



PROPERTY DETAIL

## 63 Madison Avenue

New York, NY | Gramercy Park

CONTACT

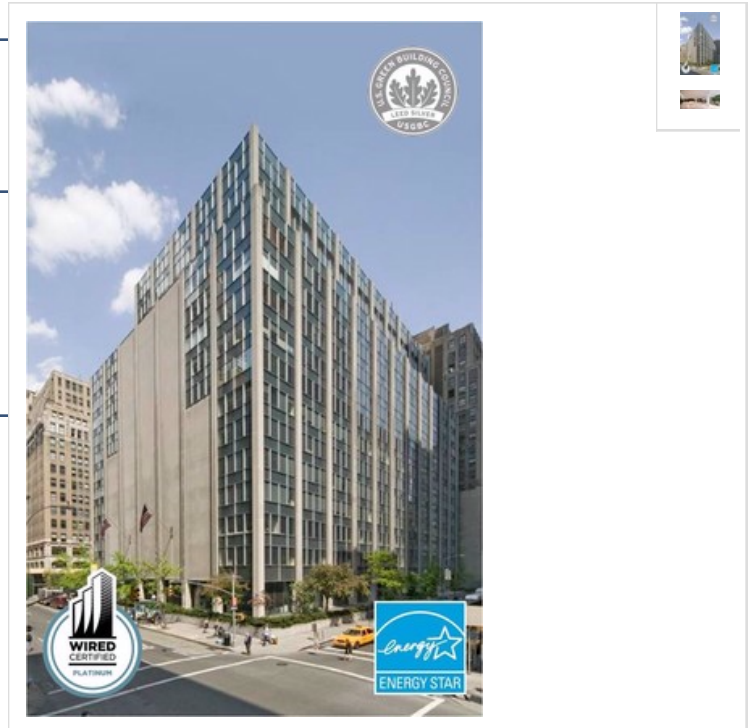
**Peter S. Duncan** - President and CEO  
Phone 212-481-1122

**Matthew J. Coudert** - Executive Vice President  
Phone 212-542-2121

**Alex Bermingham** - Associate  
Phone 212-542-2189

BUILDING DESCRIPTION

Entrances at East 27th St. and East 28th St.  
Private Terrace on the 13th Floor.  
Tenants include Ziff Davis & NY Life Insurance.  
\*Proposed Lobby Shown



Available Space	Size SF	Rent/Price	Term	Available	Lease Type	Status
8 / Suite 800	54,097	Upon Request		Arranged	Direct	
9 / Suite 900	54,097	Upon Request		Arranged	Direct	
10 / Suite 1000	54,097	Upon Request		Arranged	Direct	
11 / Suite 1100	54,097	Upon Request		Arranged	Direct	
12 / Suite 1200	53,701	Upon Request		Arranged	Direct	
13 / Suite 1300	38,605	Upon Request		Arranged	Direct	
14 / Suite 1400	35,165	Upon Request		Arranged	Direct	
15 / Suite 1500	33,724	Upon Request		Arranged	Direct	

SPECIFICATIONS

Property	<b>Type:</b> Office <b>Class:</b> A- <b>Tenancy:</b> Multi-tenant
Lot	<b>Size:</b> 0 sf <b>Block/Lot:</b> 857/24
Building	<b>Size:</b> 870,000 sf <b>Year Built:</b> 1961
Floors	<b>No:</b> 15 <b>Size:</b> Floors 2-12 are 55,000 sf, Floors 13-15 are 35,000 sf
Telecom	WiredNYC Platinum: Broadview, Lexent, Lightpath, Time Warner Cable, Verizon High-Speed Internet & Verizon FIOS
Sprinkler	Yes



Security / Lobby	Tended Lobby
Passenger Elevators	12 passenger elevators
Freight Elevators	1 freight, 4 escalators
Tenants	Ziff-Davis, Inc. & New York Life Insurance
Owner	63 Madison Associates
Manager	George Comfort & Sons, Inc.