

# 477 MADISON

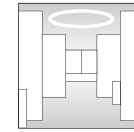
RFR

CBRE

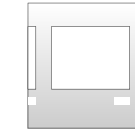
# CURRENT AVAILABILITIES



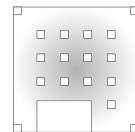
INTRODUCING A PREMIUM PRE-BUILT PROGRAM CRAFTED WITH THE FINEST MATERIALS AND LUXURY FINISHES DESIGNED BY FOGARTY FINGER ARCHITECTS.



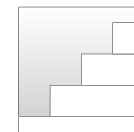
TENANT AMENITY SPACE WITH A WELLNESS CENTER, CONFERENCING FACILITY, RECREATION SPACE, LIBRARY, PANTRY & LOUNGE.



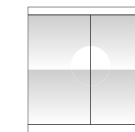
ART-FILLED LOBBY CURRENTLY EXHIBITING PIECES BY DAMIEN HIRST, KENNY SCHARF AND HARMONY KORINE.



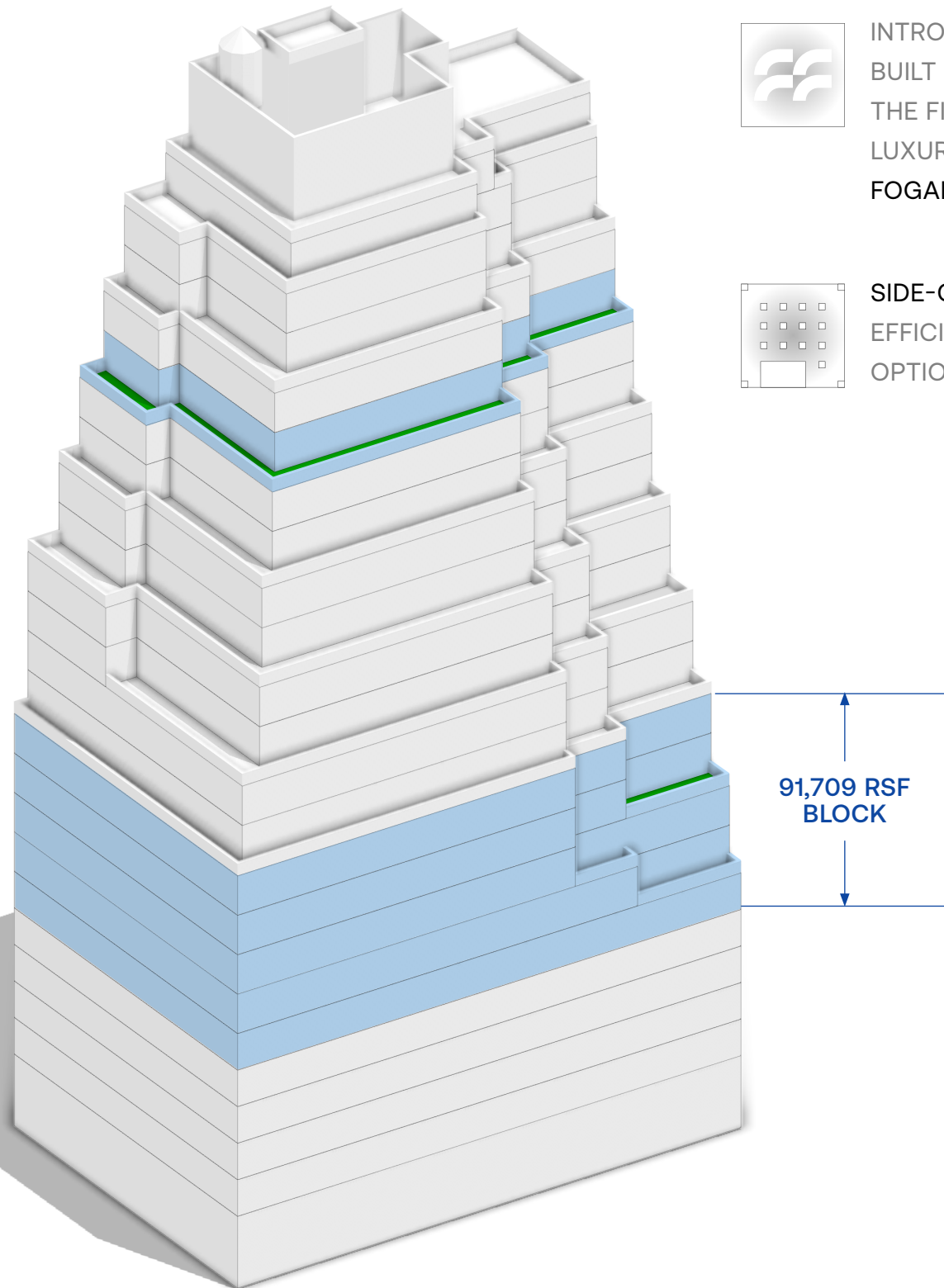
SIDE-CORE DESIGN THAT AFFORDS EFFICIENT AND FLEXIBLE LAYOUT OPTIONS WITHIN THE SPACE.



PRIVATE OUTDOOR TERRACES PROVIDING BREATHTAKING VIEWS.



NEWLY RENOVATED WINDOWS DELIVERING AN ABUNDANCE OF NATURAL LIGHT & ICONIC VIEWS.



| FLOOR        | RSF    | CONDITION  |
|--------------|--------|--|
| Entire 20th* | 8,019  | TOWER FLOOR CURRENTLY IN A CLEAN WHITE BOX CONDITION. LANDLORD WILL PROVIDE A NEW TURN-KEY INSTALLATION.                       |
| Entire 10th  | 18,038 | NEW HIGH-END PREBUILT DESIGNED BY FOGARTY FINGER ARCHITECTS. BUILT WITH 5 CONFERENCE ROOMS, 13 OFFICES, & OPEN AREA FOR 52.    |
| Entire 9th*  | 18,038 | FLOOR IS CURRENTLY IN A CLEAN WHITE BOX CONDITION. LANDLORD WILL PROVIDE A NEW TURN-KEY INSTALLATION.                          |
| Entire 8th   | 18,412 | FLOOR IS CURRENTLY IN A CLEAN WHITE BOX CONDITION. LANDLORD WILL PROVIDE A NEW TURN-KEY INSTALLATION.                          |
| Entire 7th   | 18,432 | FLOOR IS CURRENTLY DIVIDED INTO THREE SUITES (6,362 RSF, 8,476 RSF, & 3,594 RSF), WHICH LANDLORD WILL DEMOLISH FOR BLOCK USER. |
| Entire 6th   | 18,789 | FLOOR IS CURRENTLY LEASED THROUGH 5/31/2026, BUT CAN BE MADE AVAILABLE IMMEDIATELY TO ACCOMODATE BLOCK USER.                   |

\* EXCLUSIVE OUTDOOR TERRACE OPPORTUNITES ON FLOORS 9 & 20

# BRAND NEW HIGH END PREBUILT OPPORTUNITY

10<sup>TH</sup> FLOOR

18,038 RSF

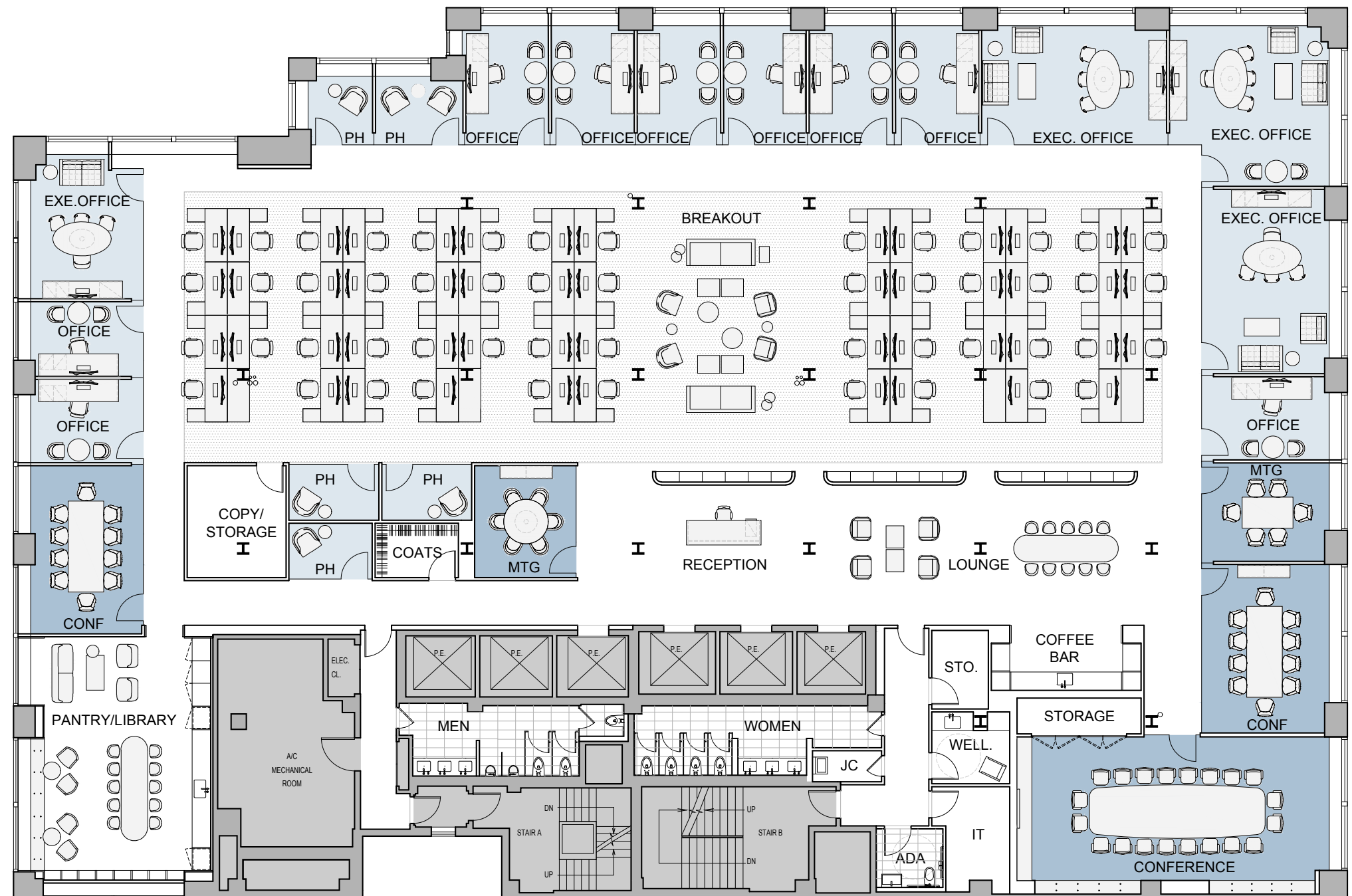
51st STREET



MADISON AVENUE

## SPACE FEATURES:

- Premium full floor pre-built crafted with the finest materials and luxury finishes designed by Fogarty Finger Architects
- Elegantly designed with custom white oak millwork, white marble pantry finishes, and minimalist lighting fixtures
- Brand new oversized windows on three sides of the floor



## LAYOUT FEATURES:

- 5 CONFERENCE ROOMS
- 13 OFFICES
- 5 PHONE ROOMS
- 52 WORKSTATIONS IN OPEN AREA
- 1 PANTRY/LIBRARY
- 1 COFFEE BAR
- 1 RECEPTION & LOUNGE



RECEPTION



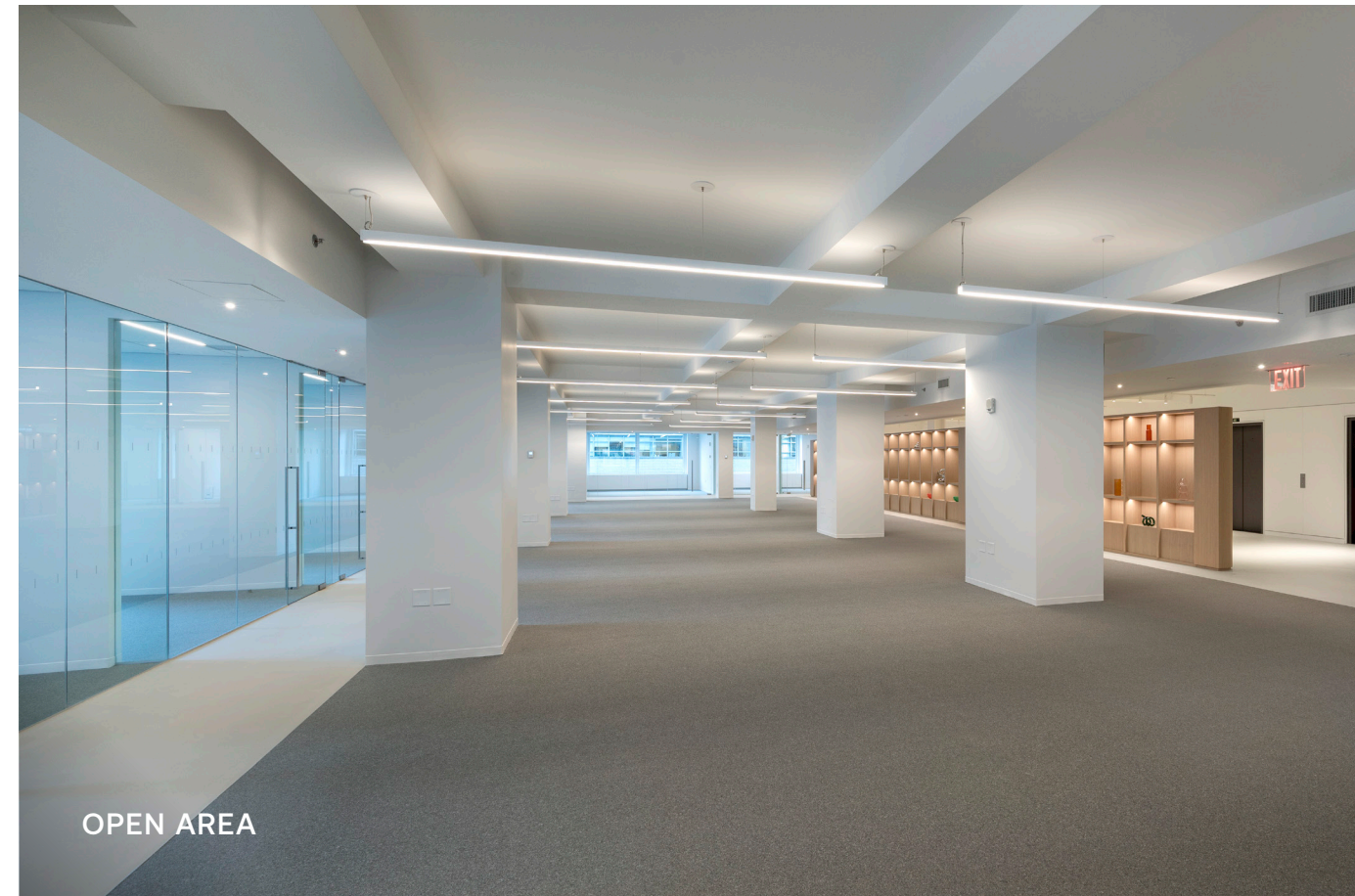
COFFEE BAR



ELEVATOR LOBBY



OFFICE FRONTS



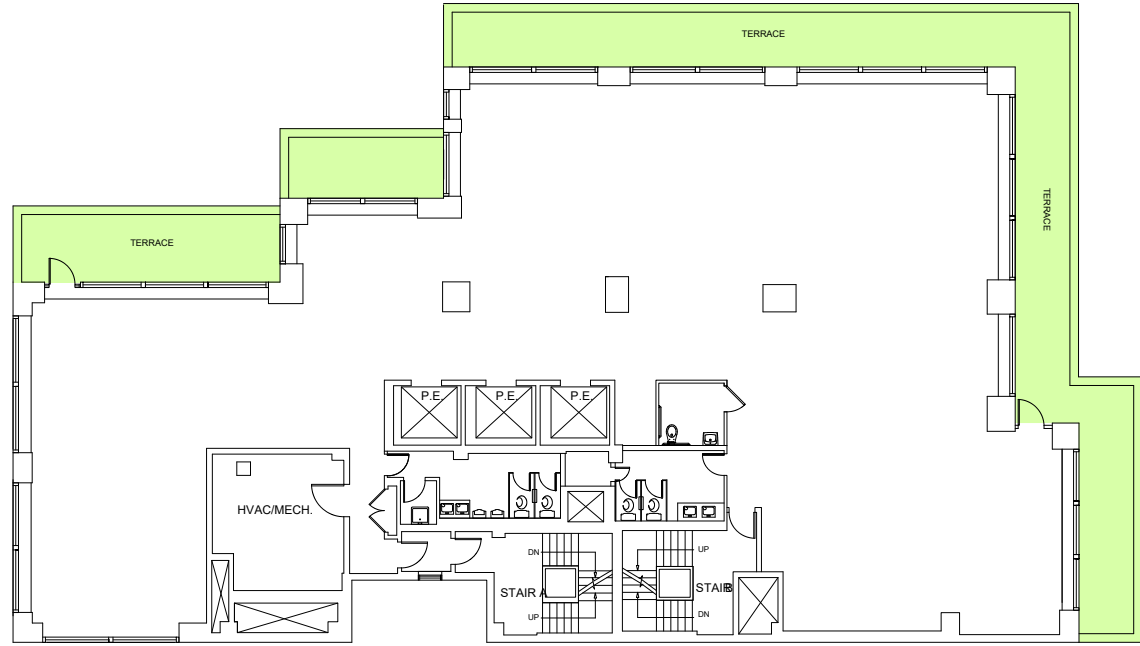
OPEN AREA



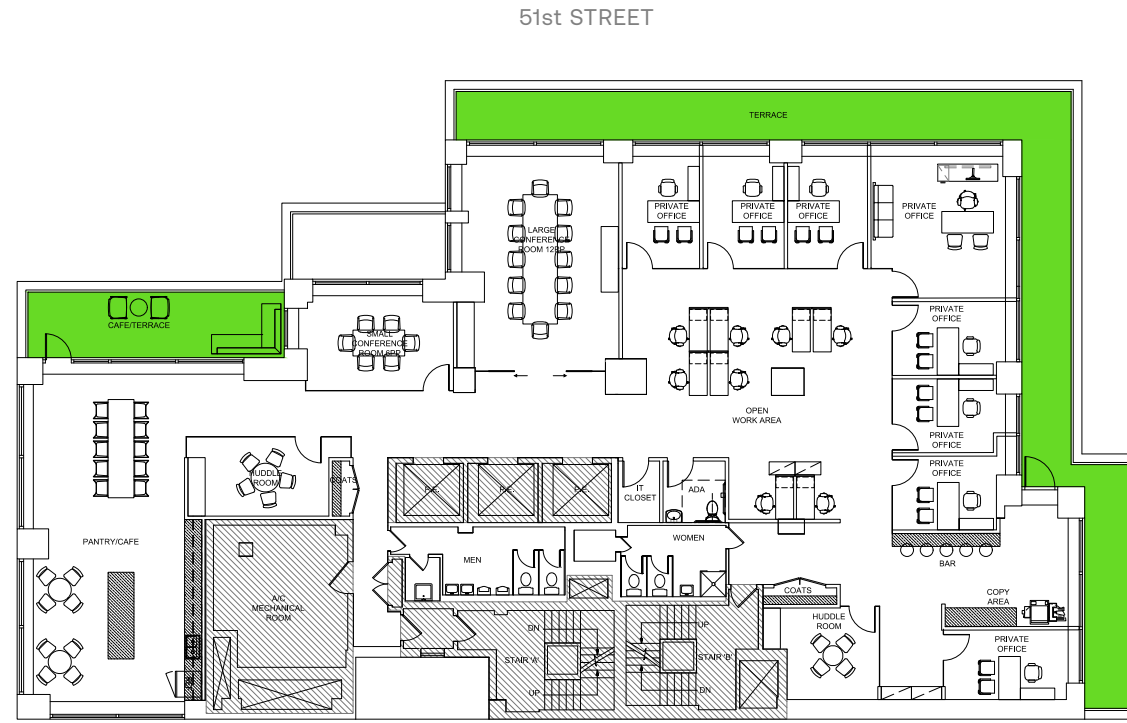
PANTRY / LIBRARY

# 20<sup>TH</sup> FLOOR

## 8,019 RSF



CORE & SHELL PLANS



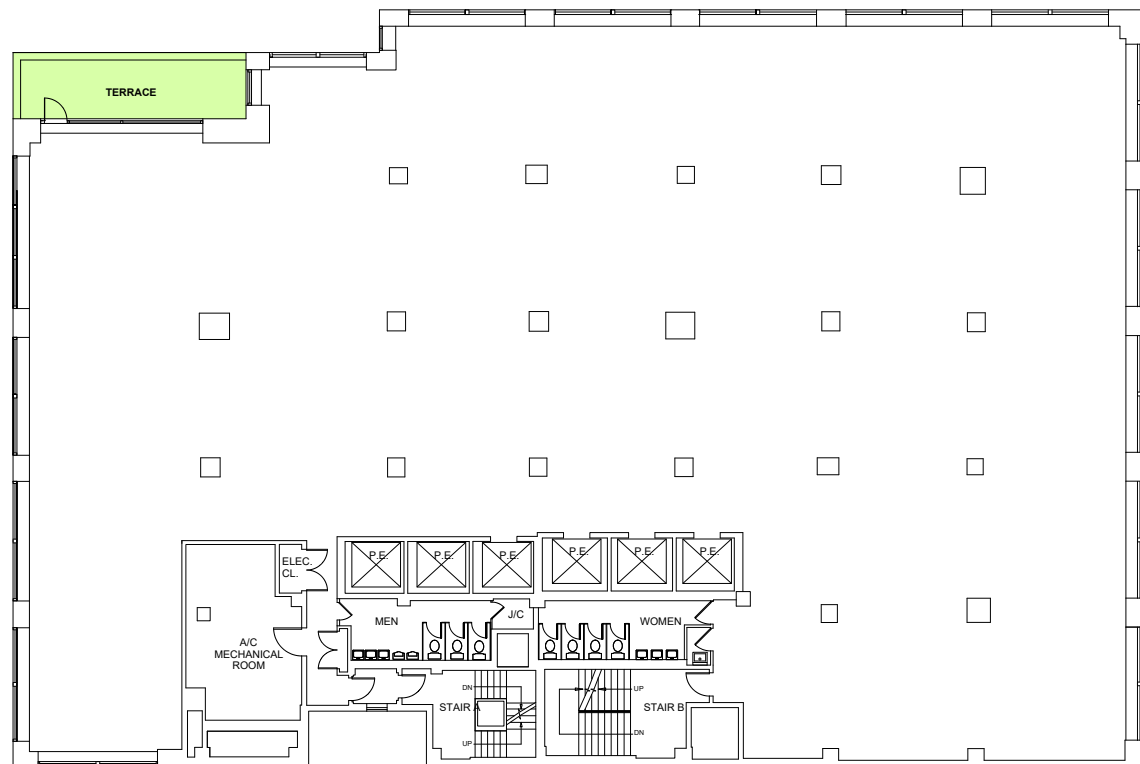
TEST FIT PLANS

MADISON AVENUE

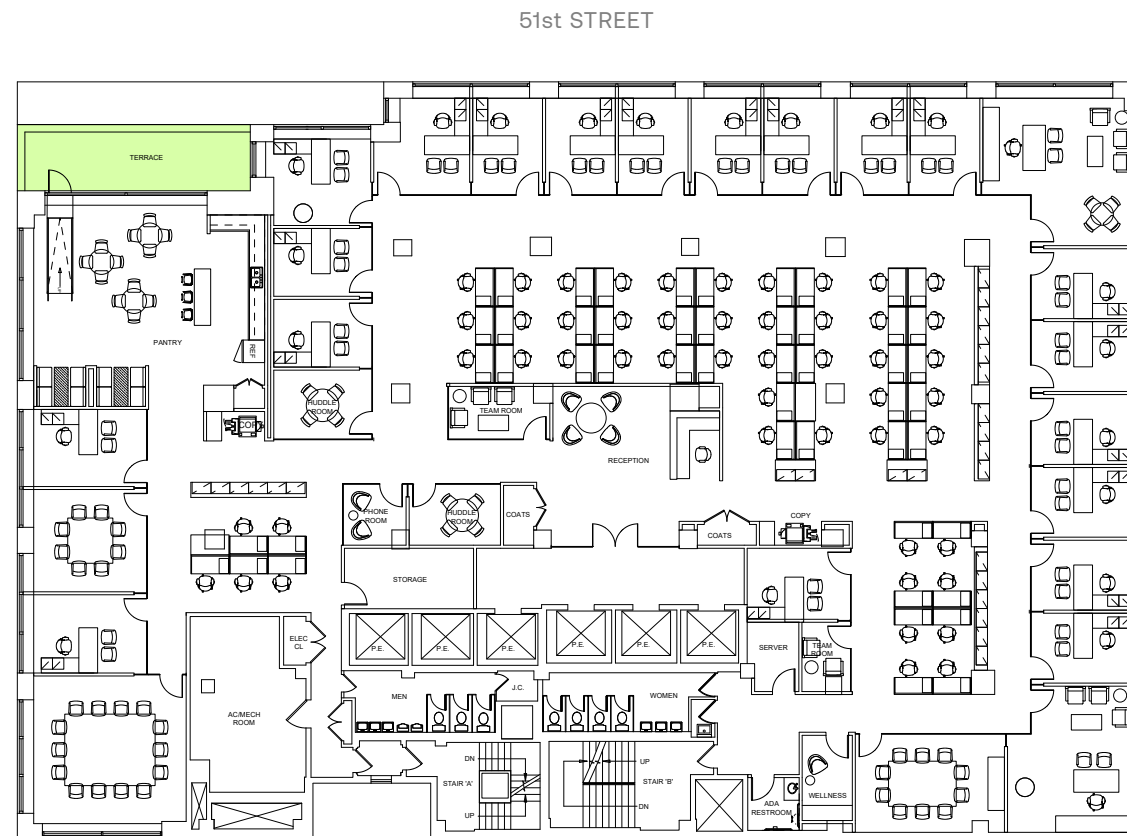
- 2 CONFERENCE ROOMS (12P & 6P)
- 8 OFFICES
- 2 MEETING ROOMS (4P)
- 8+ WORKSTATIONS
- 1 LARGE EAT-IN PANTRY
- 1 TENANT LOUNGE SPACE
- 2 PRIVATE TERRACES

# 9<sup>TH</sup> FLOOR

## 18,038 RSF



CORE & SHELL PLANS



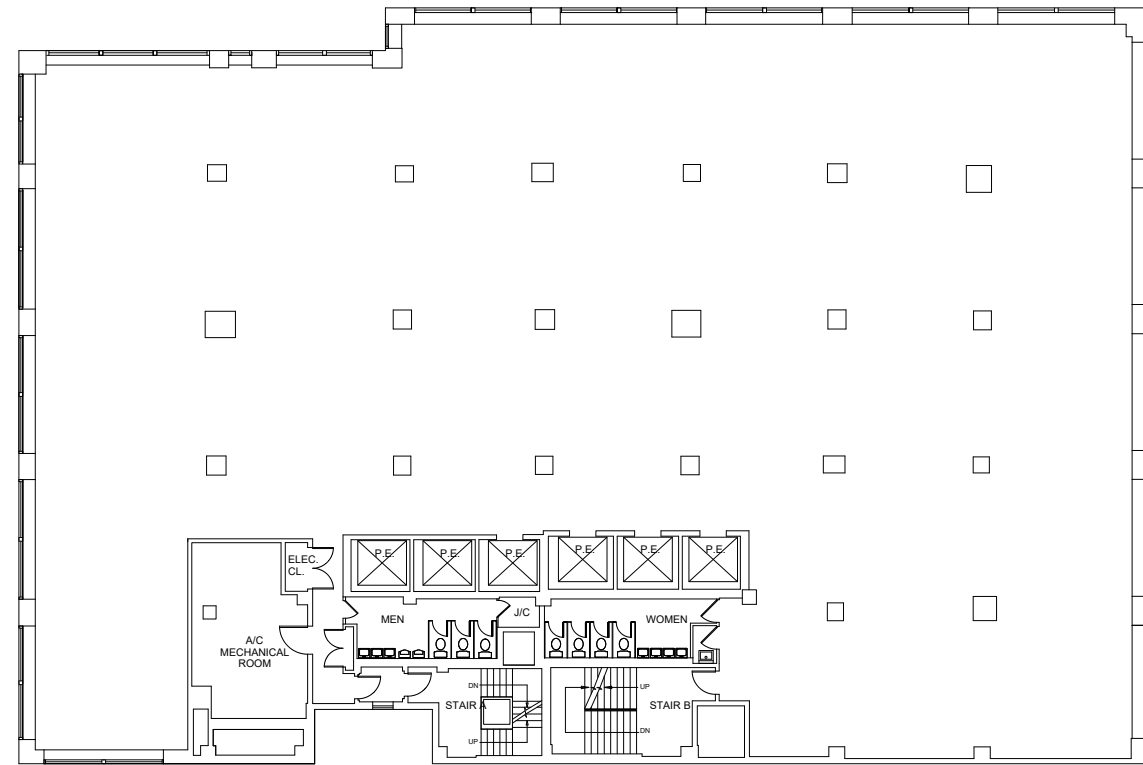
TEST FIT PLANS

MADISON AVENUE

- 3 CONFERENCE ROOMS (14P, 10P & 8P)
- 9 OFFICES
- 4 MEETING ROOMS (3x3P & 2P)
- 2 PHONE ROOMS
- 1 WELLNESS ROOM
- 88+ WORKSTATIONS
- 1 LARGE EAT-IN PANTRY
- 1 RECEPTION & LOUNGE
- 1 PRIVATE TERRACES

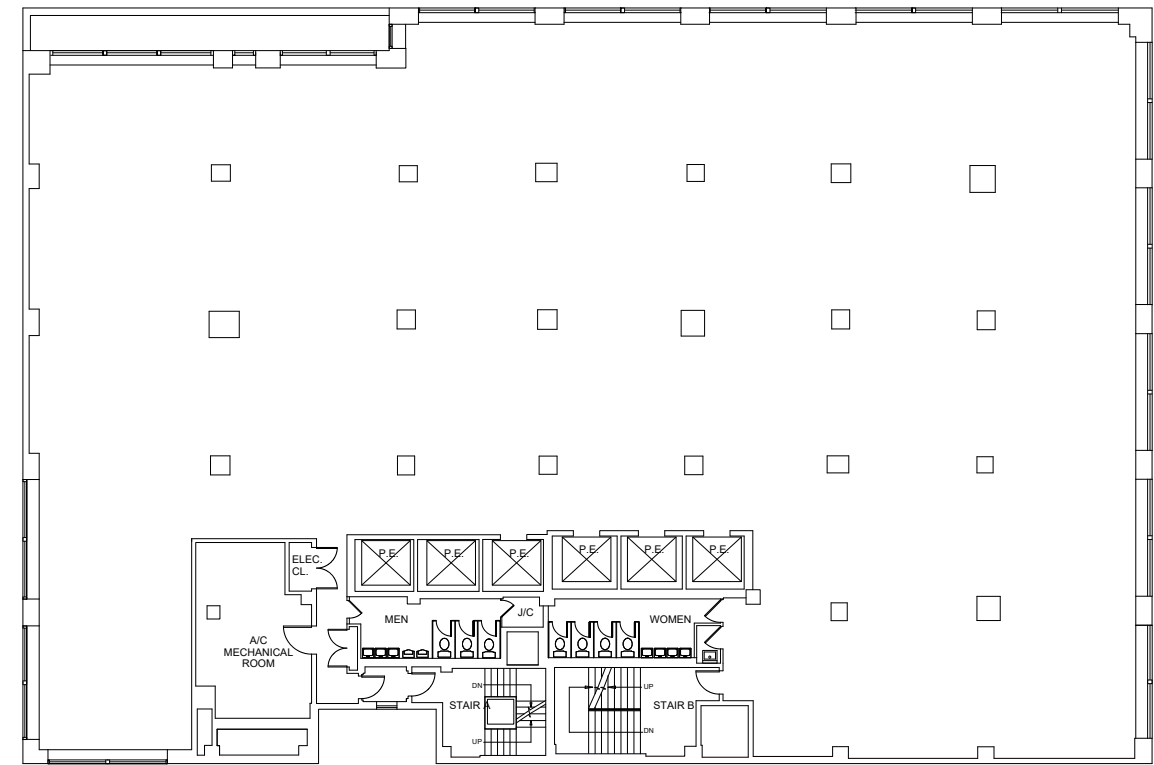
8<sup>TH</sup> FLOOR

18,412 RSF



7<sup>TH</sup> FLOOR

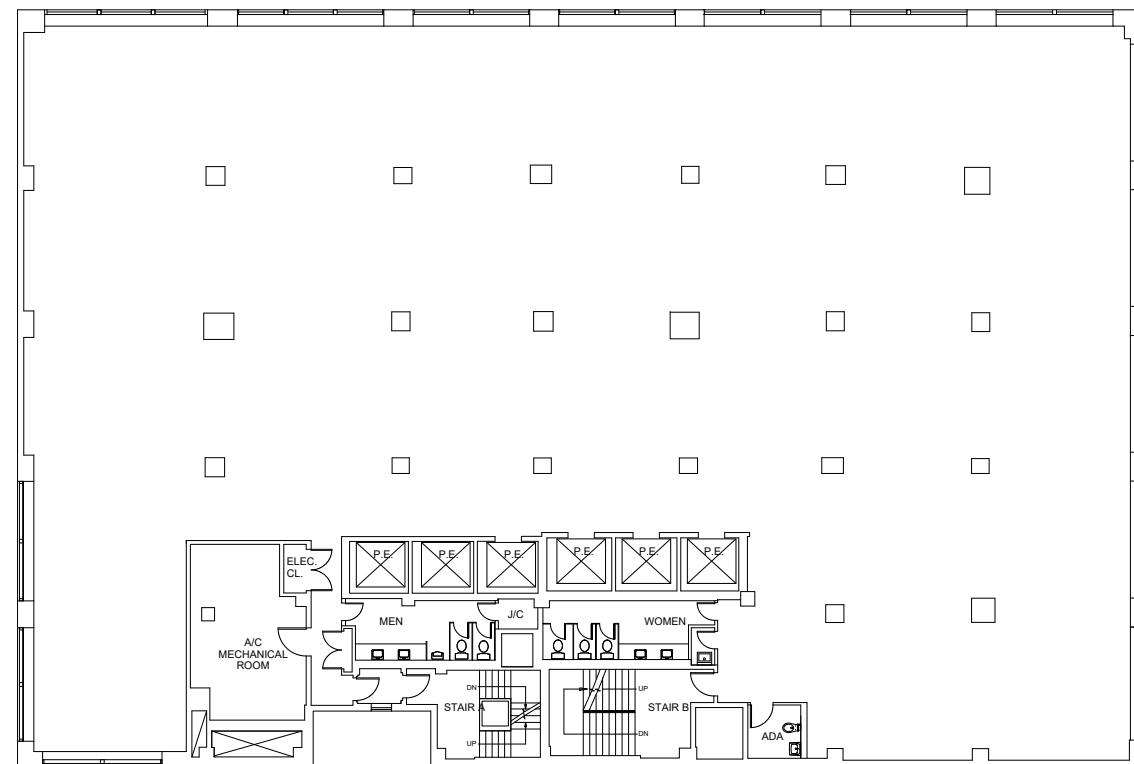
18,432 RSF



CORE & SHELL PLANS

6<sup>TH</sup> FLOOR

18,789 RSF





# EXCLUSIVE OUTDOOR TERRACE OPPORTUNITIES ON FLOORS 9 & 20



# UNPARALLELED VIEWS

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



# BOUTIQUE LOBBY

New marble and stone entry with modernized lighting and new elevator cabs. Rotating art program which currently features works by **Damien Hirst**, **Kenny Scharf** and **Harmony Korine**.

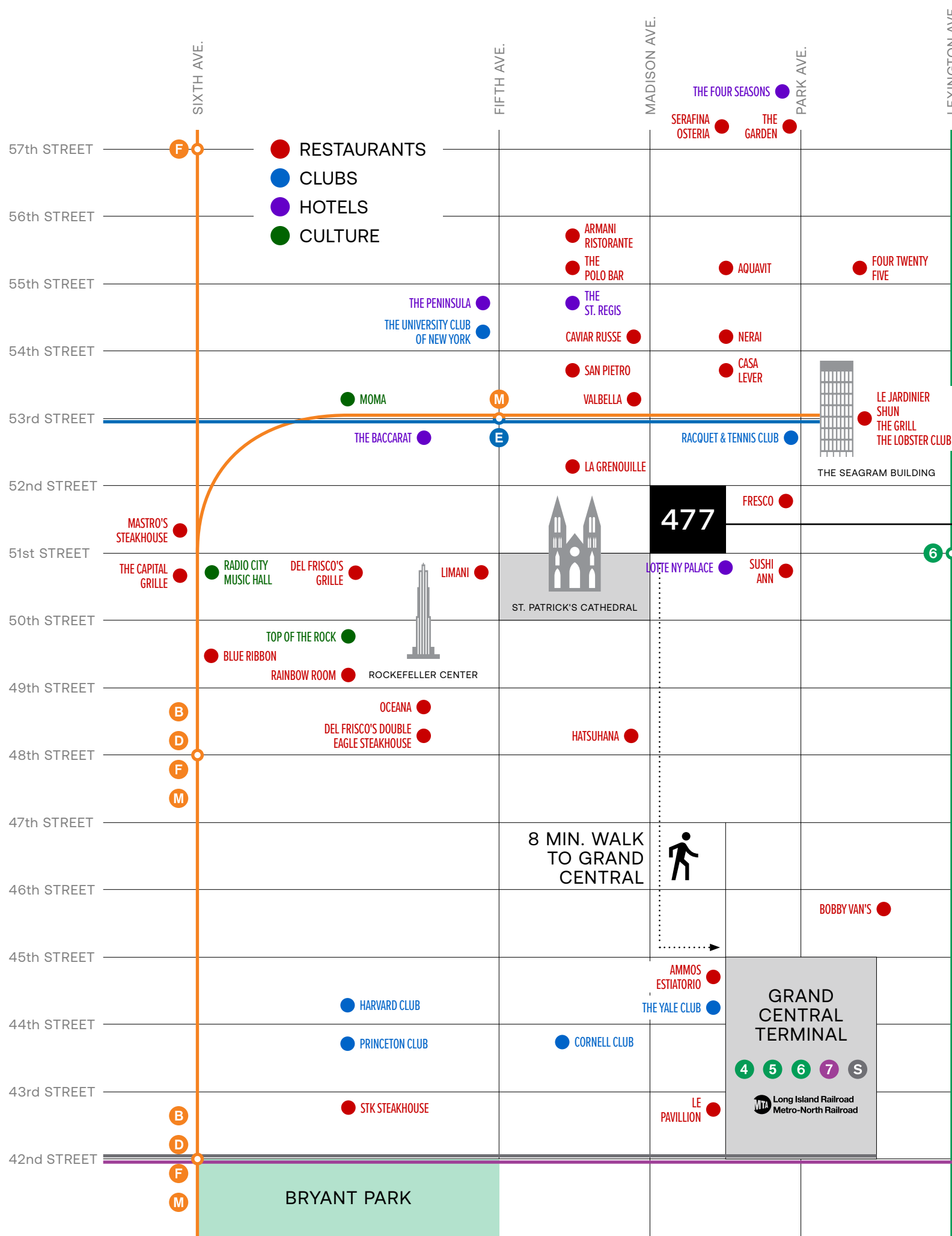


# THE CLUBHOUSE AMENITY

LOUNGE

[TAKE A VIRTUAL TOUR](#)





# TRANSPORTATION & ACCESSIBILITY

**477MADISON** boasts excellent public transportation access, making it an ideal location for businesses and commuters. The building is conveniently situated near several subway lines, including the B, D, E, F, M and 6, ensuring seamless connectivity across the city.

Additionally, its proximity to Grand Central Terminal enhances accessibility with **Metro-North** trains & **LIRR** Grand Central Madison.

## OWNERSHIP & MANAGEMENT

# RFR

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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**RFR**

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