



SPACE - DIRECT LEASE

## 63 Madison Avenue

New York, NY | Gramercy Park

DETAIL

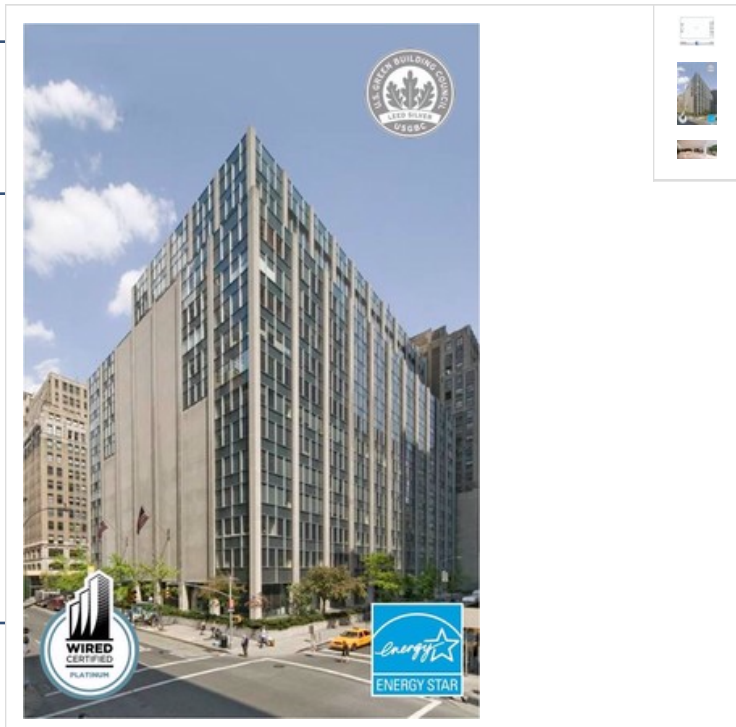
|                    |                                                                                                                                                                                                         |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Floor/Suite</b> | 8 / Suite 800                                                                                                                                                                                           |
| <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

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BUILDING DESCRIPTION

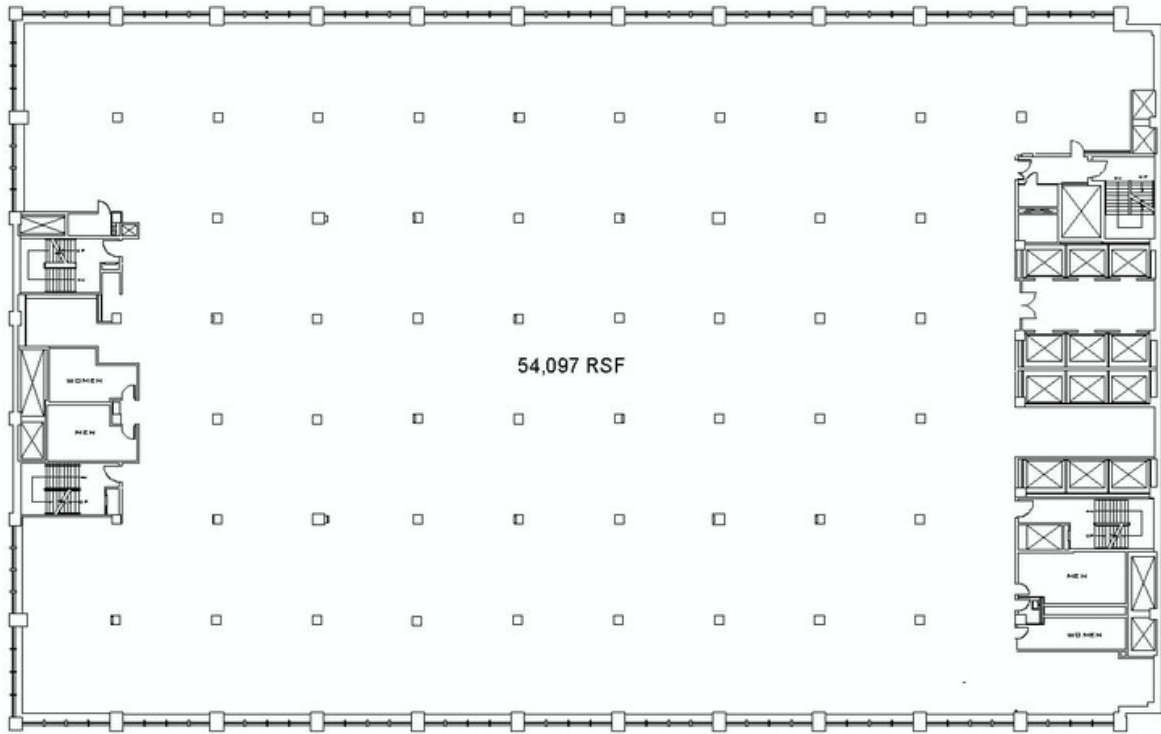
Entrances at East 27th St. and East 28th St.  
Private Terrace on the 13th Floor.  
Tenants include Ziff Davis & NY Life Insurance.  
\*Proposed Lobby Shown

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

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



## Floor 8

Prepared by PlanData Systems Corp  
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