

# 477M

RFR

A white line-art illustration of tulips and leaves is overlaid on a solid green background. The illustration features several tulip flowers in various stages of bloom, with long, pointed leaves extending from their stems. The lines are clean and minimalist, capturing the essential shapes of the plants.

**477M**





**477 Madison, a newly modernized and upgraded boutique office building, is centrally located in the heart of Midtown overlooking St. Patrick's Cathedral and Rockefeller Center.**

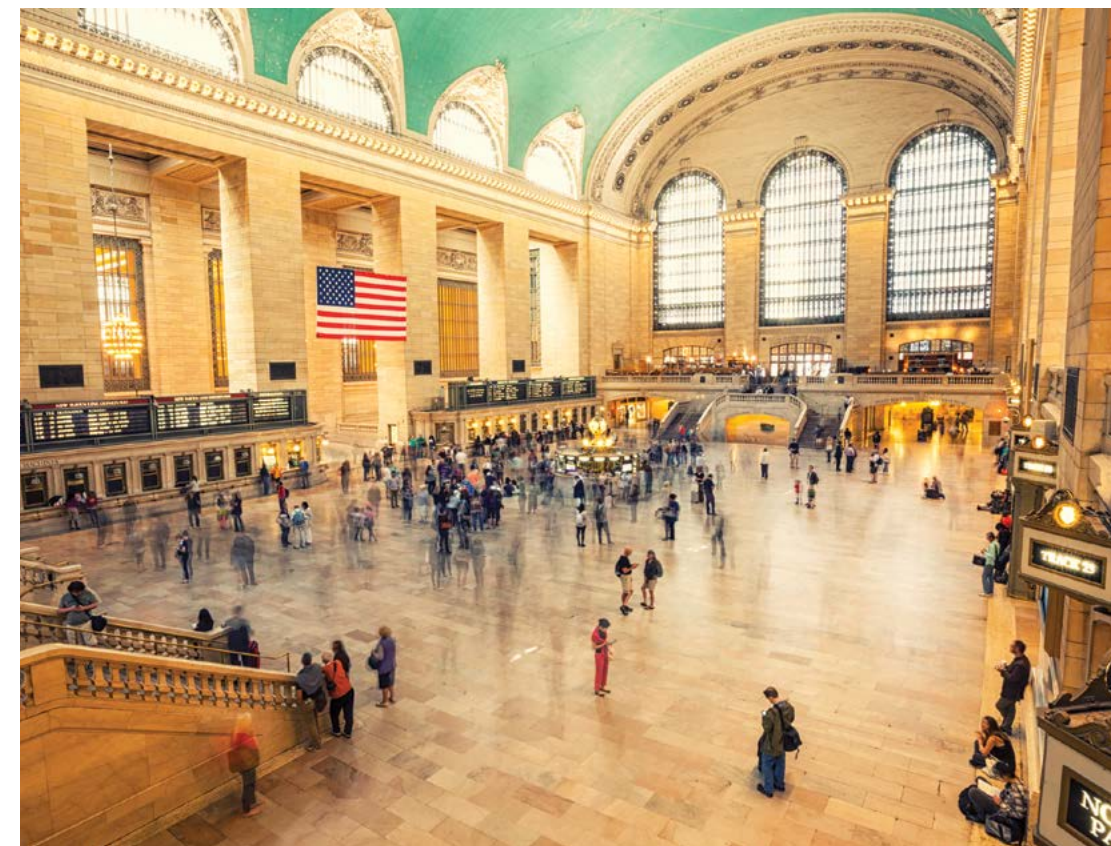


Located on the northeast corner of 51 Street, 477 Madison offers multiple landscaped terraces with protected scenic views, overlooking its surrounding landmark neighbors.

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Transportation is simple with easy access to Grand Central Terminal, its future LIRR connection, and E, M, 6, B, D and F trains within a five-minute radius.

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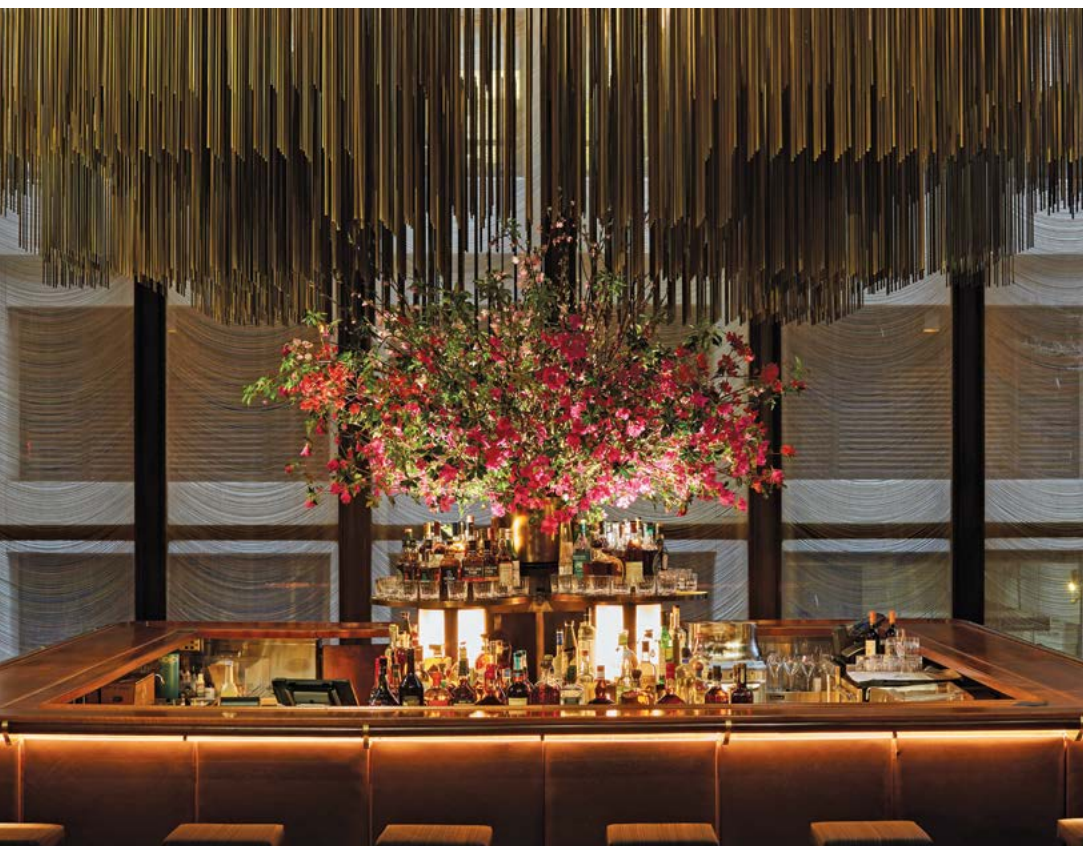






The central location is surrounded by luxury hotels, restaurants and premium shopping destinations.

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15 Landscaped Terraces

Block of 36,500 SF  
Full Floors from 5,000–19,000 SF  
Prebuilts from 3,500–8,000 SF

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New tenant amenity space with wellness center, conferencing facility, recreation space, library, pantry and lounge.

Art-filled lobby currently exhibiting pieces by Jeff Koons and Katherine Bernhardt.

Side-core design affords efficient and flexible layout options within the office space.

15 terraces with glass railings and landscaping provide breathtaking views.

New large windows provide an abundance of natural light and grand views.



Lobby Featuring Artwork by Karl Haendel and Roy Lichtenstein



New Tenant Amenity Rendering



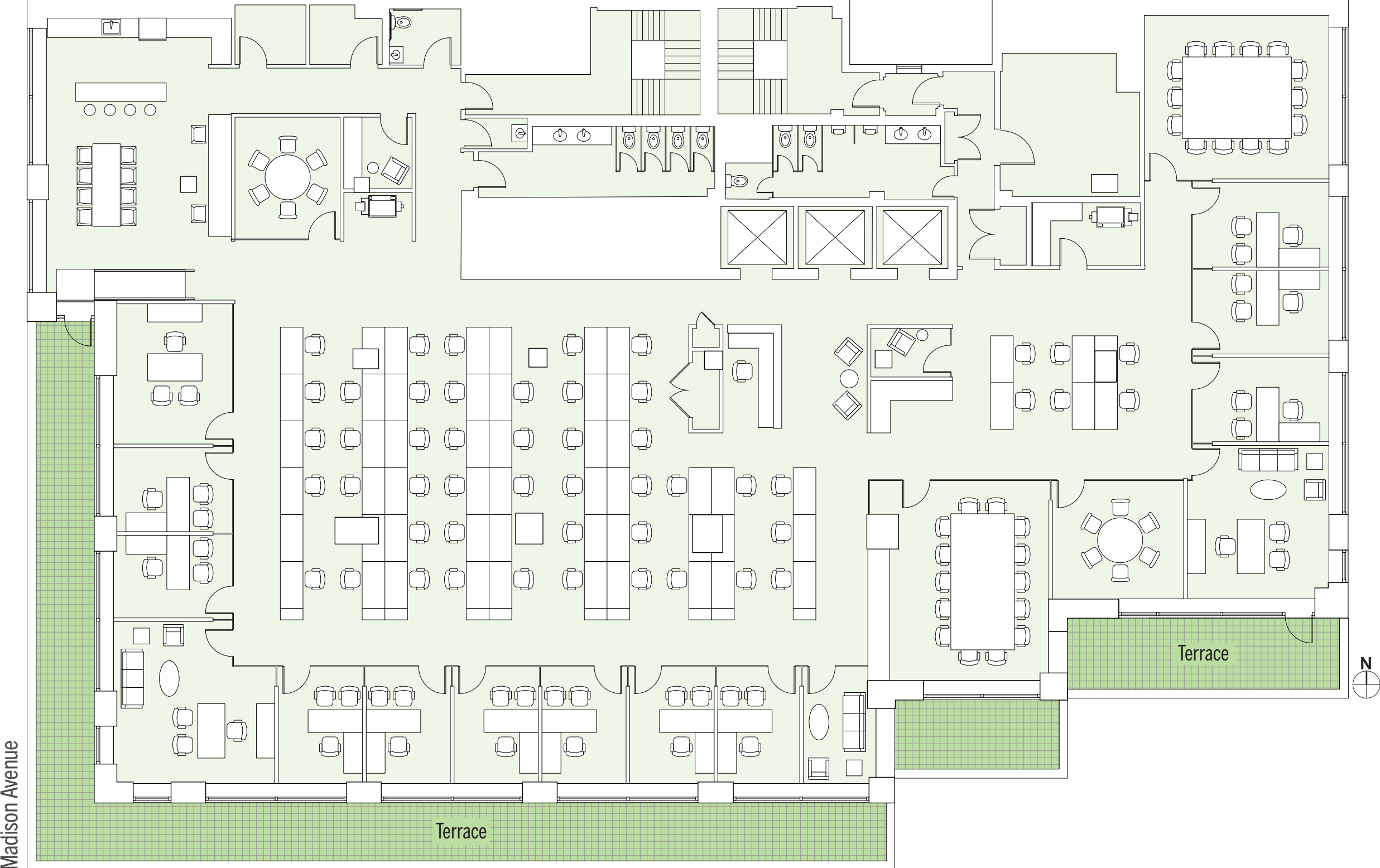
Interior Office Rendering



Terraces with Landmark Views



# Floor 14 Test Fit | 14,125 SF









Madison Avenue

East 51 Street





-  Restaurant
-  Retail
-  Corporation
-  Hotel
-  Gym
-  Cultural

Sixth Ave

Fifth Ave

Madison Ave

Park Ave

Lexington Ave

Third Ave

56th Street

55th Street

54th Street

53rd Street

52nd Street

51st Street

50th Street

49th Street

48th Street

47th Street



477M

Grand Central Entrance

Grand Central Entrance



F

6

B D

E

M

O

B

D

F

M

4 5 6 7 S  
MTA Metro-North



## Owner and Manager

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RFR is a fully integrated real estate investment firm based in New York City with a core focus on select urban markets in the United States and Germany. Founded by Aby Rosen and Michael Fuchs in the early 1990s, the firm has been an active force in the New York City and German real estate markets for three decades. RFR's portfolio has grown to include more than 100 commercial, residential, hotel and retail properties located in select domestic and international markets.





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