



SPACE - DIRECT LEASE

## 63 Madison Avenue

New York, NY | Gramercy Park

DETAIL

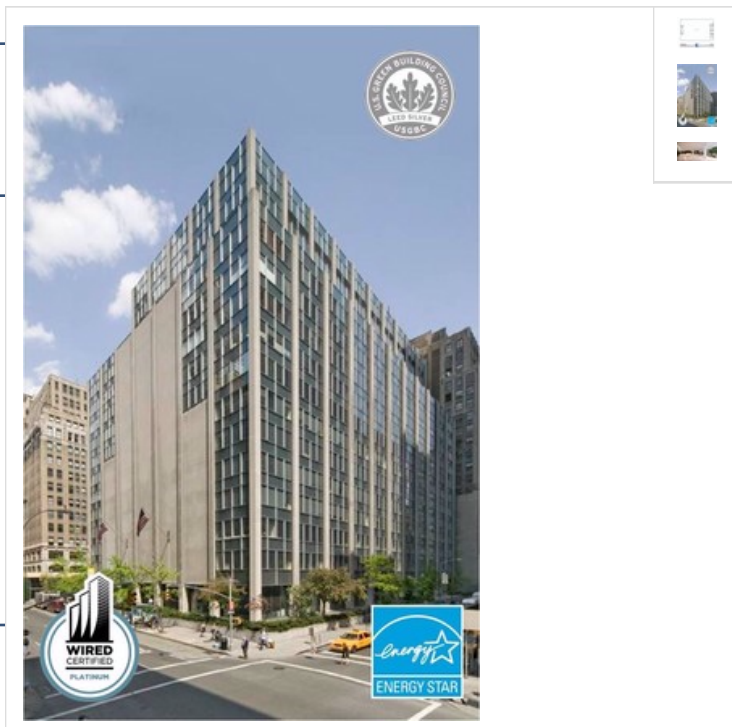
<b>Floor/Suite</b>	9 / Suite 900
<b>Total SF</b>	54,097 <b>Max Contiguous:</b> 377,583
<b>Rent</b>	Upon Request
<b>Available</b>	Arranged
<b>Use</b>	Office
<b>Suite Notes</b>	-Tenant that takes all 377,583 RSF will have a private lobby with 6 dedicated elevators. -Office ceiling heights range from 11ft 5 inches to 13ft 3 inches -Column spacing is uniformly 23 ft on center

CONTACT

**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

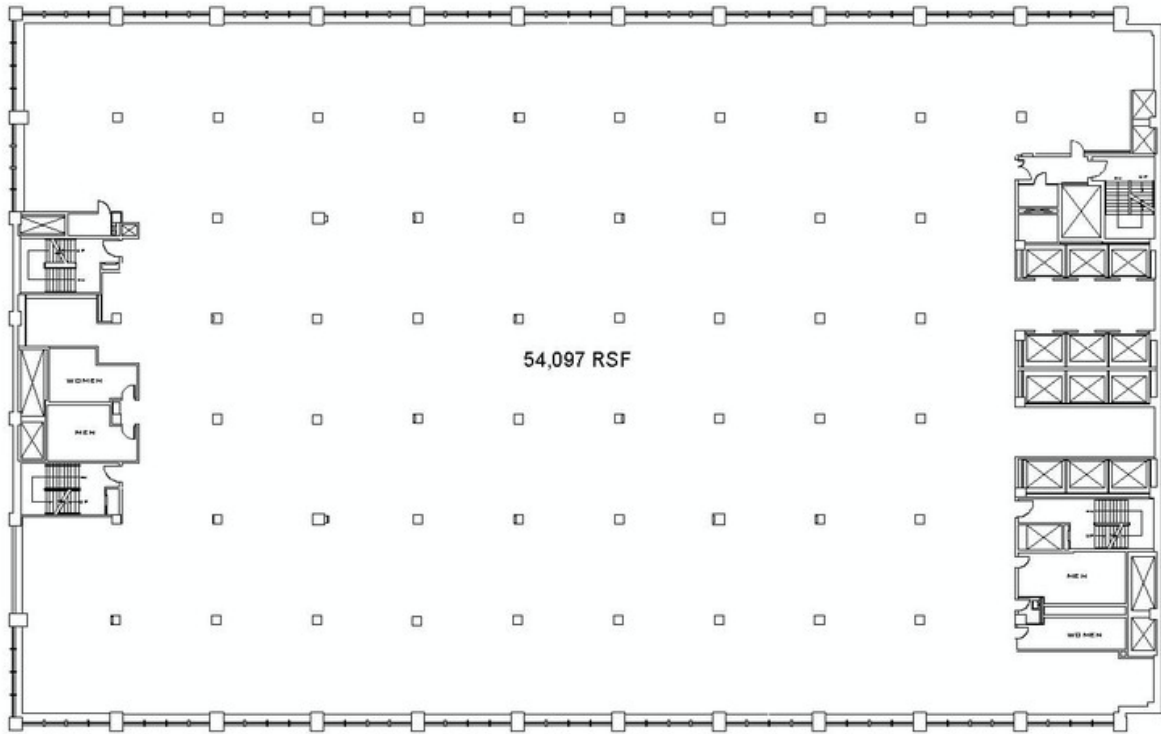
Entrances at East 27th St. and East 28th St.  
Private Terrace on the 13th Floor.  
Tenants include Ziff Davis & NY Life Insurance.  
\*Proposed Lobby Shown

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

George Comfort & Sons, Inc.  
200 Madison Avenue New York, NY 10016



## Floor 9

Prepared by PlanData Systems Corp  
December 6, 2016

0 10 20 30 40 50 60