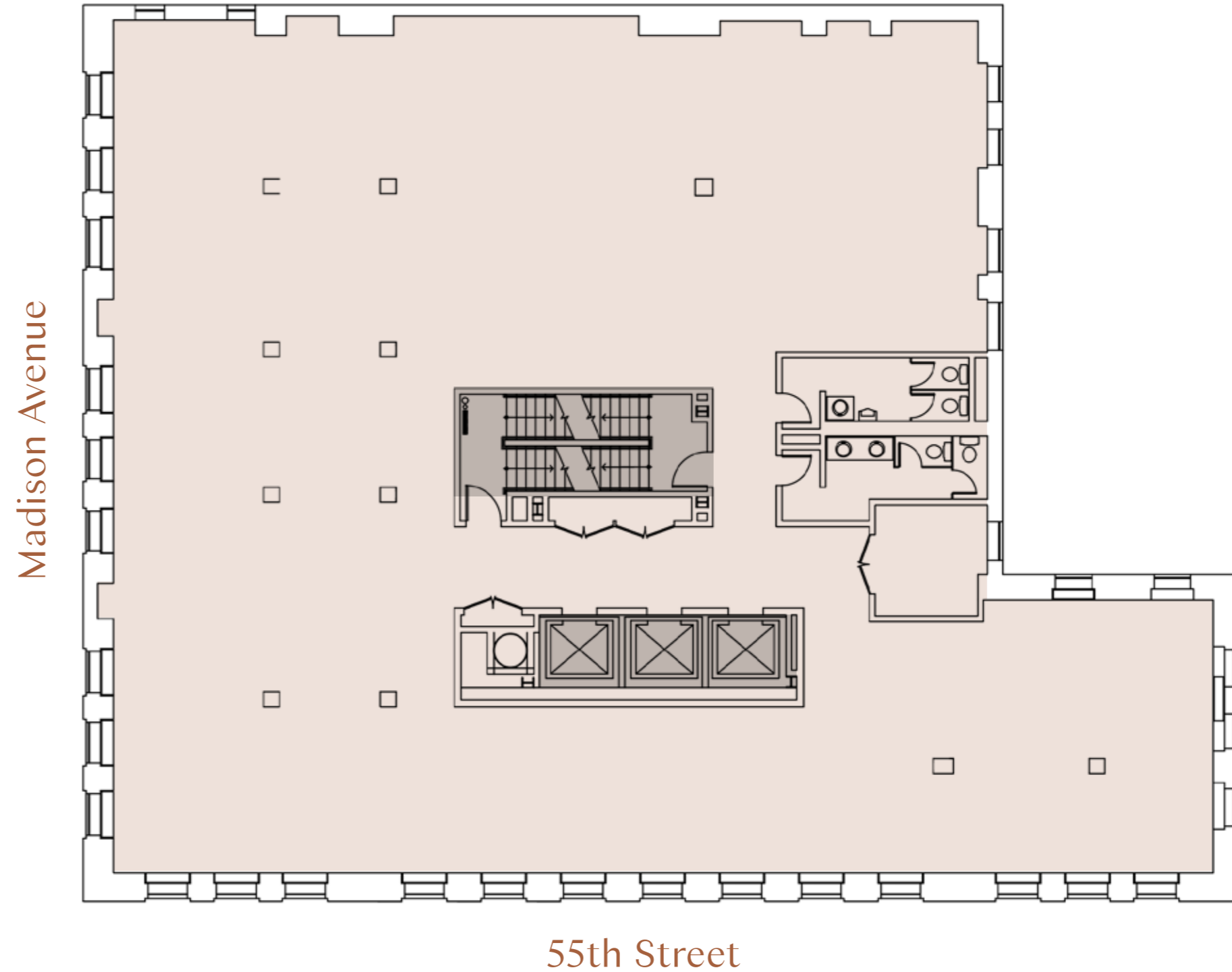
# Office

Core & Shell

Entire 15  
Floor

**8,330 sf**

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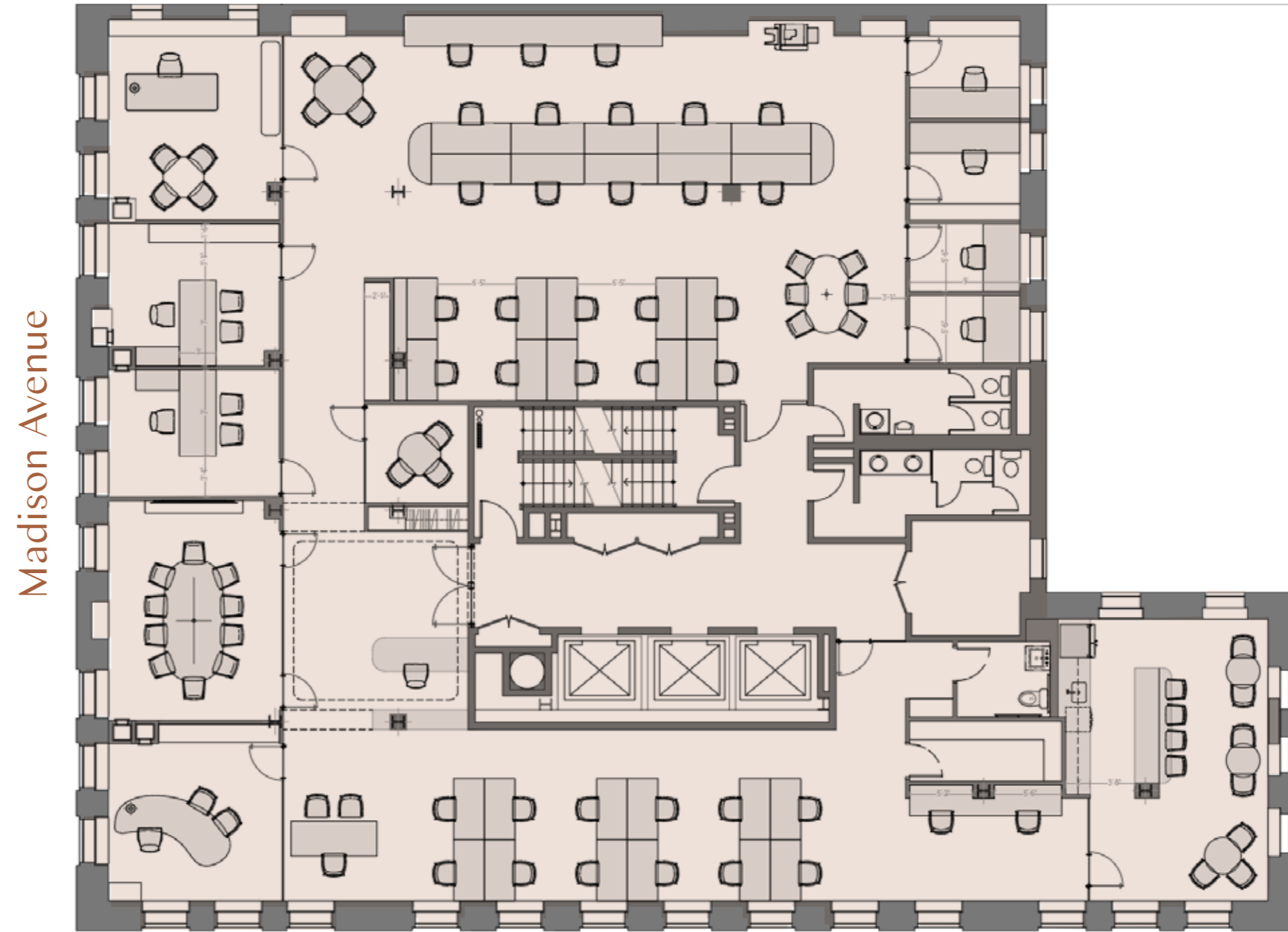


# Office

Test-Fit  
Full Floor  
Prebuilt

**8,300**

Reasonable  
Divisions  
Considered



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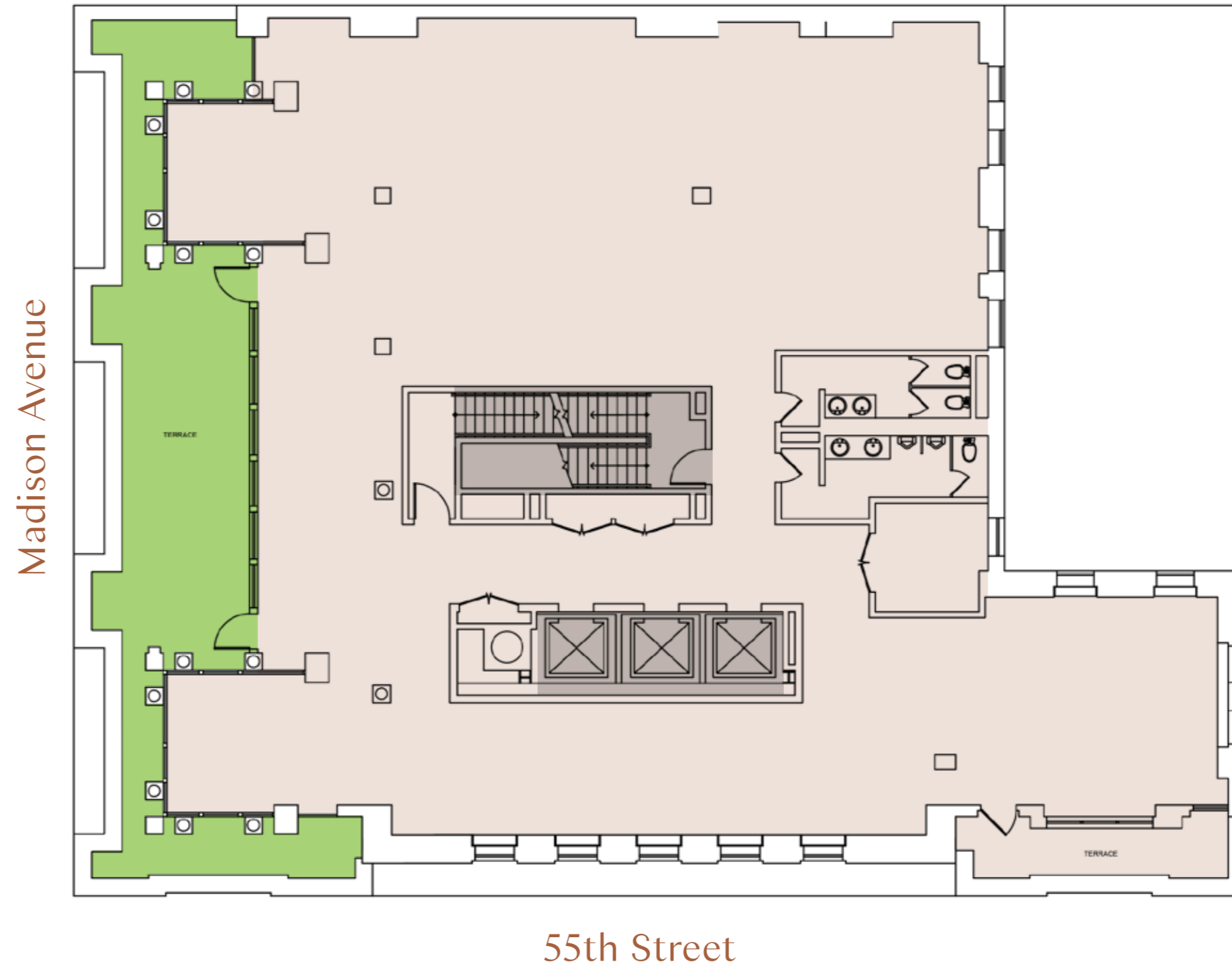
# Office

Core & Shell

Entire 17th  
Floor

**6,625 sf**

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## Block / Lot

1291-21

## Site Area

7,542 square feet

## Zoning

C5-3, Restricted Central Commercial District.

## Frontage

75' 5" along Madison Avenue and 100' along 55th Street.

## Bathrooms

Restrooms were renovated and feature white tiles, engineered counter tops, and new ceilings and lighting.

## Ceiling Heights

10' – 13'

## Electric Service

Via two Con Edison 3,000 amp, 110/208-volt 3-phase 4-wire feeders. Each floor equipped with one 208 volt, 3-phase 100 amp panel service.

## Façade / Exterior

Exterior is predominately clad in brick with terra cotta coping stones. Floors 1 and 2 are faced in brown granite.

## Fire Safety

Fire alarm system is a Notifier Class E system.

## Floor Load Capacity

Office Floors: 50 lbs. psf  
Ground Floor: 120 lbs. psf  
Mezzanine & Cellar: 100 lbs. psf

## HVAC

HVAC to each floor provided via: one 10-ton Florida heat pump unit that is used for both heating and cooling and; 18 one-ton Island Aire peripheral units.

## Plumbing

Water is supplied via a 4-inch water main, entering the building from 55th Street. Two pumps in sub-cellar feed a 3,000-gallon redwood house water tank located on the roof.

## Roof

The roof is built-up construction, consisting of poured concrete topped with a layer of foam covered with a silver painted rubberized membrane.

## Stairwells

Two sets of stairwells arranged in a scissor-type alignment within the central core.

## Structure

Framing consists of concrete encased steel with riveted connections. Floor and roofs are framed with reinforced concrete.

## Windows

Windows are composed of double-pane lightly smoked glass encased in anodized aluminum frames.

# 551 MADISON

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