



SPACE - DIRECT LEASE

63 Madison Avenue

New York, NY | Gramercy Park

DETAIL

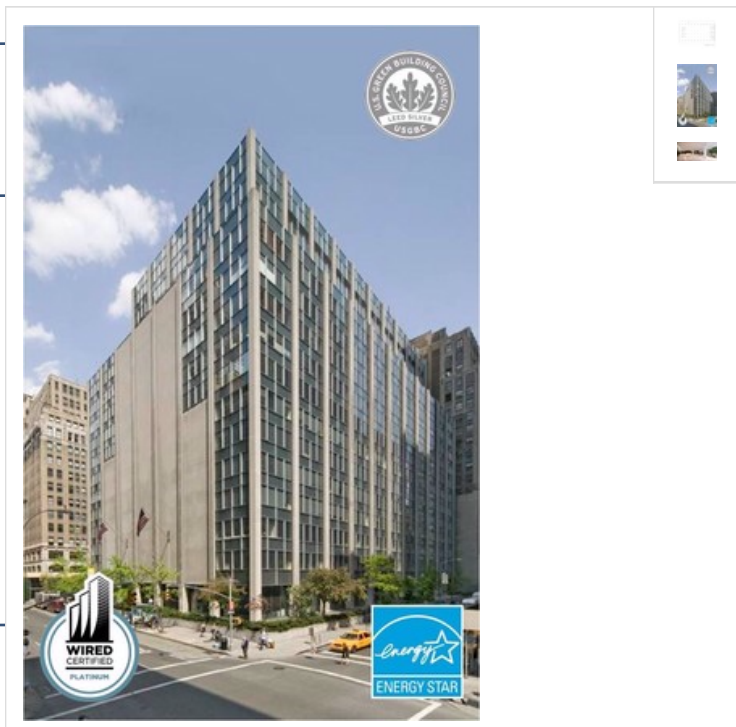
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|--------------------|---|
| Floor/Suite | 13 / Suite 1300 |
| Total SF | 38,605 Max Contiguous: 377,583 |
| Rent | Upon Request |
| Available | Arranged |
| Use | Office |
| Suite Notes | -Tenant that takes all 377,583 RSF will have a private lobby with 6 dedicated elevators. -Office ceiling heights range from 11ft 5 inches to 13ft 3 inches -Column spacing is uniformly 23 ft on center |

CONTACT

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BUILDING DESCRIPTION

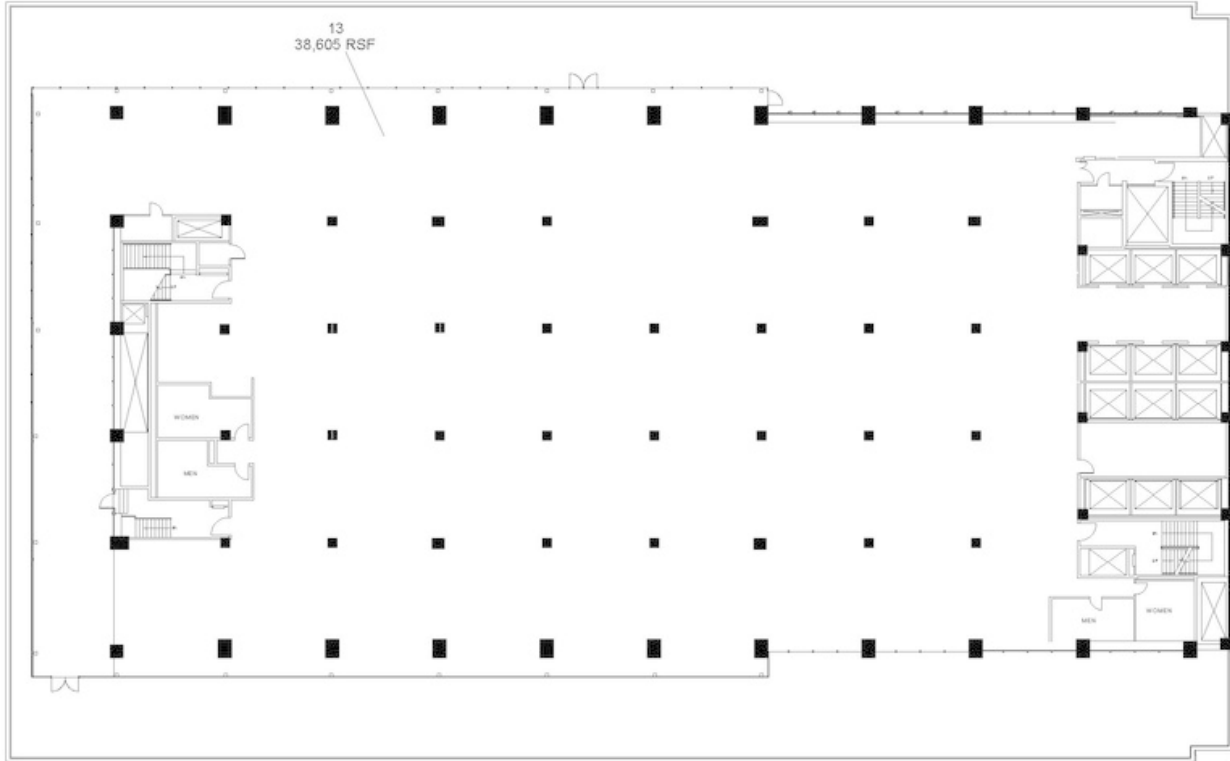
Entrances at East 27th St. and East 28th St.
Private Terrace on the 13th Floor.
Tenants include Ziff Davis & NY Life Insurance.
*Proposed Lobby Shown

MAJOR TENANTS

Ziff-Davis, Inc. & New York Life Insurance

OTHER BUILDING INFO

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 **Building Area:** 870,000 sf **Number of Floors:** 15 **Floor Sizes:** Floors 2-12 are 55,000 sf, Floors 13-15 are 35,000 sf **Owner:** 63 Madison Associates **Manager:** George Comfort & Sons, Inc. **Year Built/Renovated:** Built: 1961 **Block/Lot:** 857/24 **Tenancy:** Multi-tenant **Building Class:** A- **Primary Type:** Office



63 Madison - Floor 13

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