





**200 Madison** Avenue is an iconic 26-story, 750,000 square foot, Class-A office building located in the Grand Central submarket at the gateway of Manhattan's Midtown South office market.





**200 Madison** prominently occupies the entire blockfront on the western side of Madison Avenue between 35th and 36th Streets. The property boasts flexible floor plates (12,600 to 51,200 RSF) catering to a wide range of office users, generous ceiling heights (12'0" to 14'0", slab to slab), plentiful light and air, unrivalled access to Manhattan's three main transportation hubs, and both an iconic landmarked lobby and a reimagined brand new entrance lobby on Madison Avenue with state-of-the-art amenities coming soon.





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### NUMBER OF FLOORS

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26 stories

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### YEAR CONSTRUCTED

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1926; under renovation 2022

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### BUILDING SQ FOOTAGE

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750,000 RSF

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### ZONING

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C5-2

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### AVG. FLOOR PLATES (Approx.)

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Floor 2—8	51,200 RSF
Floor 9	49,100 RSF
Floor 10—23	18,800 RSF
Floor 24—26	12,600 RSF

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### SUSTAINABILITY & CONNECTIVITY

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LEED Certified Gold  
Wired Certified Platinum  
Distributed Antenna System (DAS)  
Energy Star Rated





## Reimagined Entrance and Lobby on Madison Avenue

The new lobby on Madison Avenue will be reimagined as a warm, light and welcoming space taking design cues from hospitality and transforming the classic Landmarked lobby design for the 21st Century. Designed by Vocon, the lobby will have soft seating, a light, open atmosphere and clean, contemporary design. It will provide a breath-taking arrival experience for tenants and visitors. The building will also have state-of-the-art security and brand-new turnstiles with facial recognition.











# The 10th floor is all about amenities

The brand-new 10th floor amenity center will lead out onto a huge terrace with green outdoor space and views of the Empire State Building and Hudson Yards.













## **AMENITY CENTER WILL INCLUDE:**

- Massive outdoor terrace with seating and vibrant landscaping
- Multiple conference rooms varying in size
- Bar area with casual seating
- Multiple open lounge areas
- Game room
- Phone booths for private calls
- Social media / card room









# 10th Floor Amenity & Outdoor Terrace

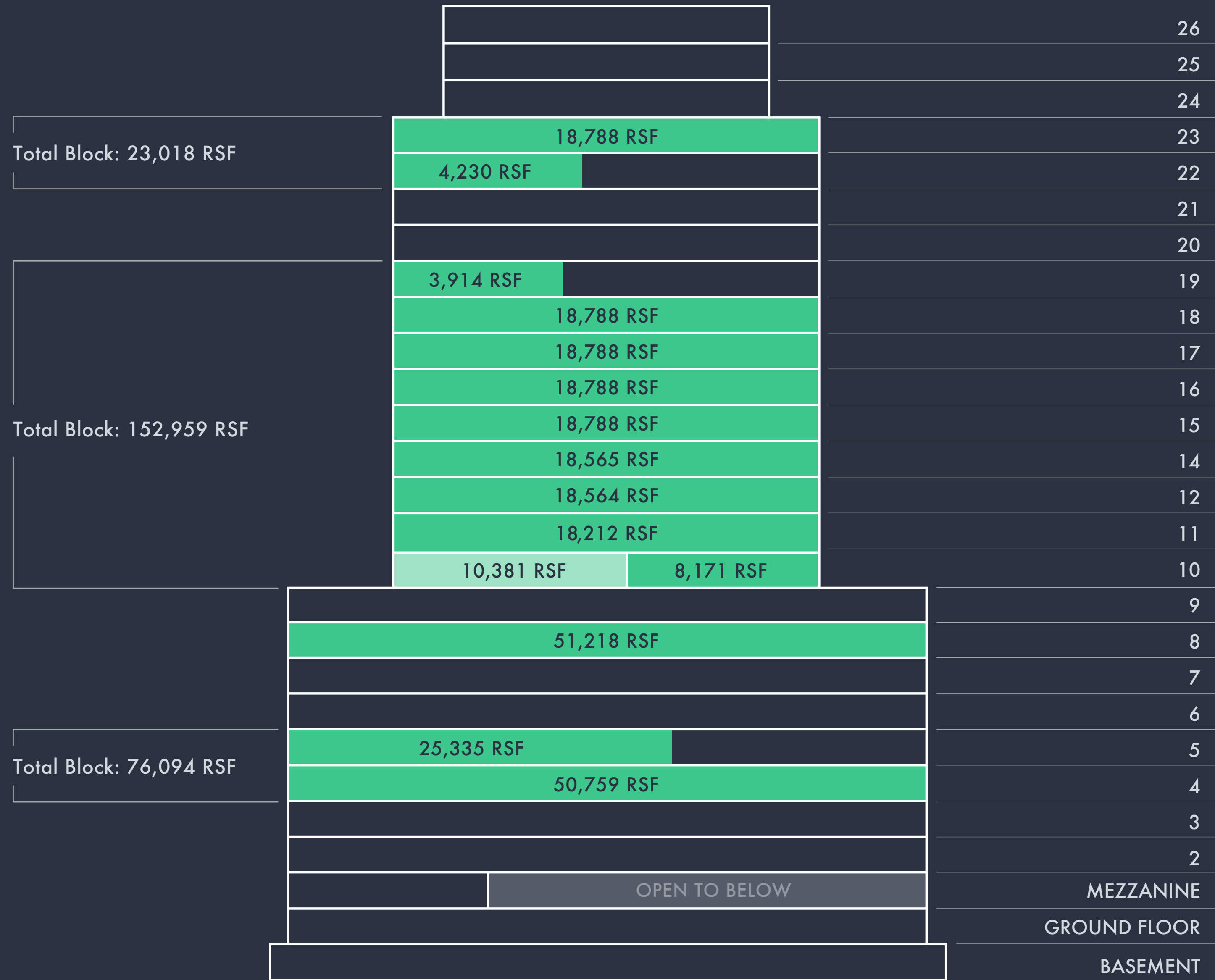
35TH STREET



36TH STREET

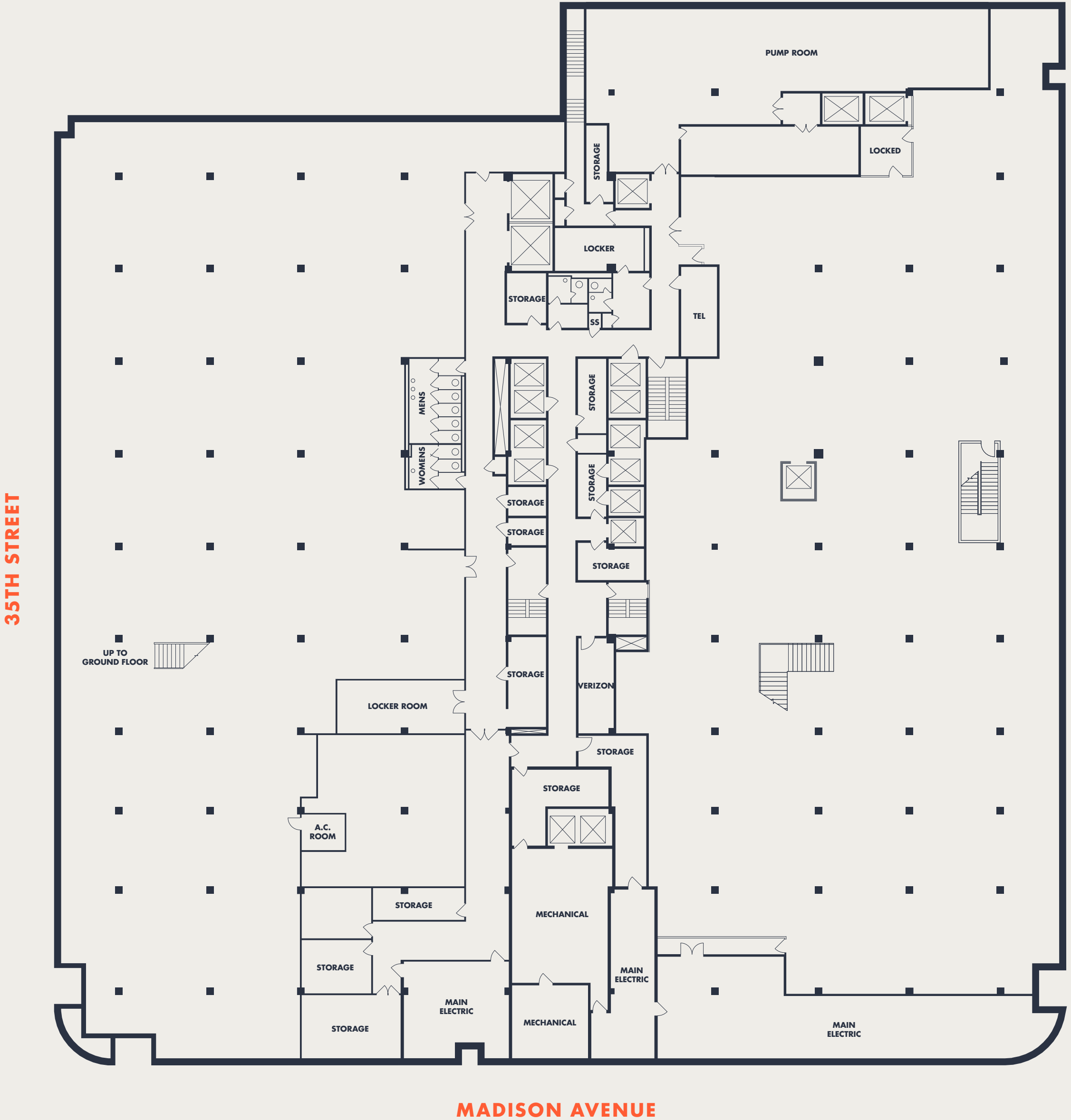
MADISON AVENUE





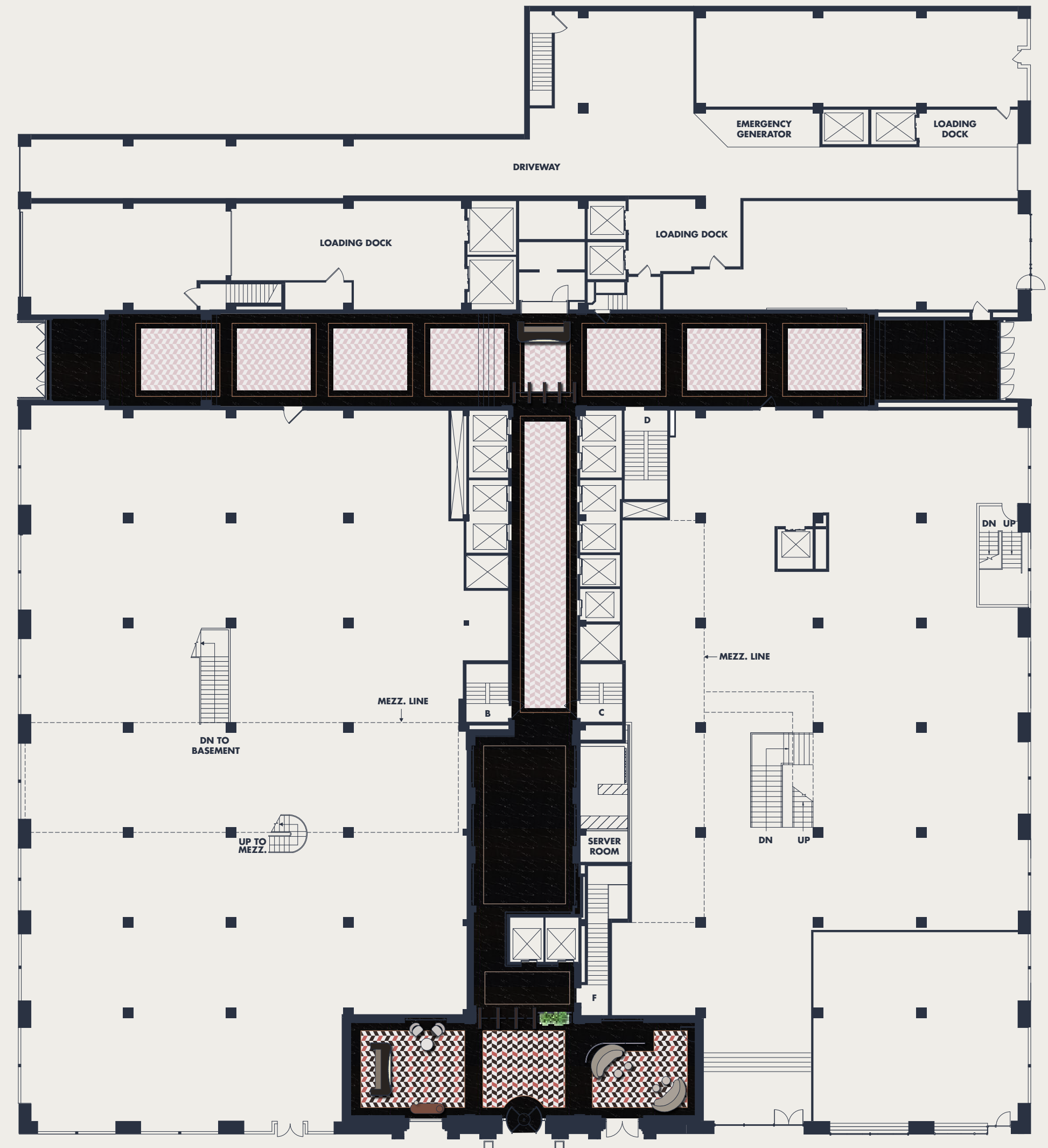


# Basement





# Ground Floor



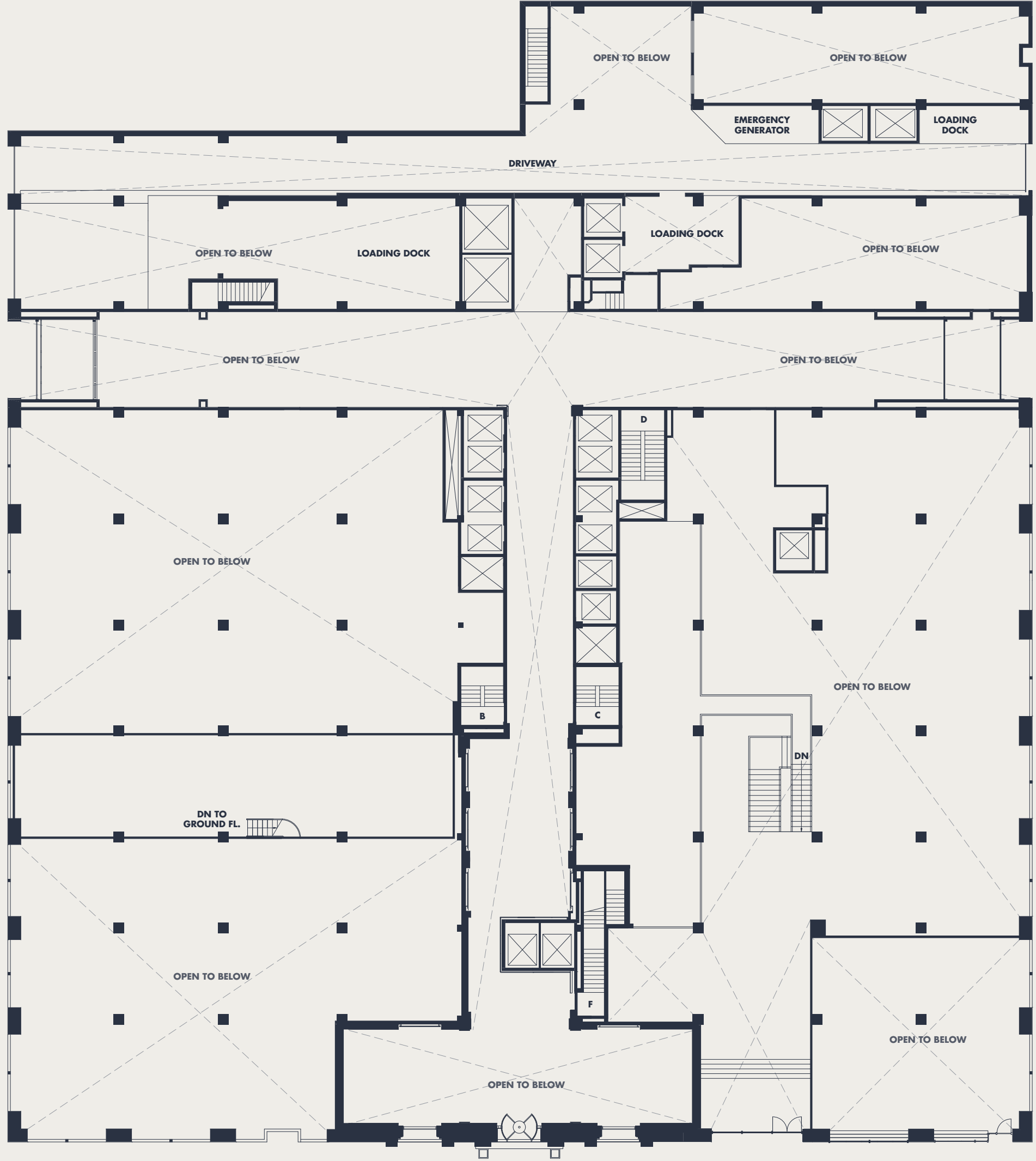
35TH STREET

36TH STREET

MADISON AVENUE



# Mezzanine



35TH STREET

36TH STREET

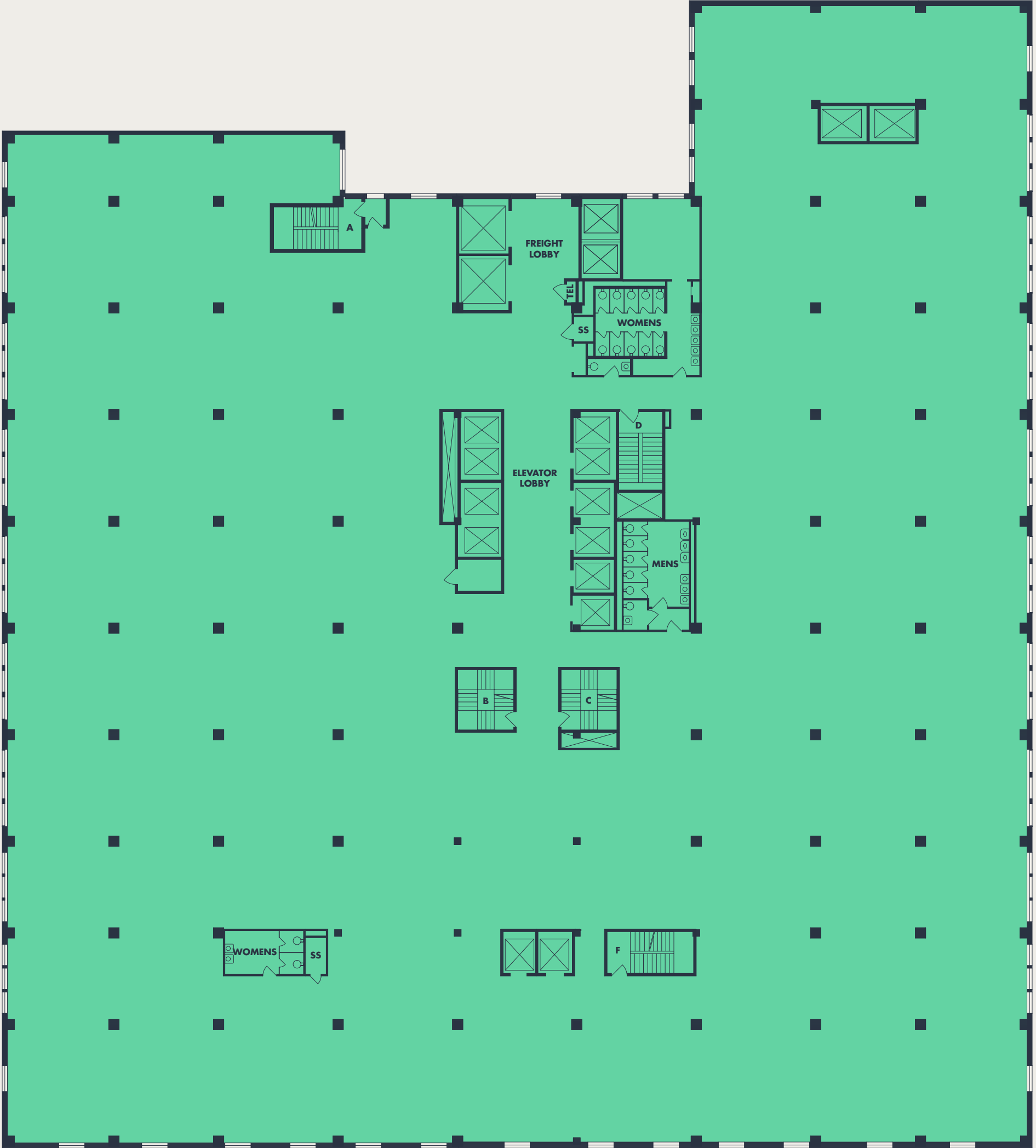
MADISON AVENUE



# 4th Floor

50,759 RSF

35TH STREET



36TH STREET

MADISON AVENUE

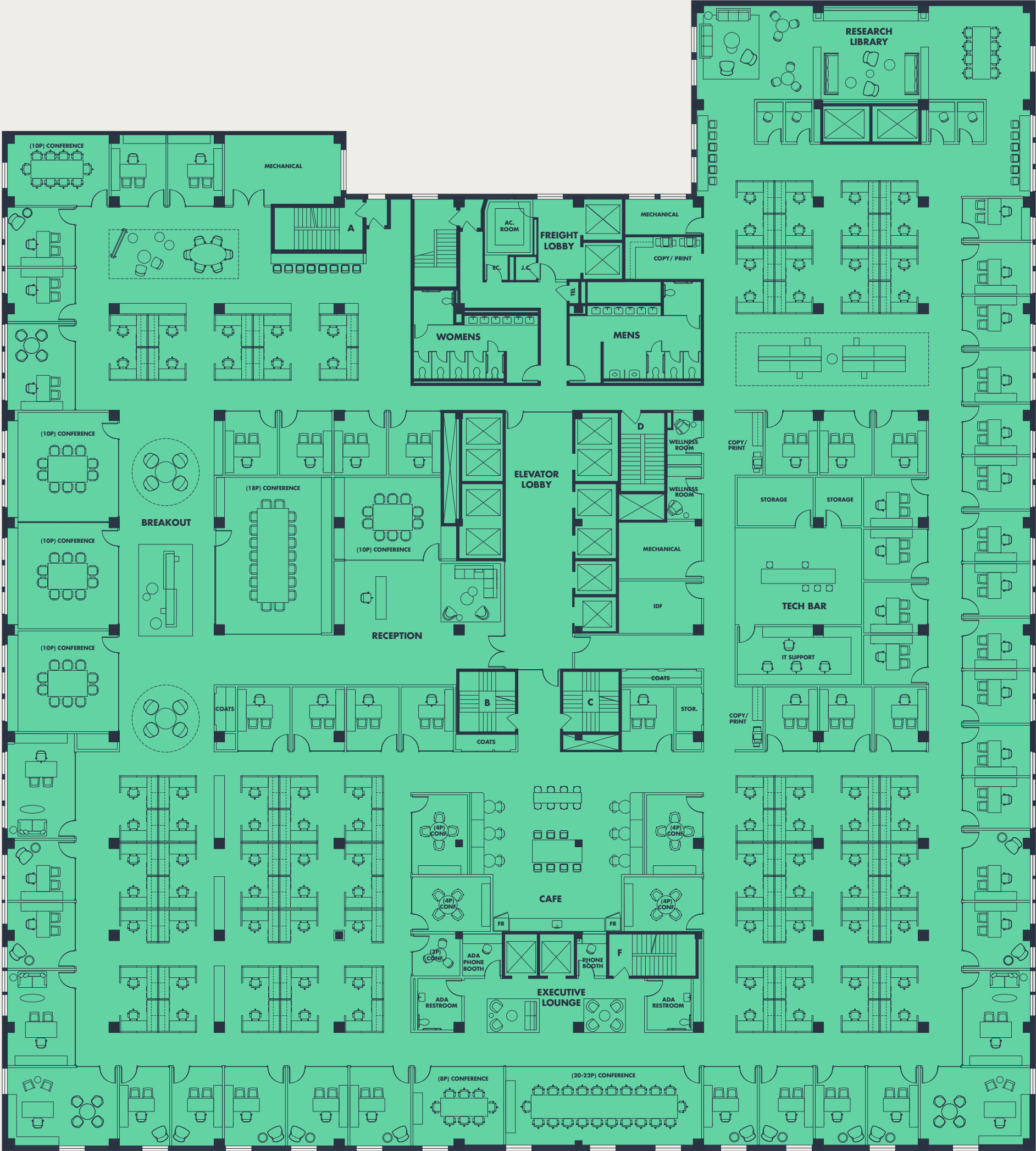


# 4th Floor

Office Intensive Test-fit

50,759 RSF

35TH STREET



36TH STREET

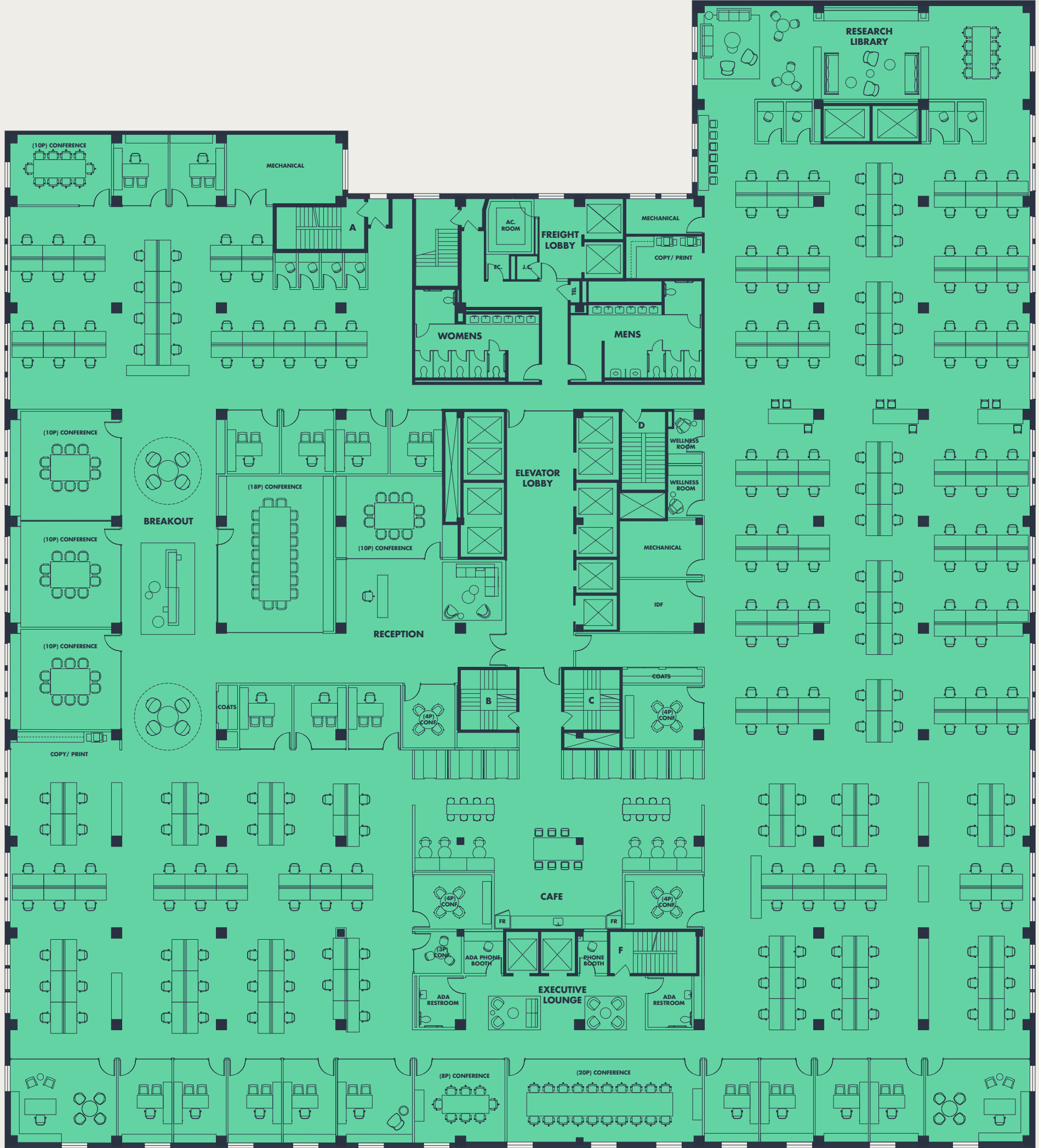
MADISON AVENUE



# 4th Floor

Workstation Intensive Test-fit

50,759 RSF



35TH STREET

36TH STREET

MADISON AVENUE



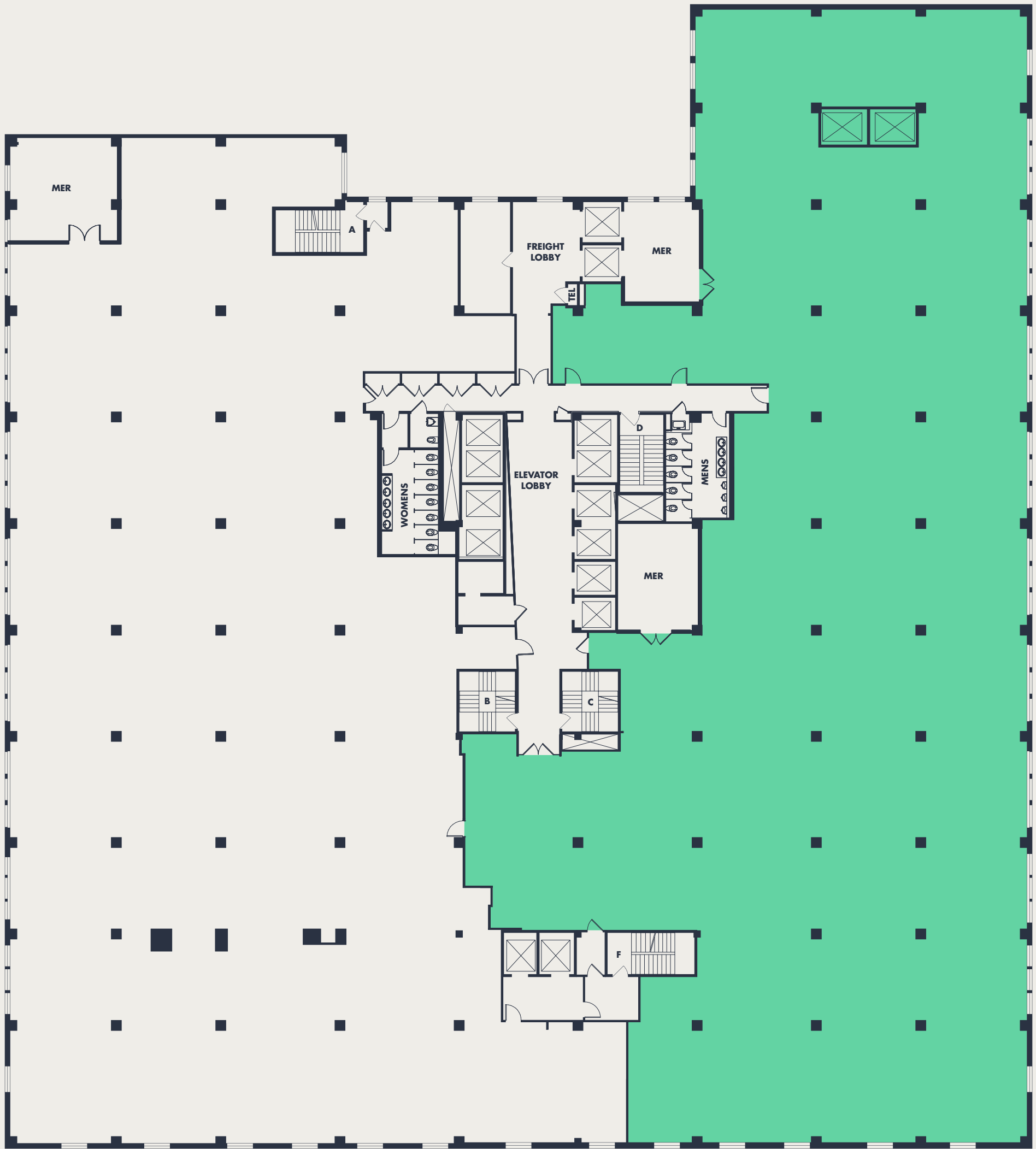
# 5th Floor

25,335 RSF

35TH STREET

36TH STREET

MADISON AVENUE

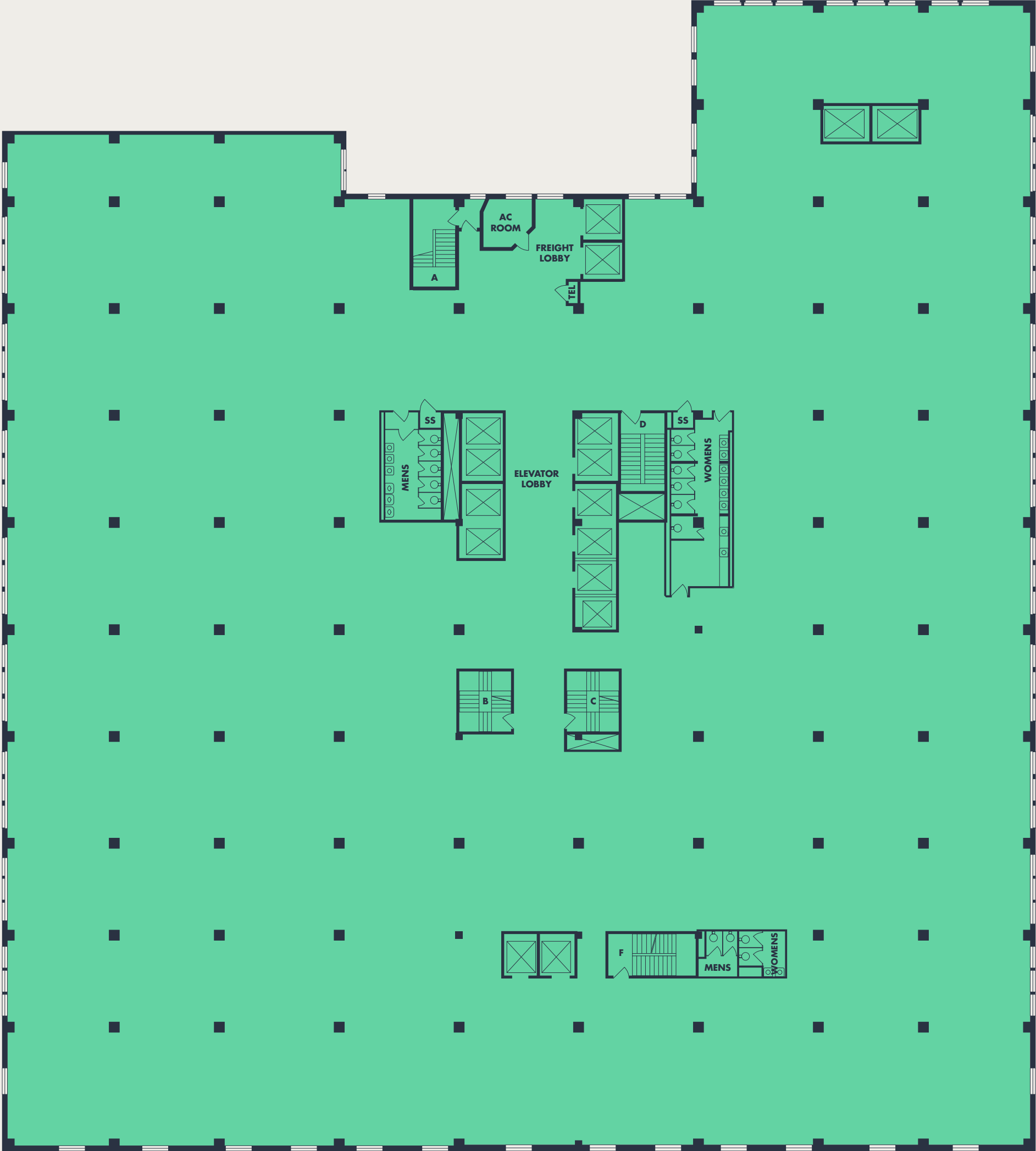




# 8th Floor

51,218 RSF

35TH STREET



36TH STREET

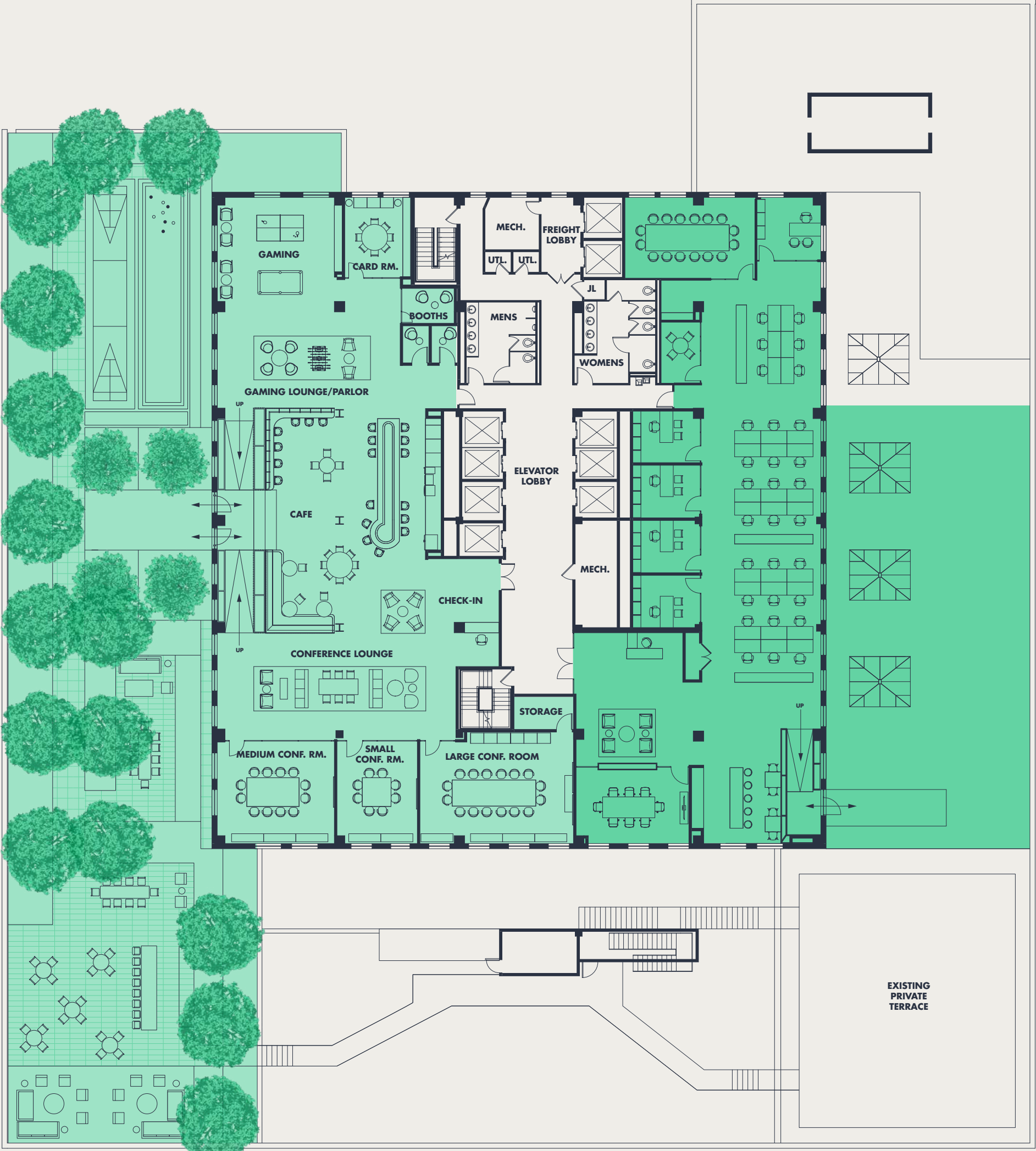
MADISON AVENUE



# 10th Floor

Workstation Intensive Test-Fit  
8,171 RSF + Private Terrace  
for multi-floor user

Amenity Space  
10,381 SF + Building Terrace



35TH STREET

36TH STREET

MADISON AVENUE

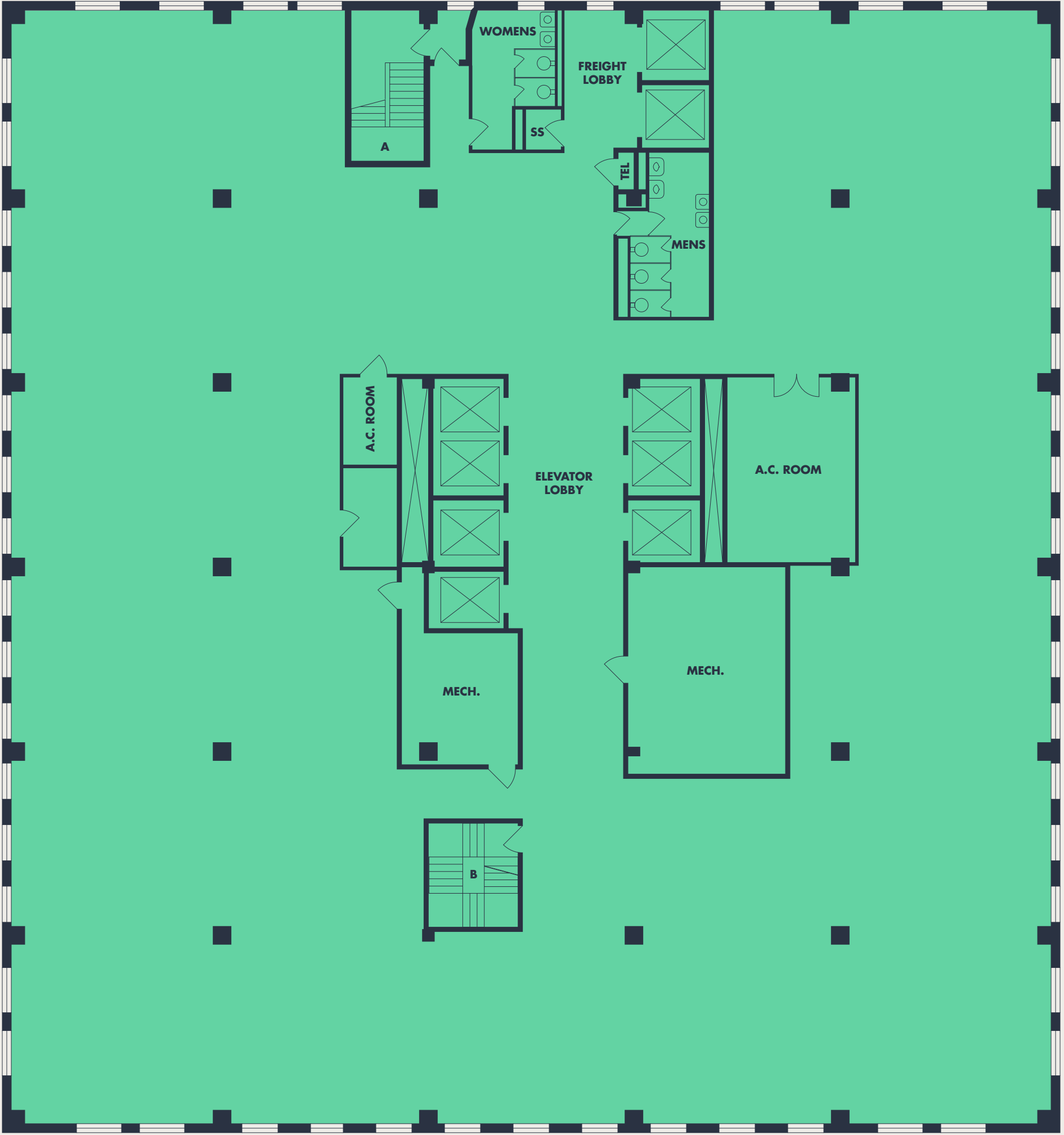
EXISTING PRIVATE TERRACE



# 11th Floor

18,212 RSF

35TH STREET



36TH STREET

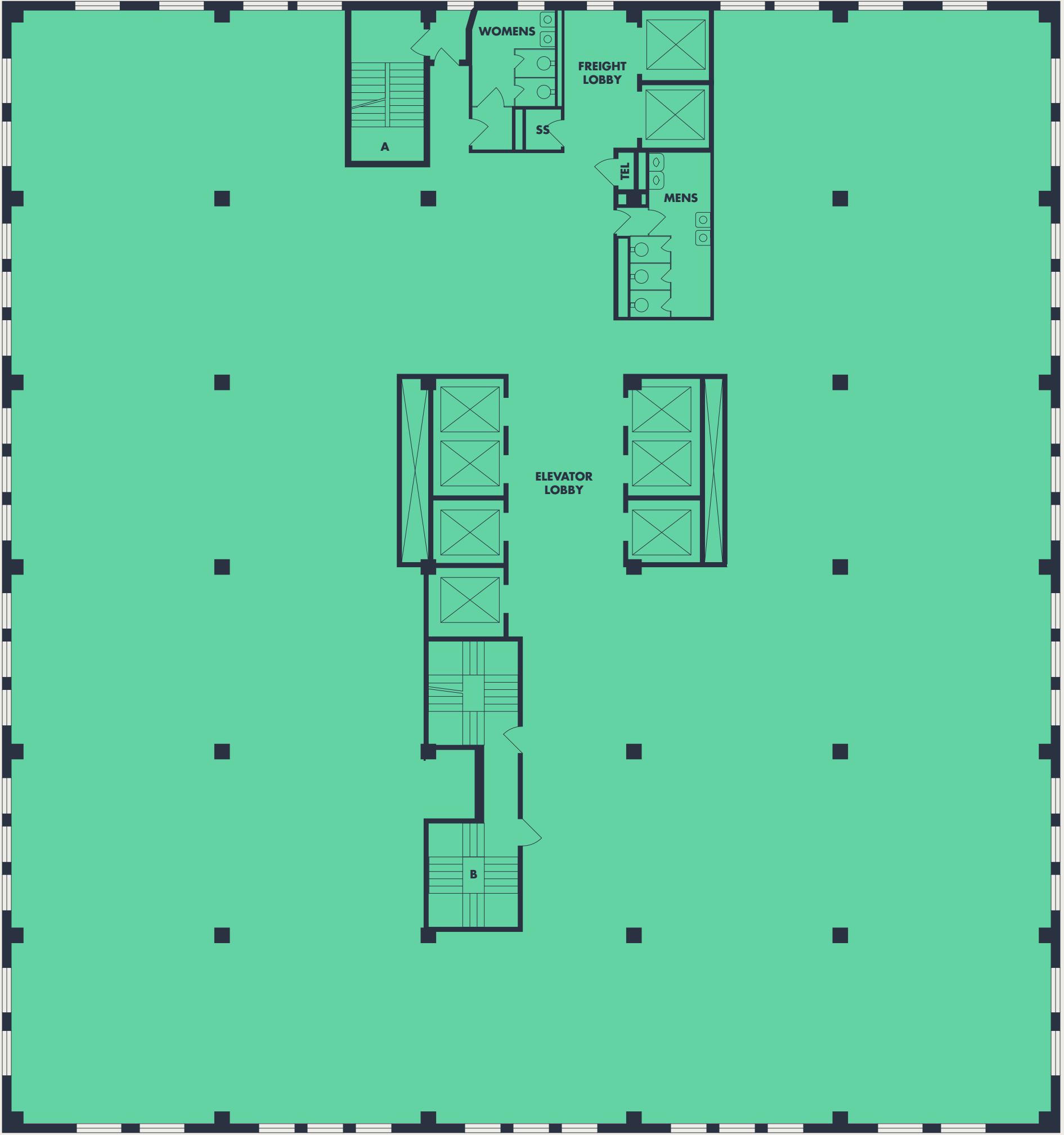
MADISON AVENUE



# 12th Floor

18,564 RSF

35TH STREET



36TH STREET

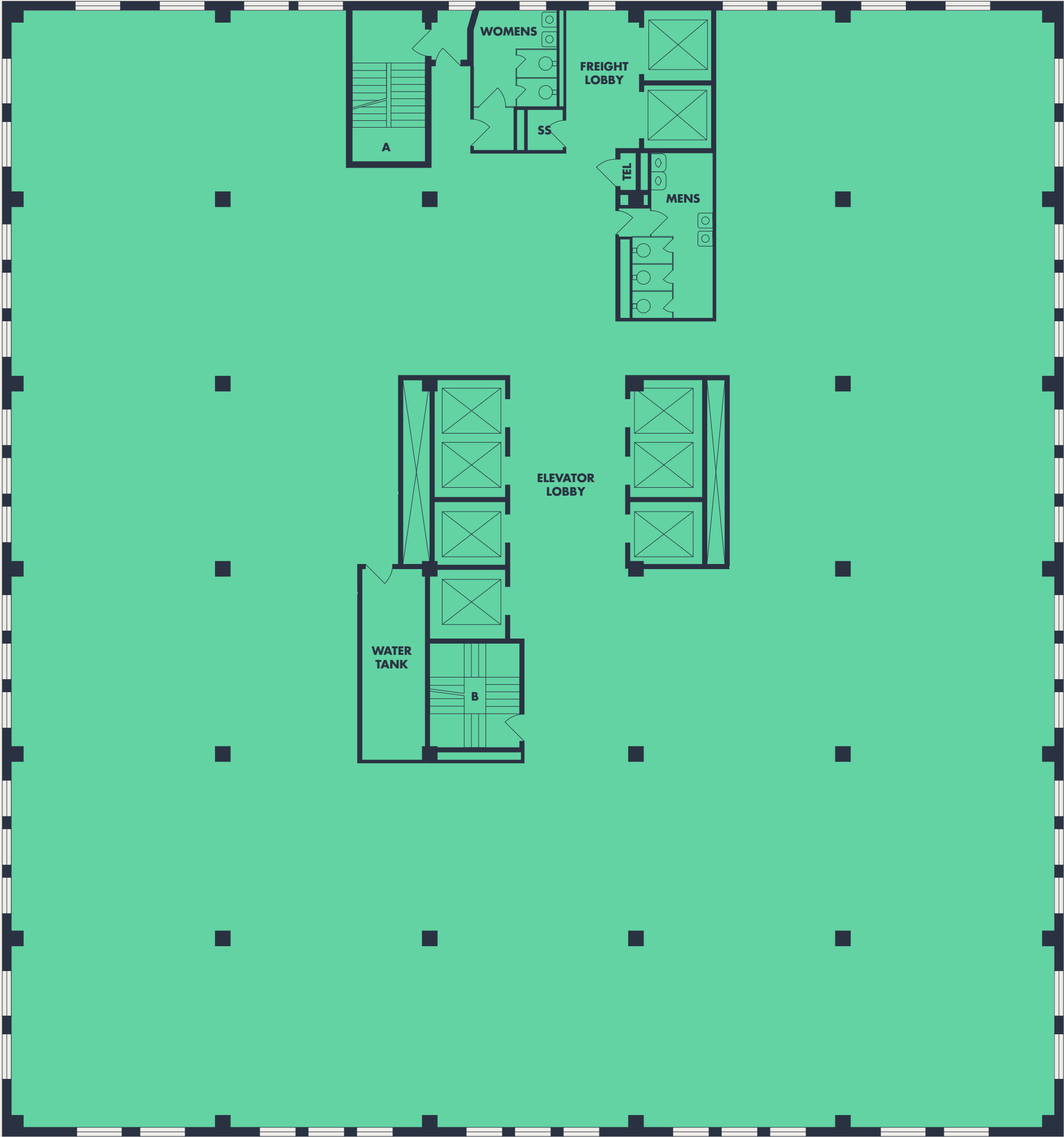
MADISON AVENUE



# 14th Floor

18,565 RSF

35TH STREET



36TH STREET

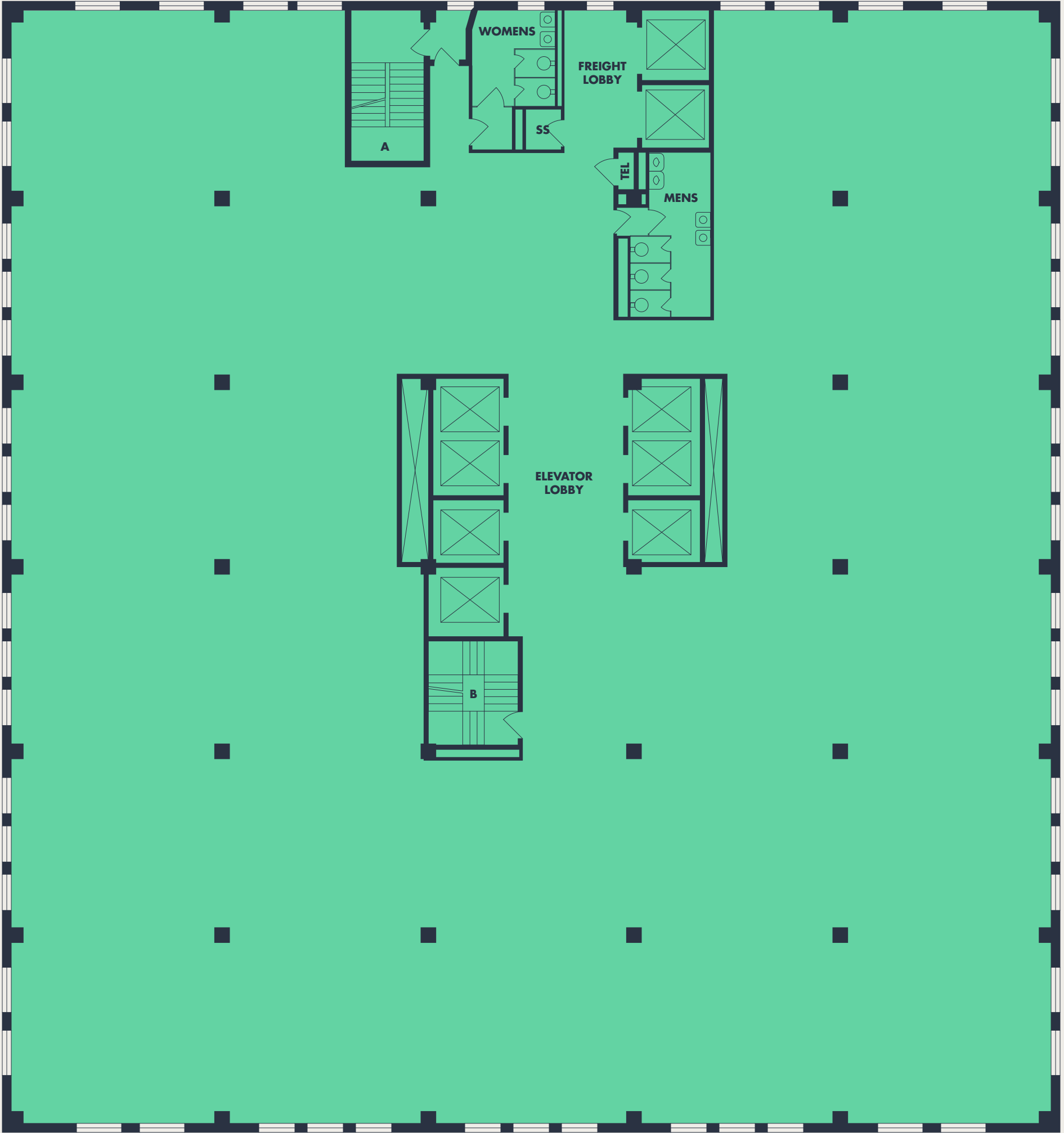
MADISON AVENUE



# 15th Floor

18,788 RSF

35TH STREET



36TH STREET

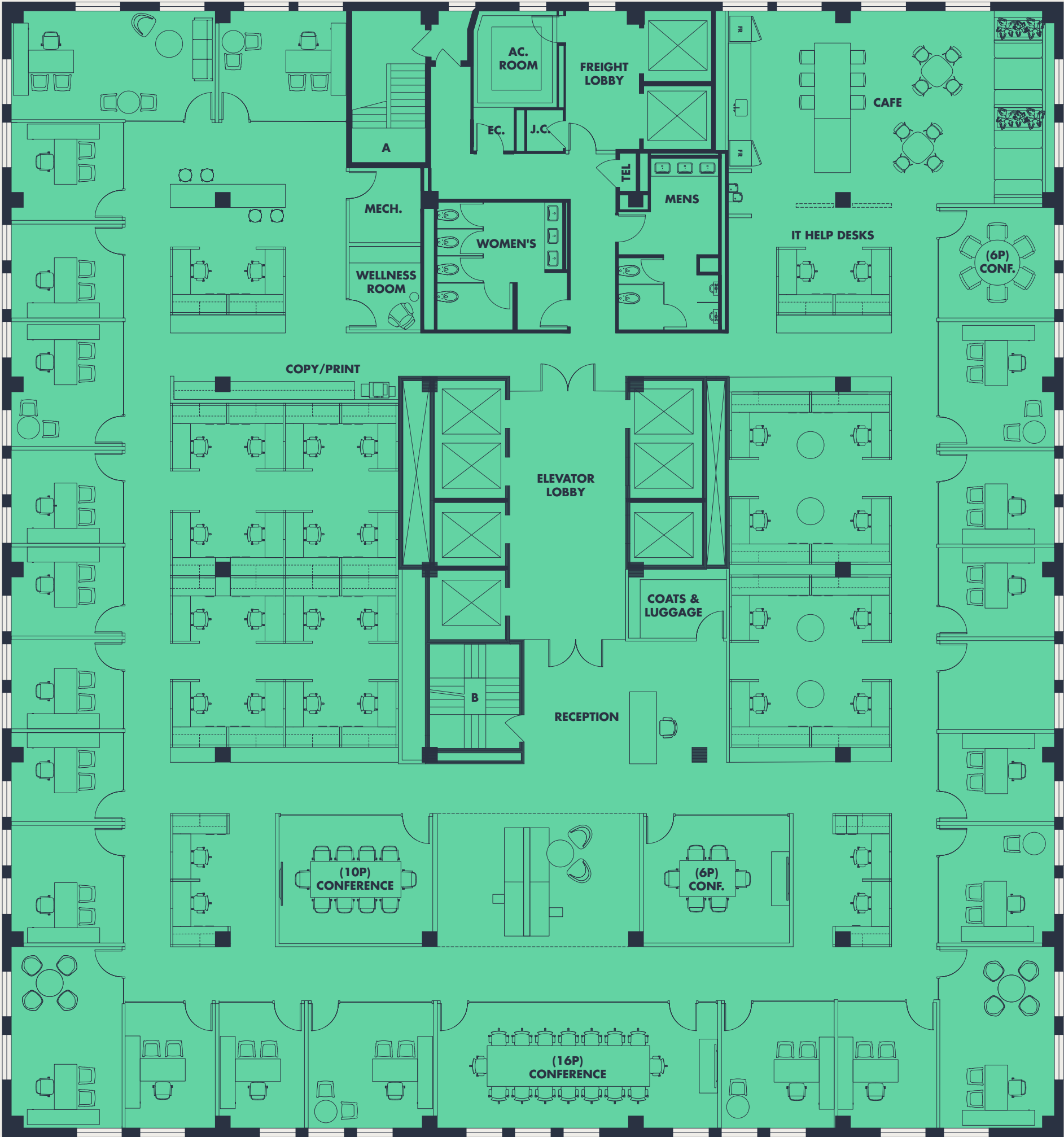
MADISON AVENUE



# 15th Floor

Office Intensive Test-fit

18,788 RSF



35TH STREET

36TH STREET

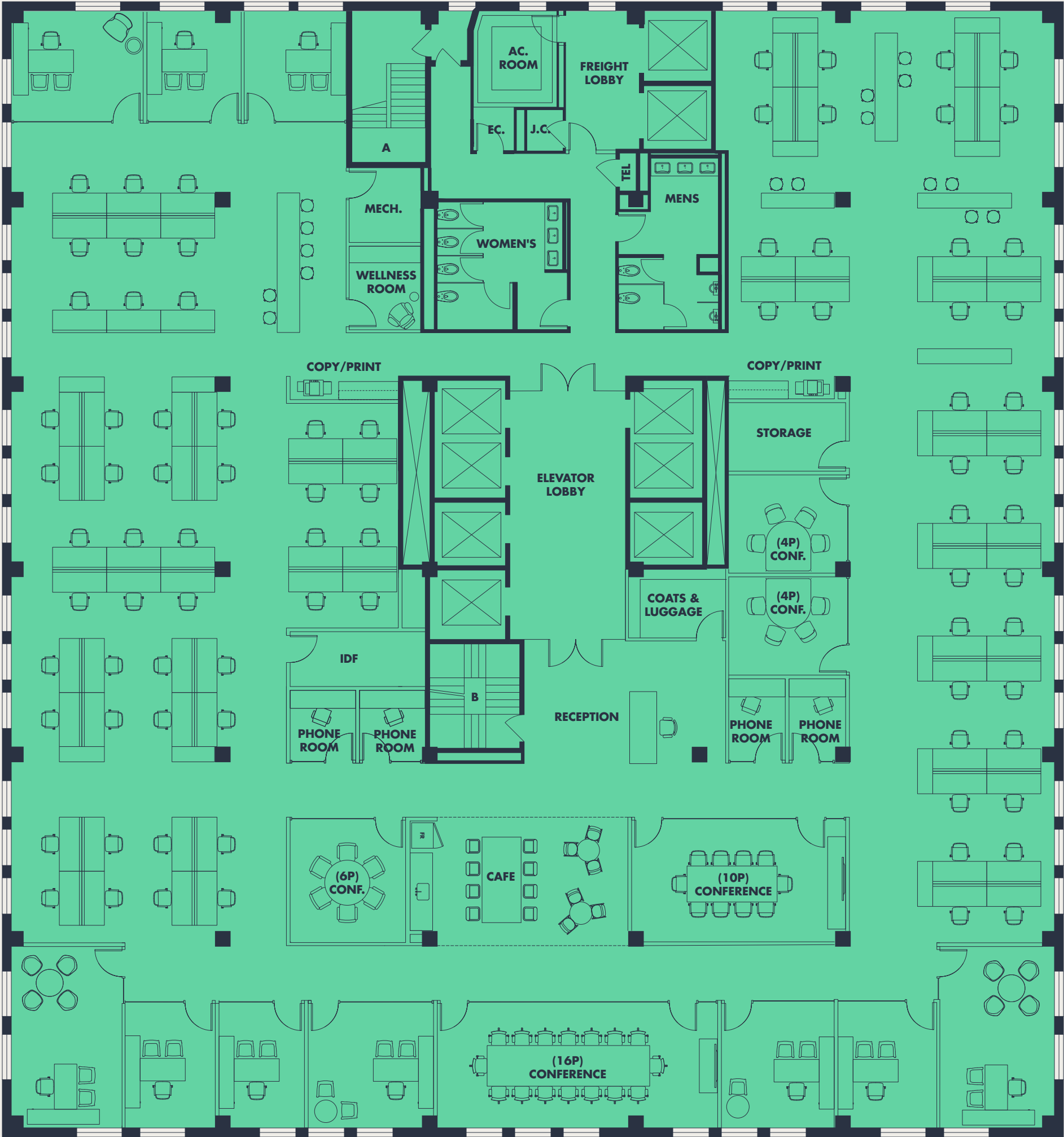
MADISON AVENUE



# 15th Floor

Workstation Intensive Test-fit

18,788 RSF



35TH STREET

36TH STREET

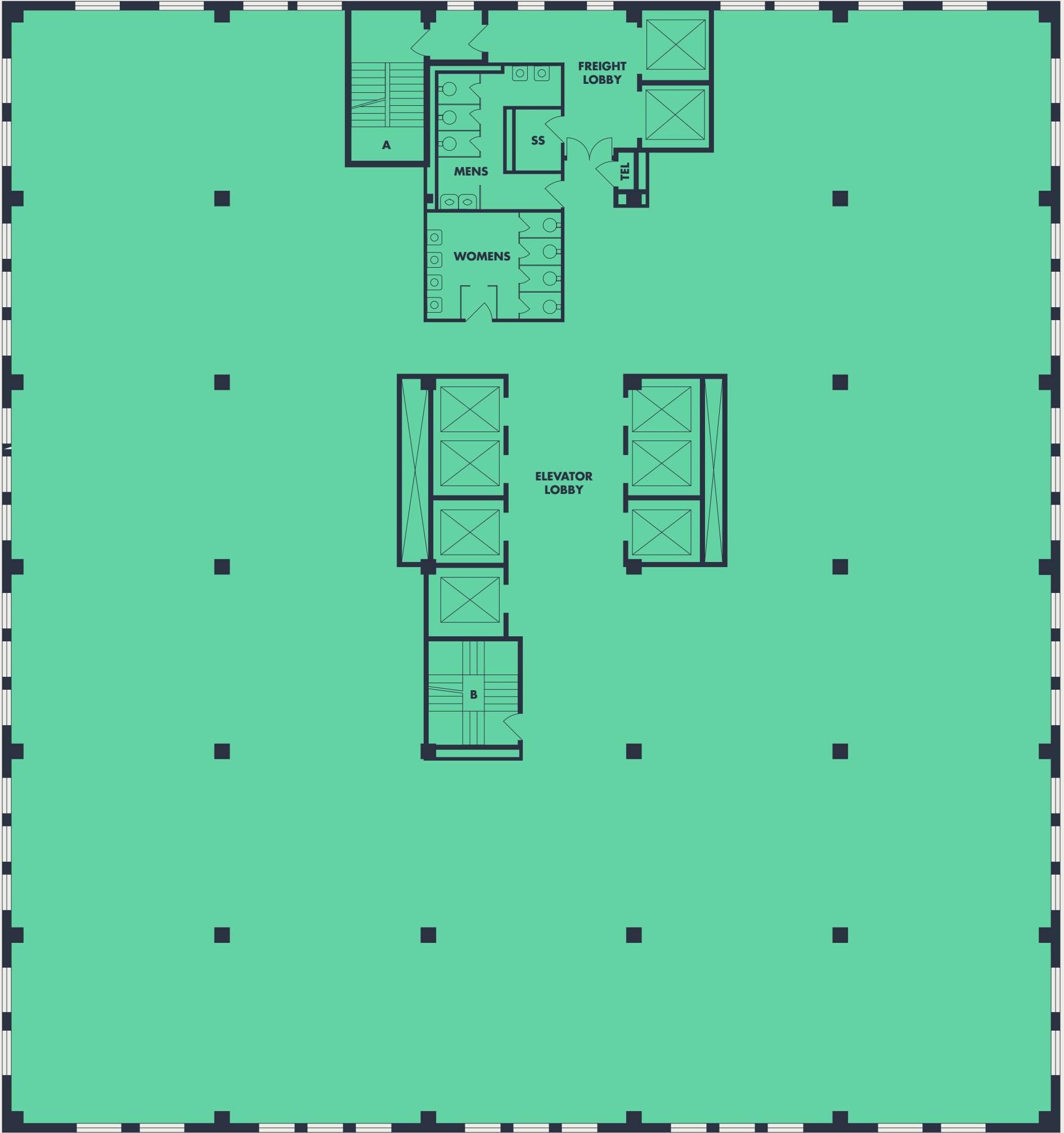
MADISON AVENUE



# 16th Floor

18,788 RSF

35TH STREET



36TH STREET

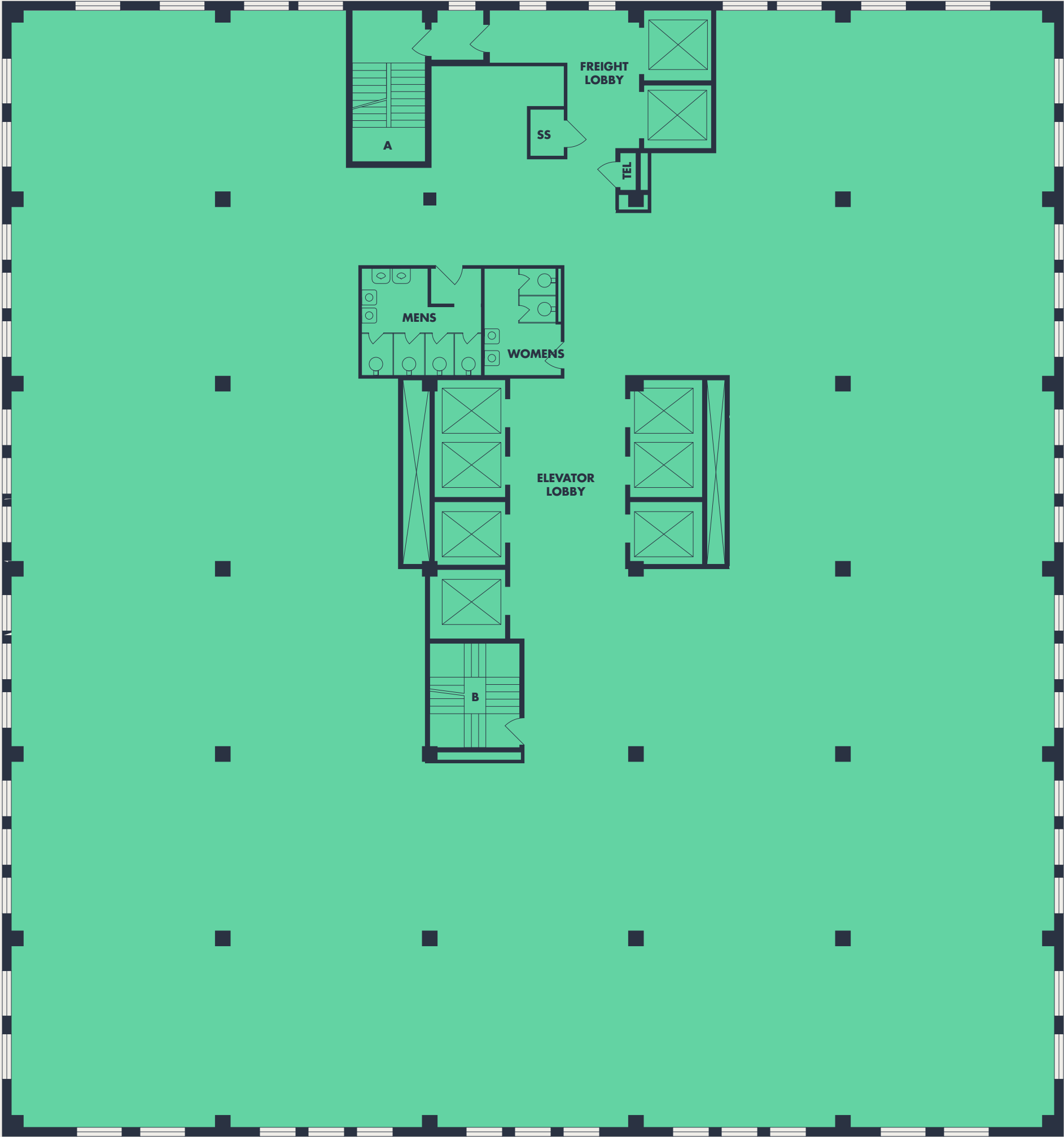
MADISON AVENUE



# 17th Floor

18,788 RSF

35TH STREET



36TH STREET

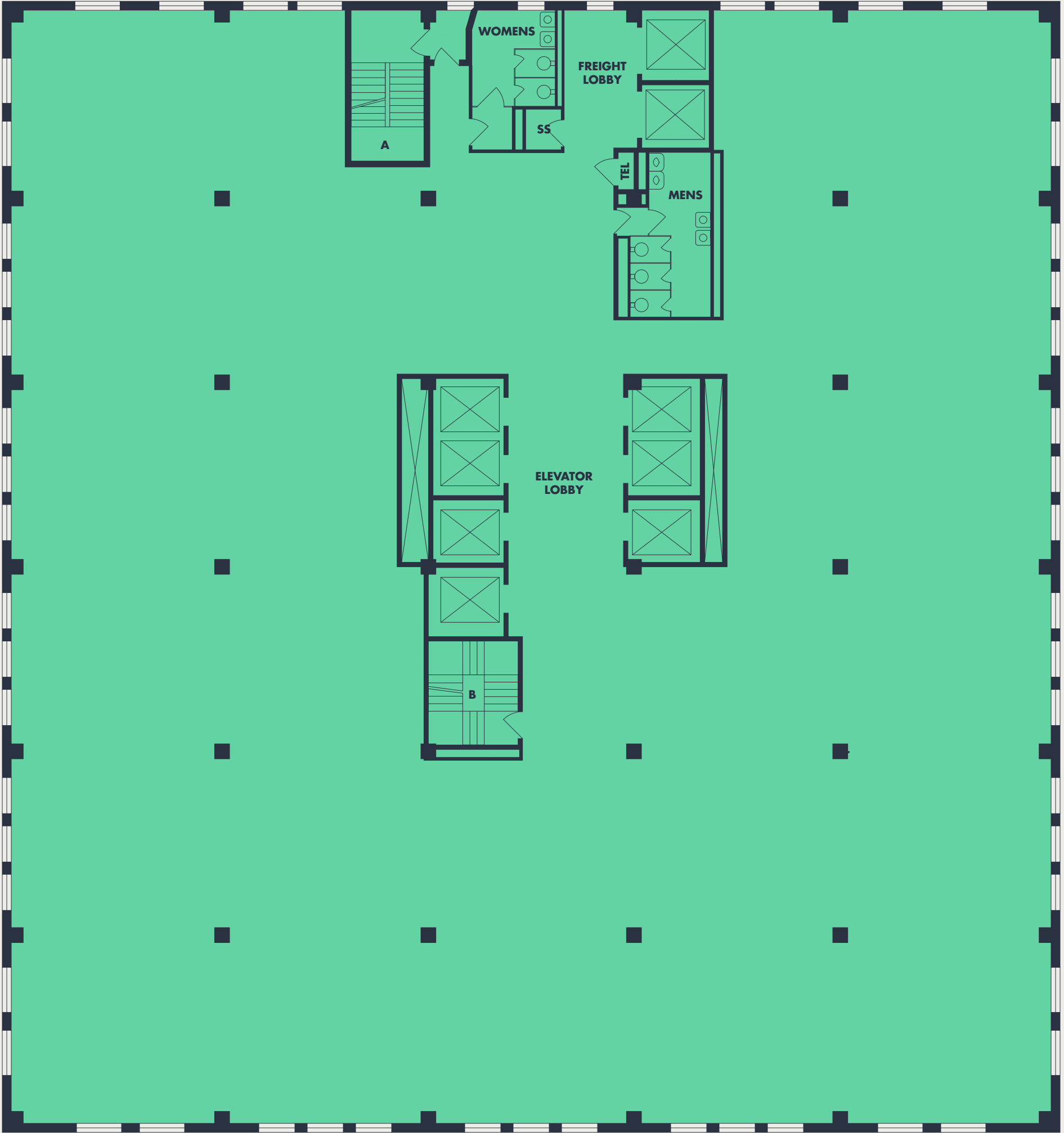
MADISON AVENUE



# 18th Floor

18,788 RSF

35TH STREET



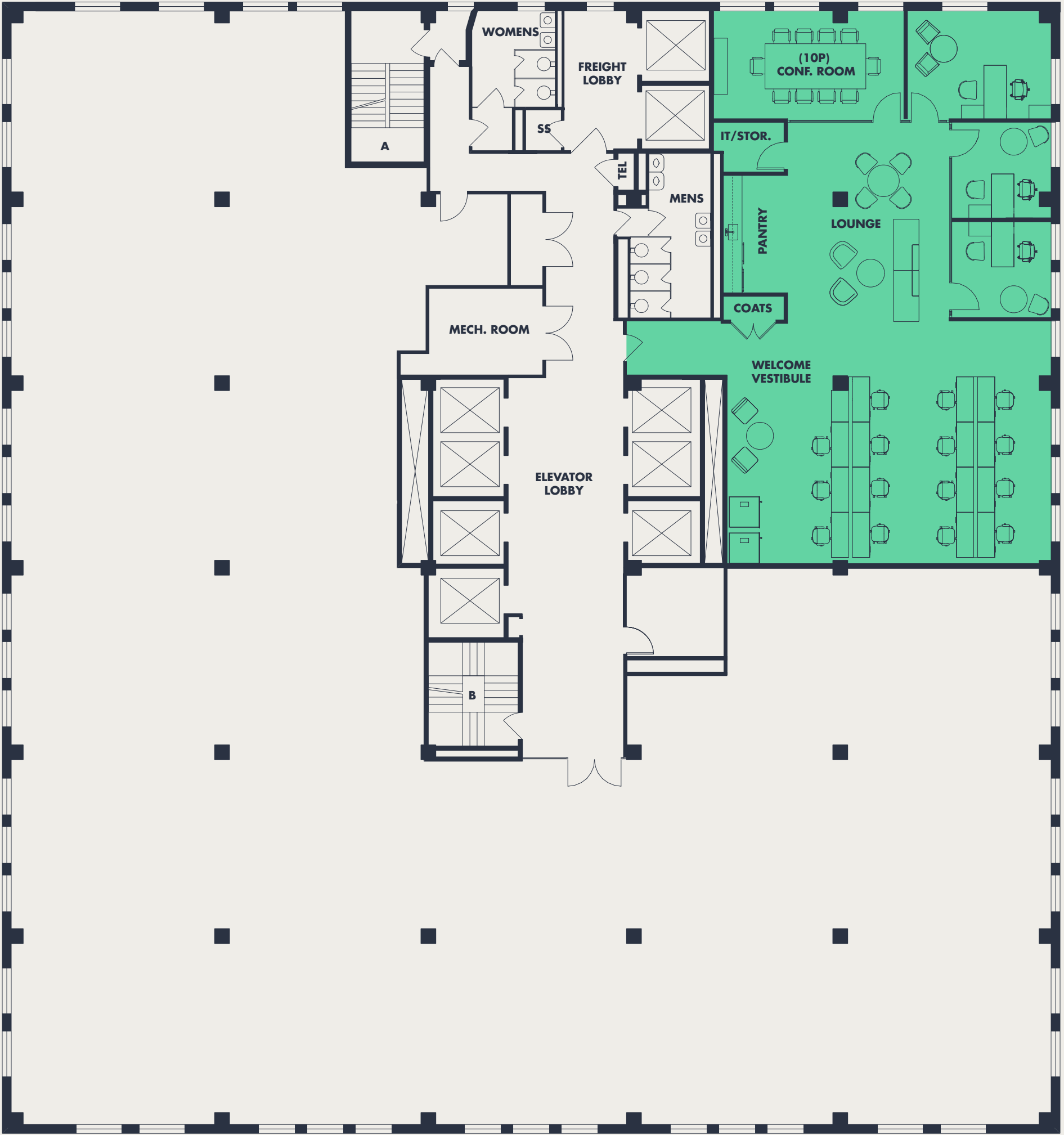
36TH STREET

MADISON AVENUE



# 19th Floor

3,914 RSF



35TH STREET

36TH STREET

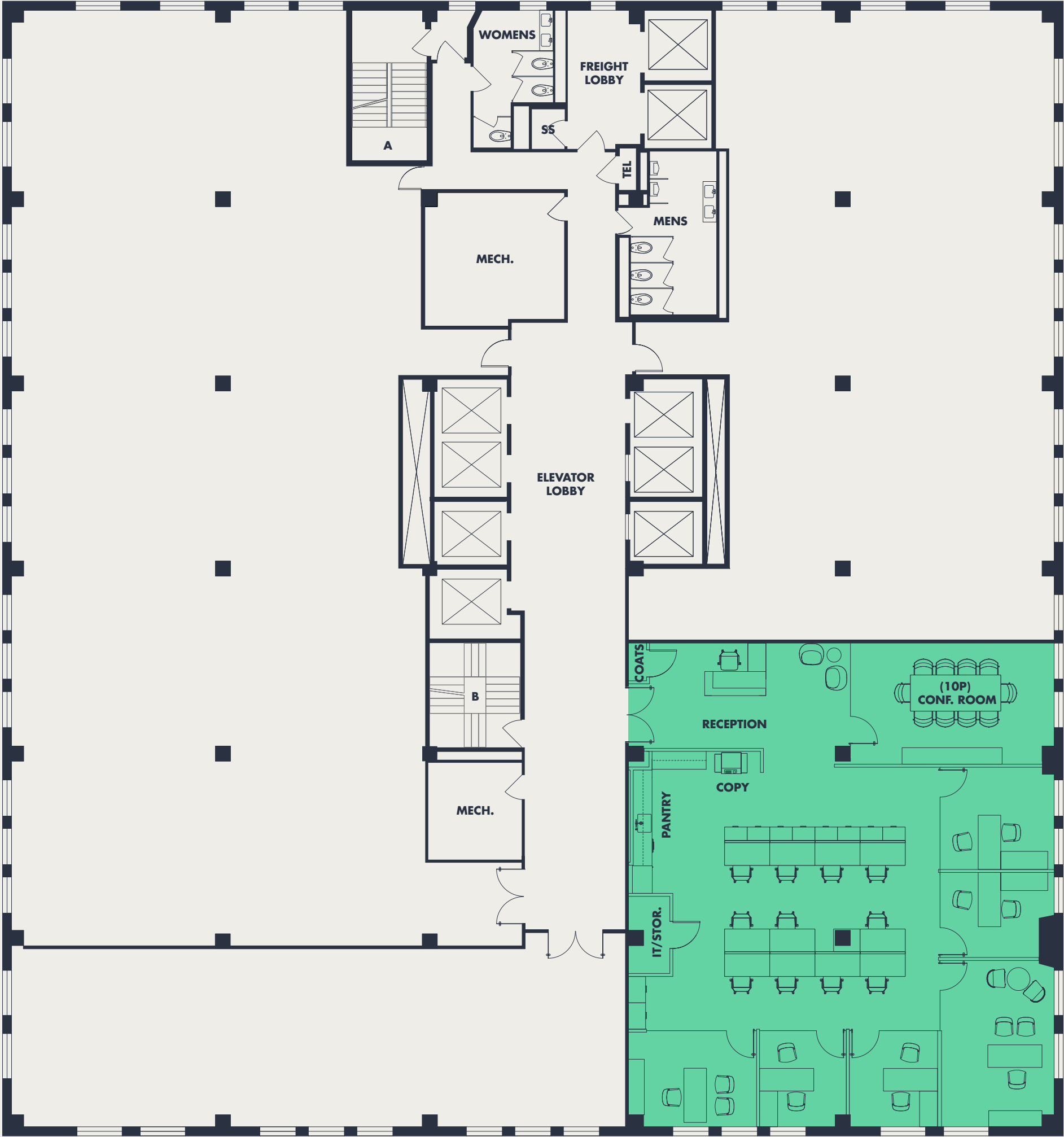
MADISON AVENUE



# 22nd Floor

4,230 RSF

35TH STREET



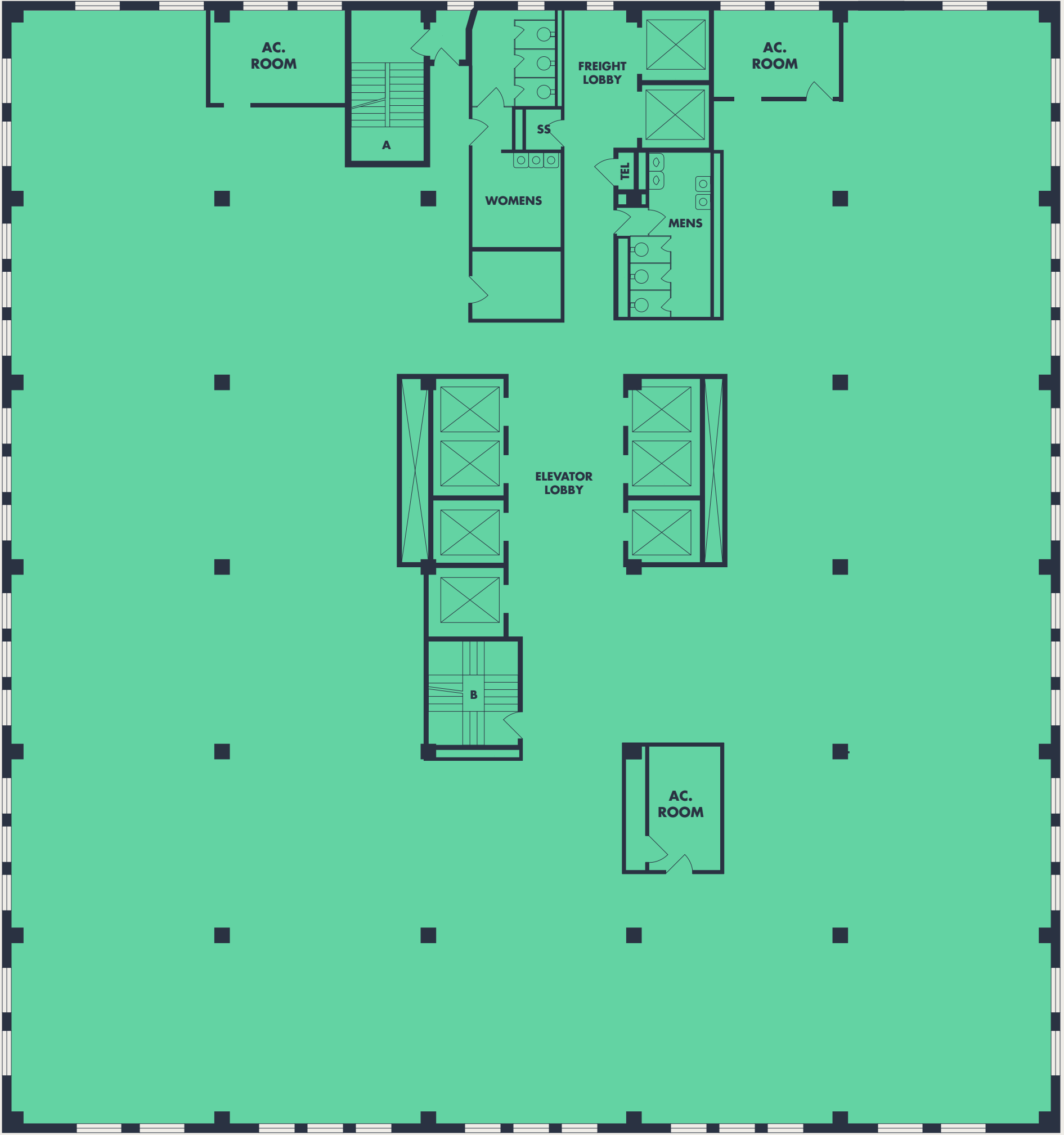
36TH STREET

MADISON AVENUE



# 23rd Floor

18,788 RSF



35TH STREET

36TH STREET

MADISON AVENUE





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## STRUCTURE

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The property's foundation is comprised of reinforced concrete columns, beams, and slabs. The framing is composed of structural steel with concrete encasement and cast-in-place concrete floor slabs.

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## FLOOR LOAD CAPACITY

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Floors feature poured reinforced concrete deck.

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## LOAD CAPACITY PER FLOOR

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Floor 1–26 120PSF

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## CEILING HEIGHTS – SLAB TO SLAB

(Approx.)

Ground	19' 8"	Floor 10–20	12' 0"
Floor 2–6	13' 5"	Floor 23	14' 0"
Floor 7–8	12' 3"	Floor 24–25	12' 0"
Floor 9	16' 3"	Floor 26	14' 0"

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## ELEVATORS

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The building is served by twelve passenger elevators and three freight elevators. The passenger elevators were fully modernized with lobby boost system.

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## STAIRWELLS

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The building contains 5 stairwells A, B, C, D & F.

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## PLUMBING

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The plumbing system consists of a combination of steel, copper and cast iron piping throughout the building. Floors are serviced by two risers fed from roof gravity tanks.

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## WINDOWS

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Oversized hung thermo-pane windows.

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## SPRINKLER

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The building is fully sprinklered.



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## **TELECOM**

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Wired Scored Platinum  
DAS

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## **ELECTRICAL**

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Electricity for the building is obtained through low voltage power lines. The building power is 120/208 volt, 3-phase service; there are 6 services in the building ranging from 4,000–5,000 amps each. Typical floors get 6 watts per square foot. Electricity is provided by Consolidated Edison.

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## **SECURITY**

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The building has 24-hour security guard service. The building is monitored and recorded by security on closed circuit television that operates continuously.

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## **EMERGENCY POWER**

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The property features a 450 KW diesel-powered emergency generator. Emergency power was recently expanded through a series of transfer switches to provide power for the life safety systems, including egress lighting, an elevator in each bank, and the fire alarm system. The system features a 3,000 gallon fuel tank.

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## **FIRE PROTECTION**

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The building contains a Class E Fire alarm system that includes: local Fire Wardens located on each floor, door releases, pull boxes, speakers, strobe lights and an “All Call” public address system. There are 5 stairwells in the building allowing for proper evacuation. The command center for the fire alarm is located in the lobby.

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## **HEATING**

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Heating is provided by Con Edison Steam which feeds all radiators in the building except on floors 19, 24, 25 & 26.

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## **COOLING**

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Cooling is primarily package units (1–2 units per floor on Floors 10–24 & 2–4 units per floor on Floors 1–9). These units are predominantly water cooled. Condenser water is provided by 3 cooling towers. 27th Floor cooling tower, sized at 900 tons, serves Floors 10–26. 10th Floor cooling tower, sized at 900 tons, serves Floors 1–4 & 6–8. An additional 10th Floor cooling tower, sized at 300 tons, serves Floors 5 & 9.

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## **HVAC HOURS**

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8:00am to 6:00pm, Monday – Friday  
8:00am to 12:00pm, Saturday (Heat Only)



# Unbeatable connectivity

200 Madison is ideally connected to all of Manhattan's main transit hubs including Grand Central, Penn Station and the Port Authority Bus Terminal.





# Transport

**M** Subway Lines

- N** **Q** **R** **W**
- B** **D** **F** **M**
- 1** **2** **3**
- A** **C** **E**
- 4** **5** **6**
- 7**
- L**

 Train Lines

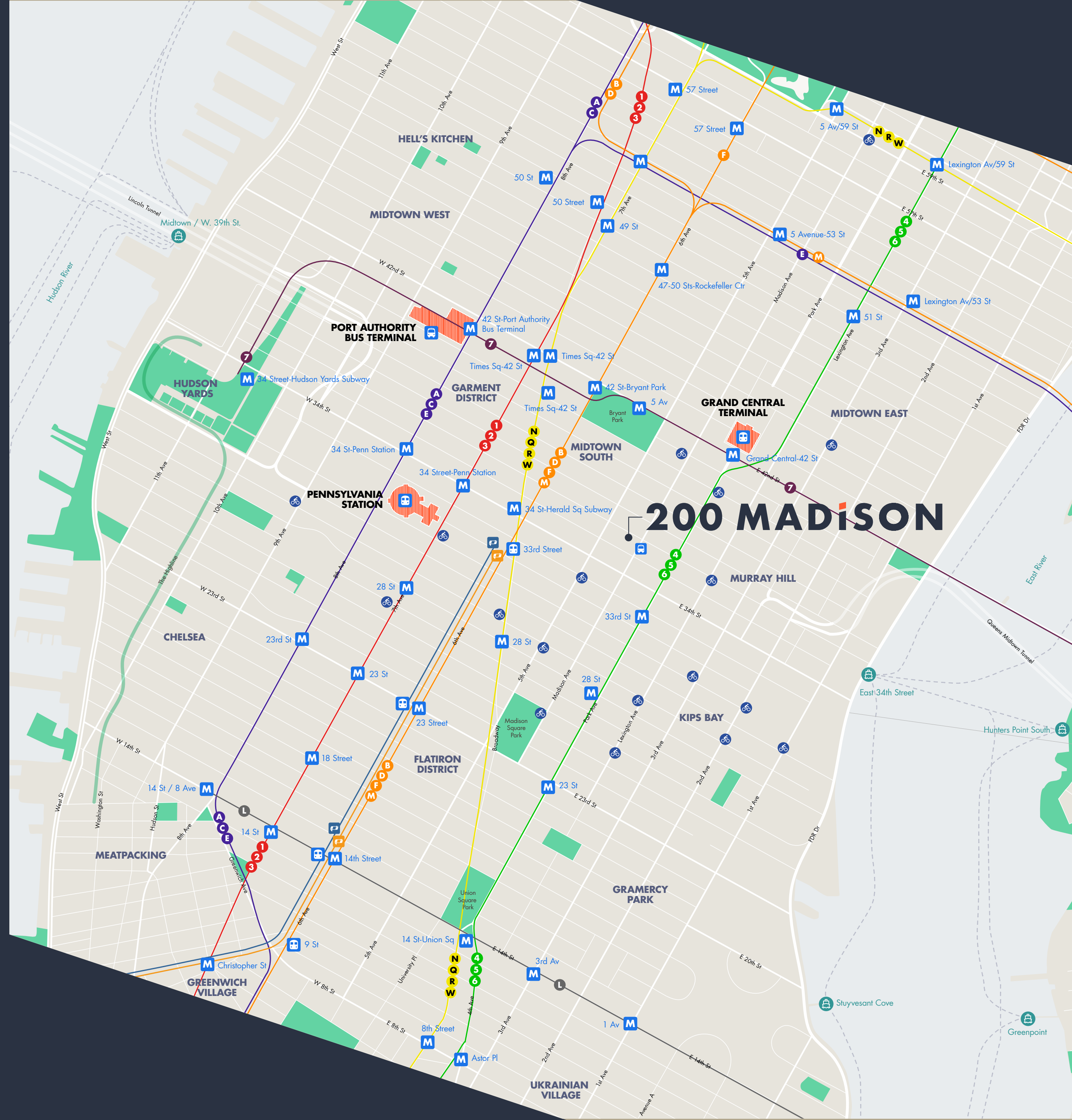
 Path

 NYC Ferry

 Citi Bike

 Bus Services

- M1 & M1 LTD
- M2 & M2 LTD
- M3
- M4 & M4 LTD
- M5
- Q32
- M34
- M34A
- M55













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