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A NEW *class* OF *classic*

JOIN THE CLUB AND STEP INTO A NEW STANDARD OF ELEGANCE.
New capital improvements including a unique lobby and mezzanine level lounge and pantry carry the comfort of high-end hospitality into the office; stone floors combined with large-scale fixtures, wood doors and textured wall-coverings create a sense of arrival in common corridors; conference rooms and casual meeting spaces on the first and second floors provide tenants with multiple work environments.



SOPHISTICATION AND EASE ARE CORE TENANT EXPERIENCES.

With pre-built and build-to-suit options, both new tenants and those with changing needs are equally well served. Institutional owner ASB Real Estate Investments applies its expertise in transit-centric locations to make 400 Madison an urban oasis.



Art Deco styling coupled with a modern aesthetic creates a boutique lobby atmosphere. Bronze infused throughout the space complements the ornate, historic elevator doors. A new bespoke column design, inspired by the shape of Manhattan Island, creates a unique piece of art out of structural building elements. Modern accents including a multi-faceted signature desk, sleek handrail to the mezzanine lounge, and a custom Pelle Chandelier complete the contemporary feel.



A slate, black, cream and gold palate enriches mezzanine level amenities.
The unique library lounge and adjacent pantry are available for tenant use.



CREATIVE PRE-BUILT RENDERING



Creative and technology companies will appreciate polished concrete floors, open ceilings and glass office fronts, creating open, collaborative environments.



CORPORATE PRE-BUILT RENDERING



An elegant, sophisticated environment is evidenced in Calcutta gold stone flooring with a Snyder Paris grey wall covering at reception, Antique Silver carpet and dropped ceilings for sound attenuation. Glass office fronts with wood doors and modern lighting complete the classic aesthetic.



Situated on Madison Avenue between 47th and 48th Streets, world-class dining, distinguished shopping and luxury hotels are all just steps away. Citywide and regional transit are a breeze with the north entrance to Grand Central directly across the street. Express buses at the door whisk uptown and extend to the outer boroughs to make commuting even more convenient.



SPECIFICATIONS

OWNER

ASB Real Estate Investments

LOCATION

Blockfront between 47 and 48 Streets across from Grand Central Terminal north entrance.

HEIGHT

22 stories

FLOOR SIZES

2,800 RSF to 10,500 RSF

TOTAL BUILDING AREA

200,000 RSF

RENOVATION ARCHITECTS

Loffredo Brooks Architects
HBA/Hirsch Bender Associates

CONSTRUCTION

Structural steel frame

CEILING HEIGHTS

10' 2"

FLOOR LOAD

Floors 1 & 2: 120 lbs. live load
Floors 3 to 21: 60 lbs. live load

BUILDING ACCESS

24 hours / 7 days
Full-time uniformed concierge.

HVAC HOURS

Extended building hours:
Monday - Friday: 8am – 8pm

SECURITY

Uniformed concierge. Electronic security card access. Authorized visitor access.

ELECTRICAL

Landlord shall provide six (6) watts per useable square foot connected load for power

HVAC

500 ton cooling tower with individually controlled water-cooled package units on each floor. Individual floor controlled perimeter steam service on all floors.

TELECOM

Eureka Broadband, Quest, AboveNet, Light Tower Fiber Networks, and Verizon currently provide telecommunication service in the building.

LIFE SAFETY

Class "E" lot line windows from the 17 – 20 floors are fully sprinklered in accordance with NYC building code.

ELEVATORS

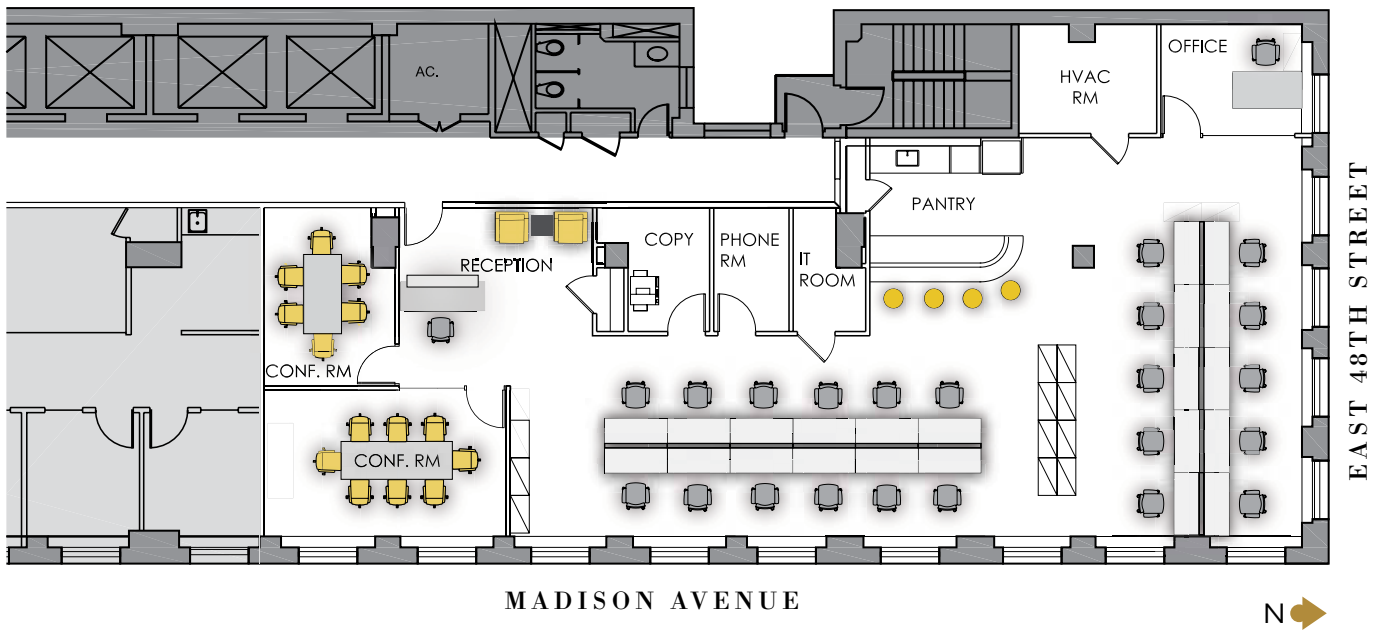
One freight elevator capacity: 1,600 lbs.
Passenger elevators (4) capacity: 2,600 lbs.
Passenger lobby to 21: 3 cars (only one car goes to the 22 floor). Passenger/Freight Cellar to 21: 1 car. Street Freight Cellar to Street: 1 car.

CONFERENCE CENTER

Dedicated full-service conference rooms on 2nd floor, Video conferencing, Cable TV access, 42" flat plasma screen monitors, Board seating up to 25 persons per room, Ergonomic seating, Conference speaker phones, Multiple high-speed Internet computer ports, Catering pantry and breakout area



CREATIVE STYLE SOUTH SUITE



office 1 | workstations 22 | reception 1 | total 24 | conference rooms 2

400MADISON.COM

Exclusive Leasing Agent:



MATTHEW R. ASTRACHAN
212.812.6438
matthew.astrachan@am.jll.com

BRITTANY H. WUNSCH
212.812.6451
brittany.wunsch@am.jll.com

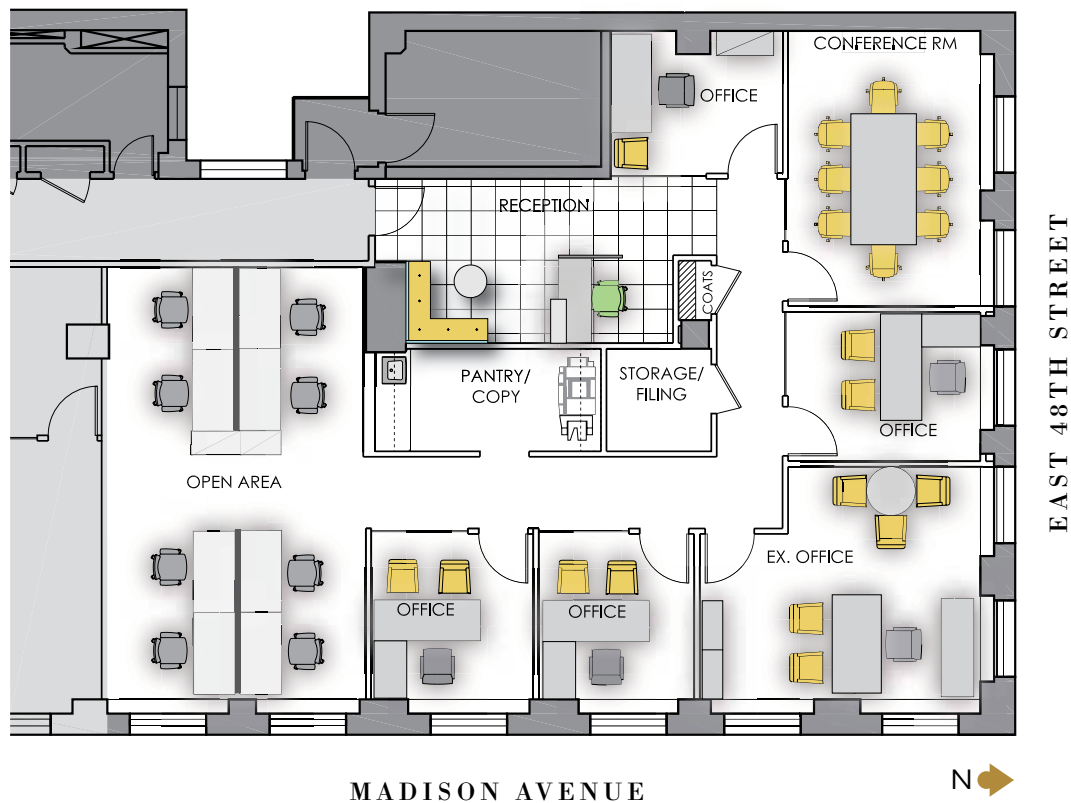
Owner:



All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



CORPORATE STYLE NORTH SUITE



office 5 | workstations 8 | reception 1 | total 14 | conference room 1

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212.812.6438
matthew.astrachan@am.jll.com

BRITTANY H. WUNSCH
212.812.6451
brittany.wunsch@am.jll.com

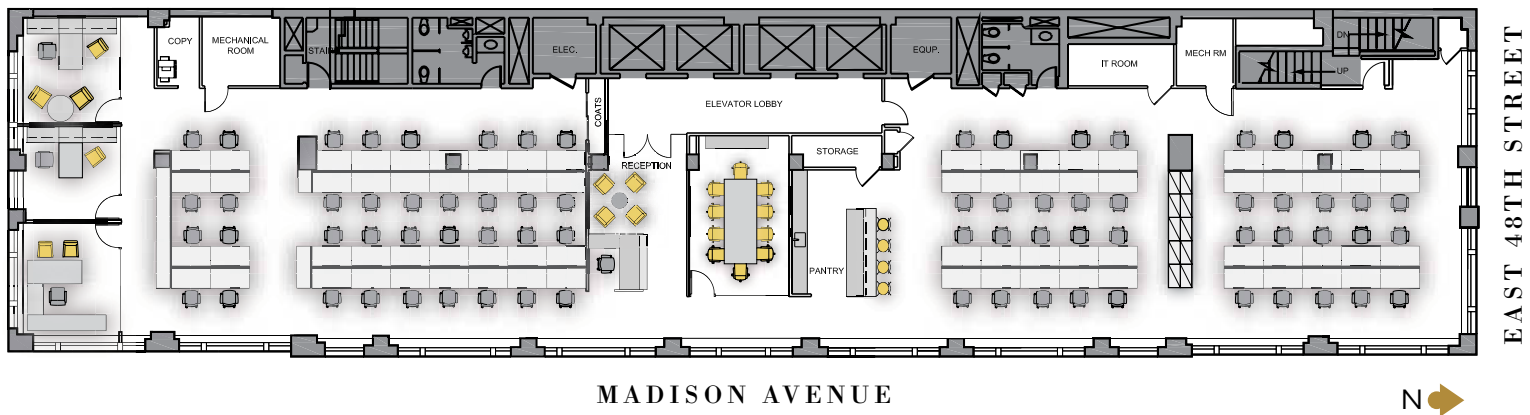
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FULL FLOOR TEST FIT ★ 10,500 RSF



office 3 | workstations 73 | reception 1 | total 77 | conference room 1

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matthew.astrachan@am.jll.com

BRITTANY H. WUNSCH
212.812.6451
brittany.wunsch@am.jll.com

Owner:



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FULL FLOOR PRESENCE ♦ 10,500 RSF



400MADISON.COM

Exclusive Leasing Agent:



MATTHEW R. ASTRACHAN
212.812.6438
matthew.astrachan@am.jll.com

BRITTANY H. WUNSCH
212.812.6451
brittany.wunsch@am.jll.com

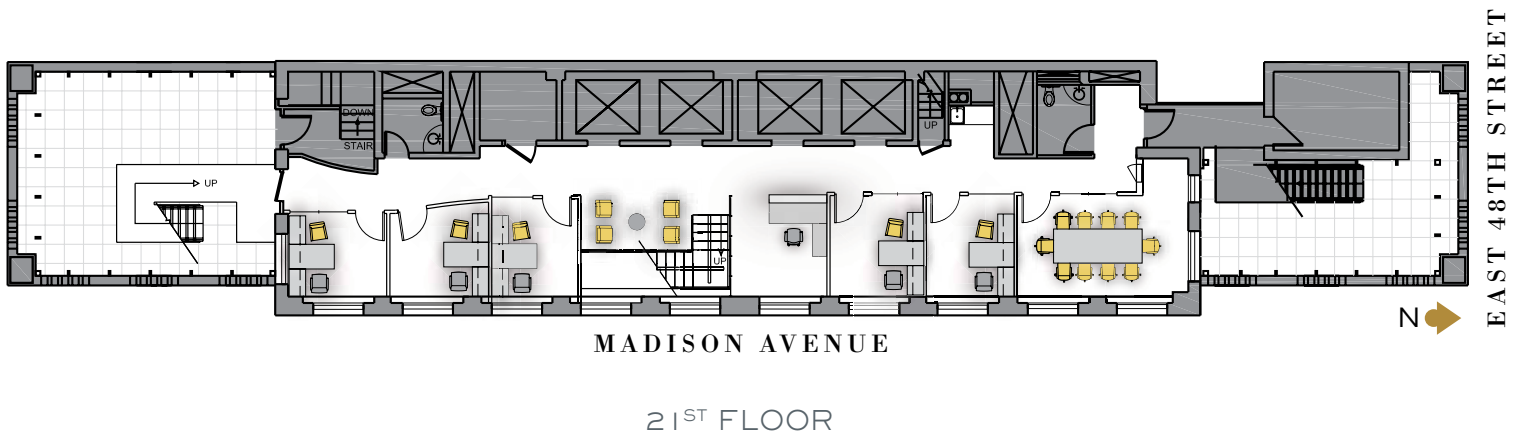
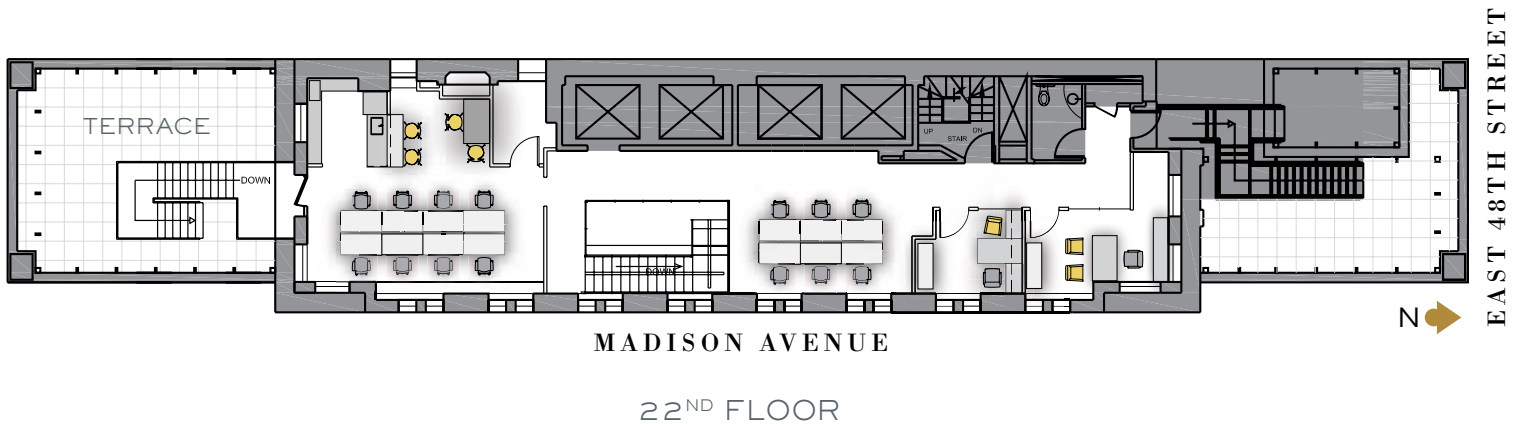
Owner:



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DUPLEX ♦ 6,100 RSF



office 7 | workstations 14 | reception 1 | total 22 | conference room 1

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matthew.astrachan@am.jll.com

BRITTANY H. WUNSCH
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brittany.wunsch@am.jll.com

Owner:



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PENTHOUSE DUPLEX ♦ 6,100 RSF



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matthew.astrachan@am.jll.com

BRITTANY H. WUNSCH
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brittany.wunsch@am.jll.com

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