

350
MADISON
AVENUE

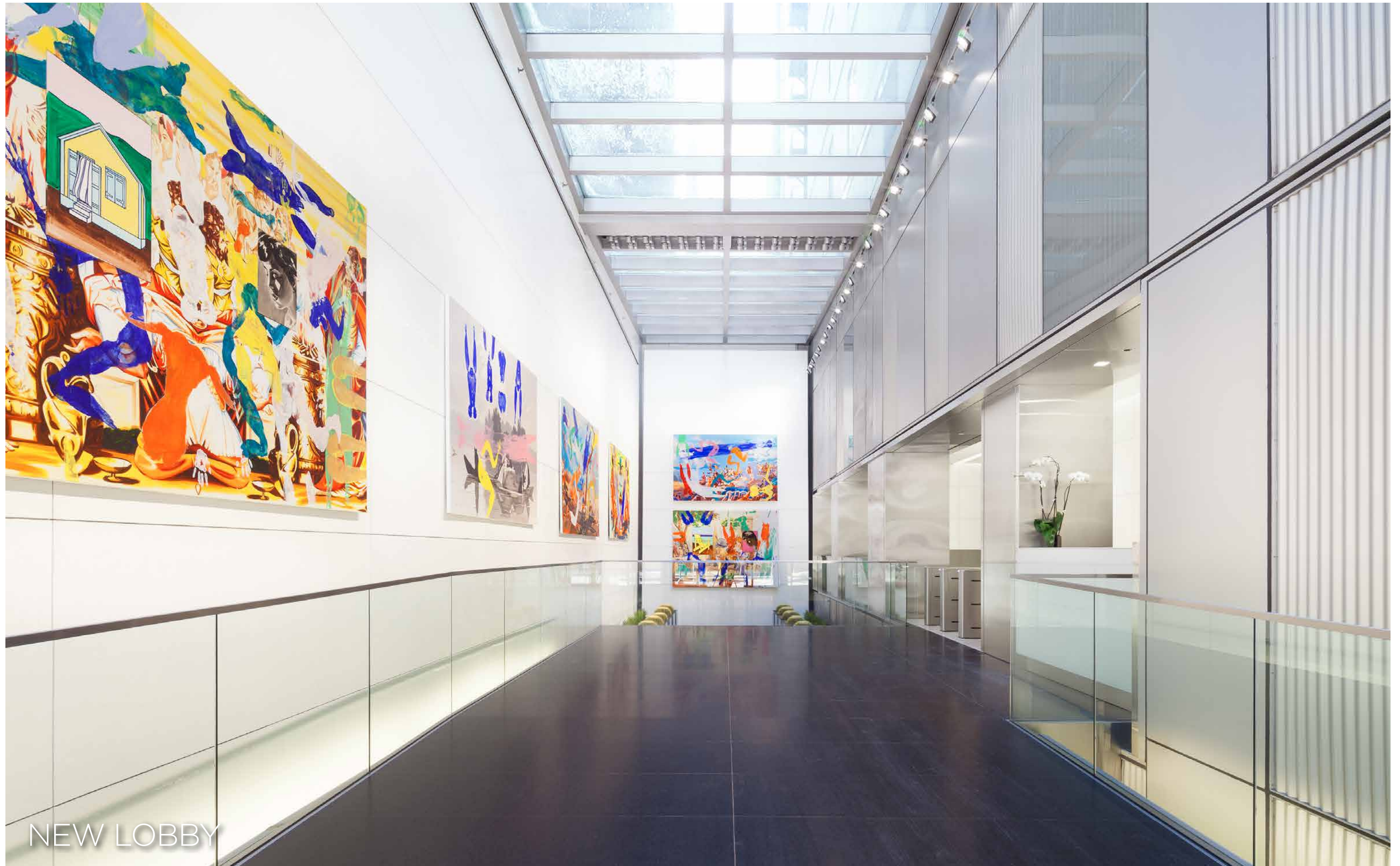
RFR

350 MADISON AVENUE IS A PREMIER CLASS-A OFFICE BUILDING LOCATED ONE BLOCK FROM GRAND CENTRAL TERMINAL IN THE HEART OF MIDTOWN. RFR HAS CREATED AN OFFICE ENVIRONMENT THAT DELIGHTS, INSPIRES, AND MOTIVATES. RFR'S LONGSTANDING TRADITION OF INTEGRATING ART AND ARCHITECTURE IS EXHIBITED THROUGHOUT THE PROPERTY. SEVERAL FLOORS FEATURE LARGE TERRACES. THE LOCATION PROVIDES UNPARALLELED CONVENIENCE FOR EMPLOYEES AND VISITORS. FLEXIBLE FULL FLOOR PLANS AND LARGE BLOCKS OF SPACE CONFORM TO A WIDE RANGE OF TENANT REQUIREMENTS.



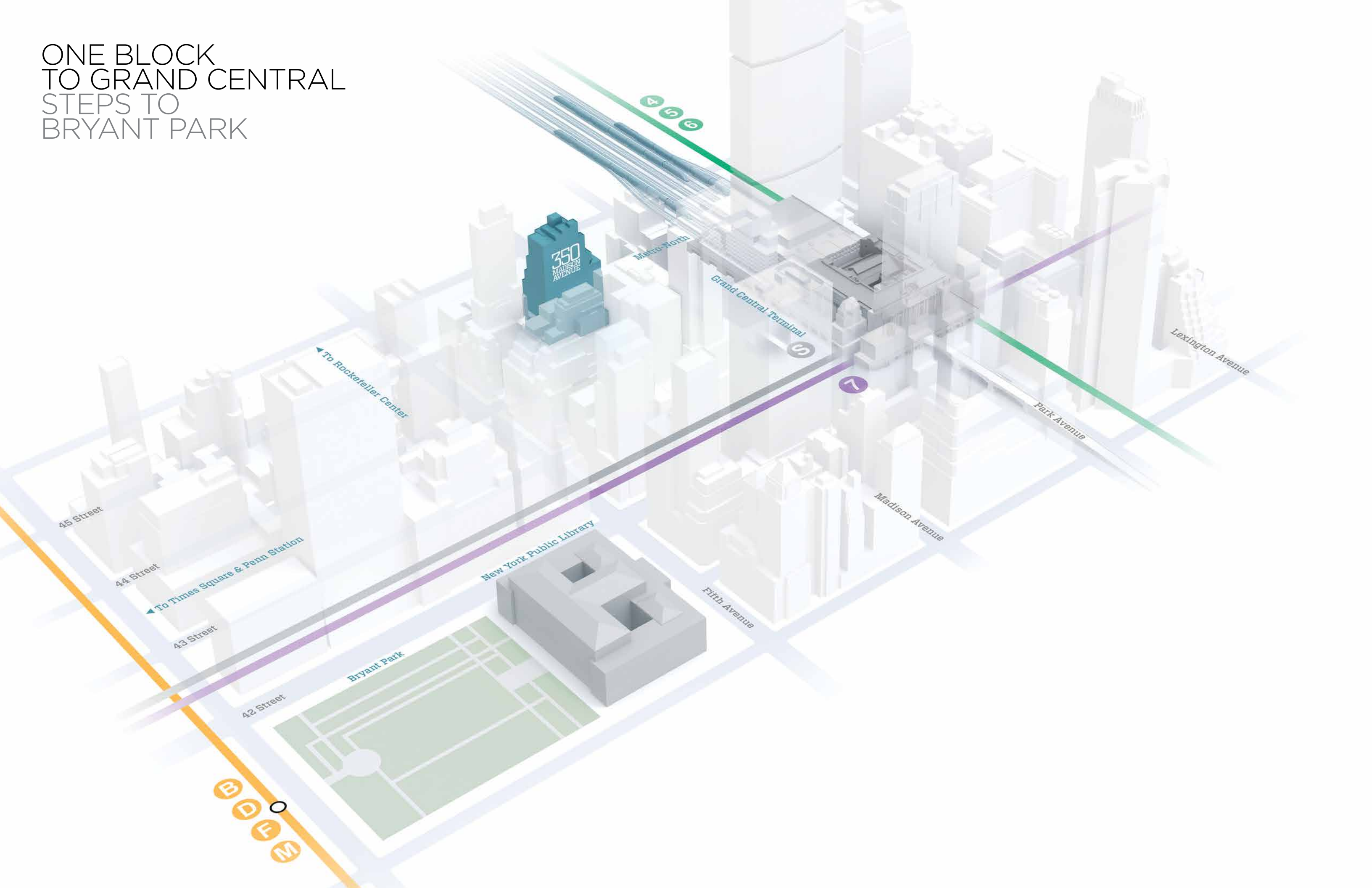


NEW ENTRY

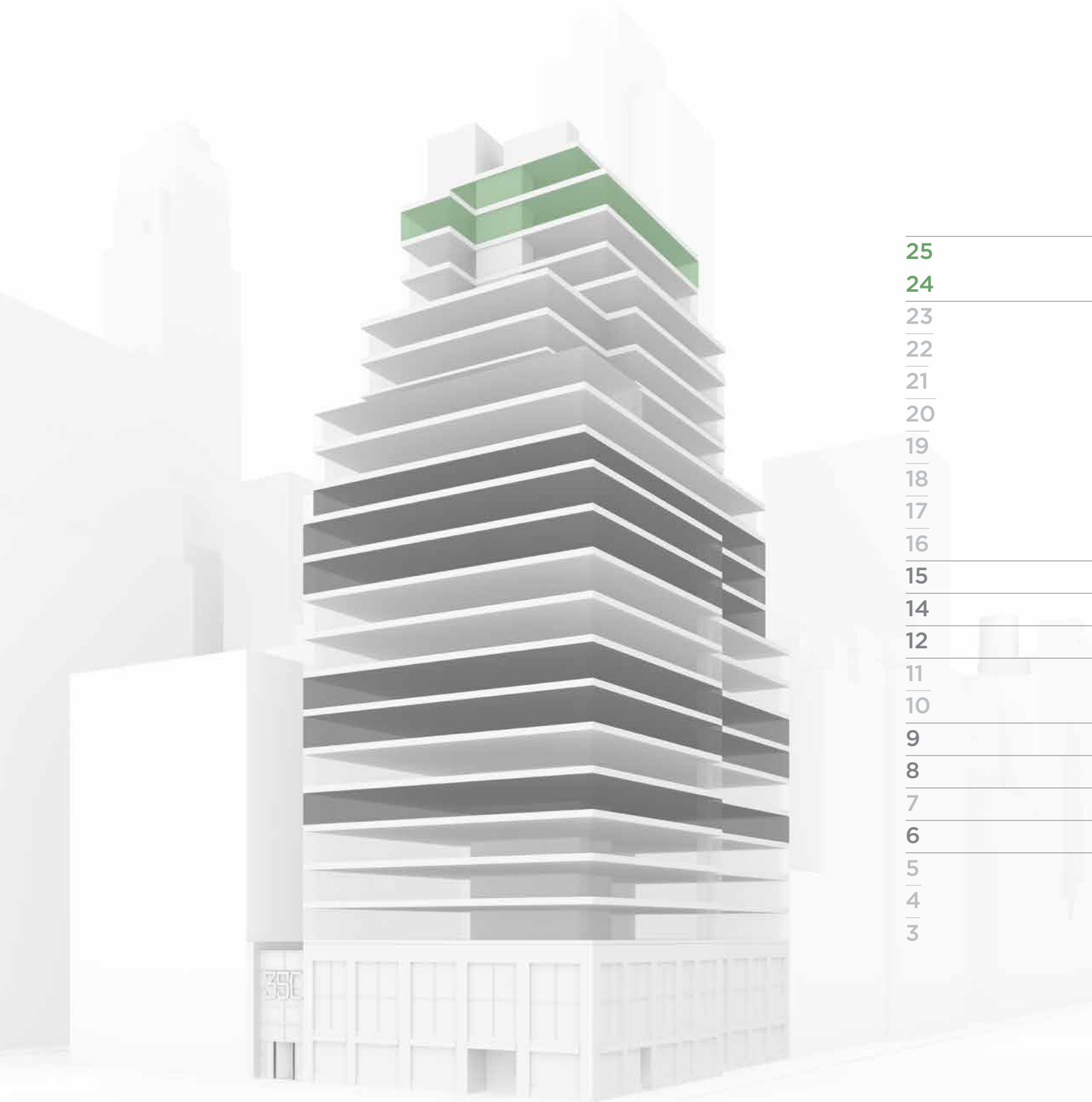


NEW LOBBY

ONE BLOCK
TO GRAND CENTRAL
STEPS TO
BRYANT PARK



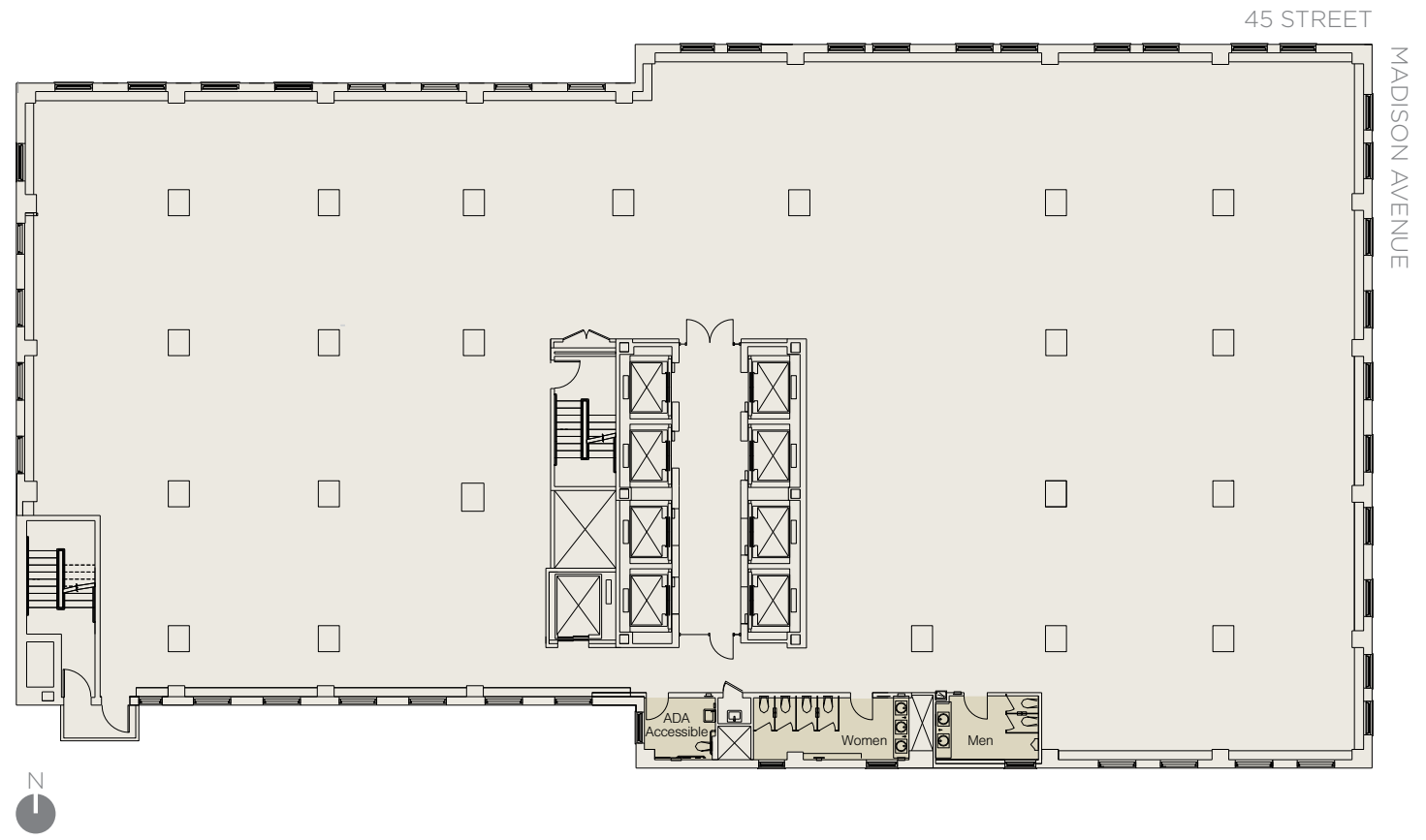
STACK PLAN



MADISON AVENUE | 45 STREET

	FLOOR	RSF	
25	ENTIRE 25	9,732	DUPLEX PENTHOUSE WITH LARGE TERRACE
24	ENTIRE 24		
23			
22			
21			
20			
19			
18			
17			
16			
15	ENTIRE 15	17,690	CONTIGUOUS BLOCK OF 55,766 SF
14	ENTIRE 14	19,038	
12	ENTIRE 12	19,038	
11			
10			
9	ENTIRE 9	19,516	
8	ENTIRE 8	19,516	
7			
6	ENTIRE 6	19,516	
5			
4			
3			

CORE & SHELL
FLOOR 6, 8, 9
19,516 SF



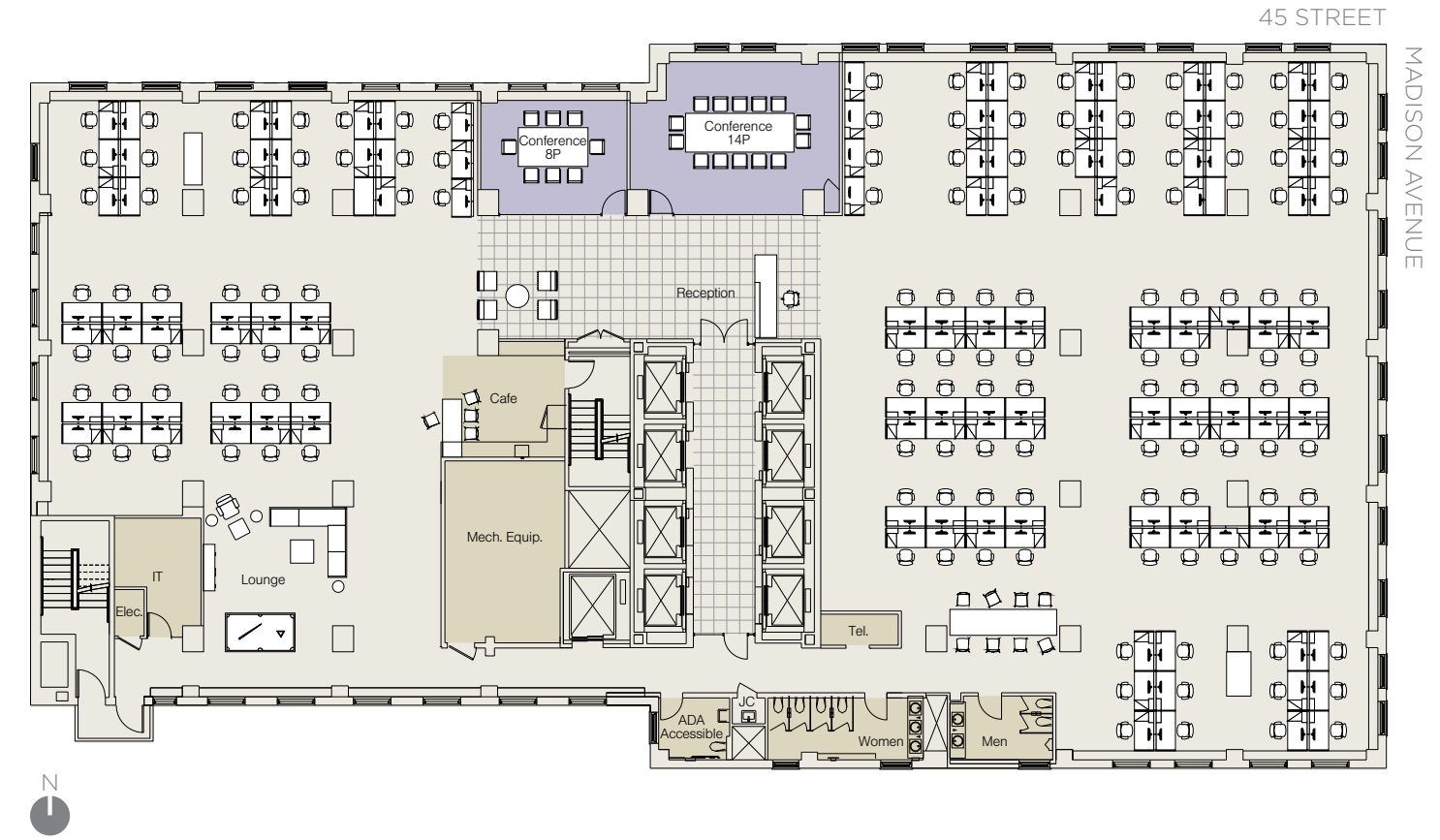
TEST FIT
CREATIVE PLAN
FLOOR 6, 8, 9
19,516 SF



TEST FIT OFFICE INTENSIVE FLOOR 6, 8, 9 19,516 SF



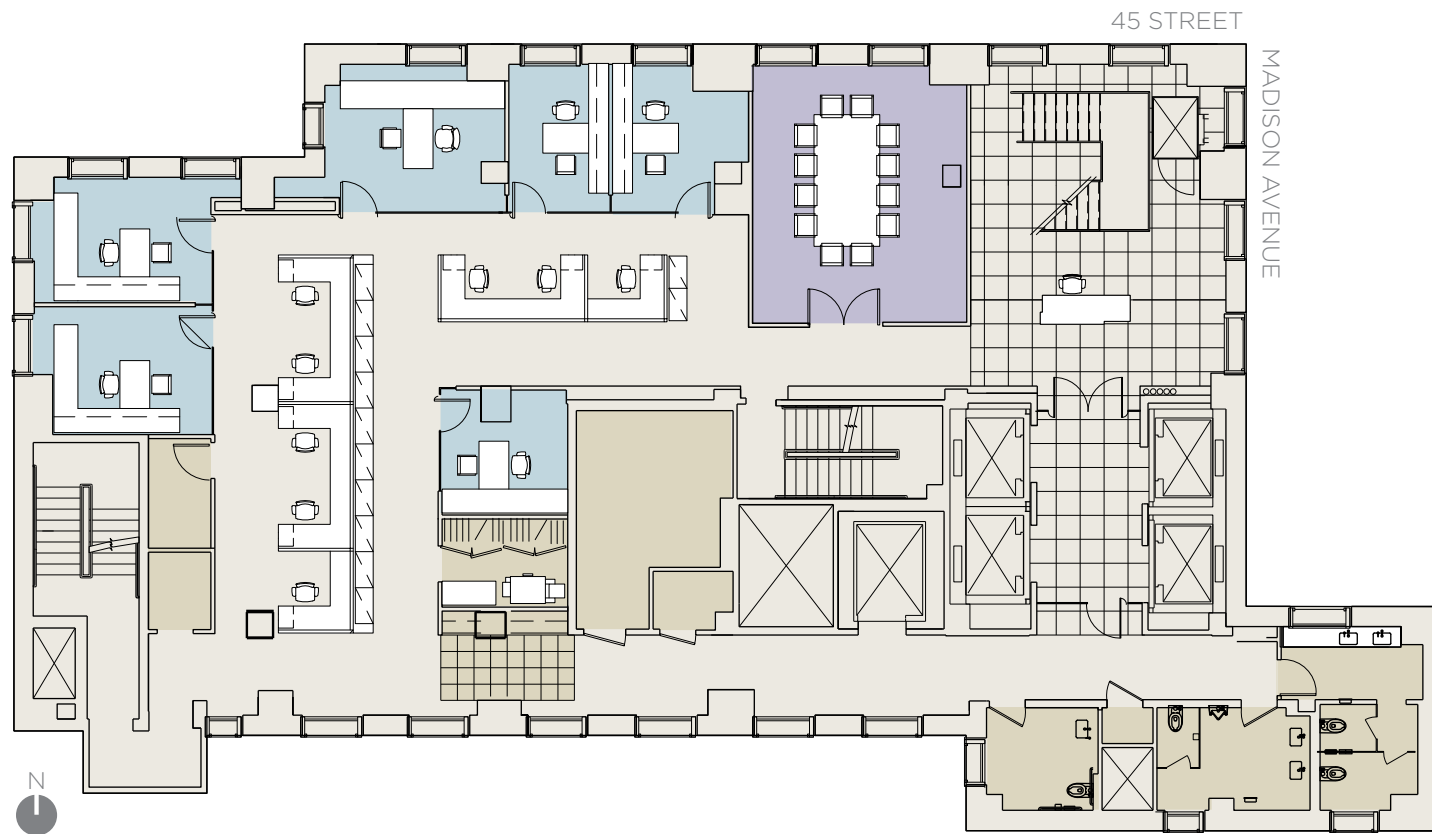
TEST FIT OPEN PLAN FLOOR 6, 8, 9 19,516 SF



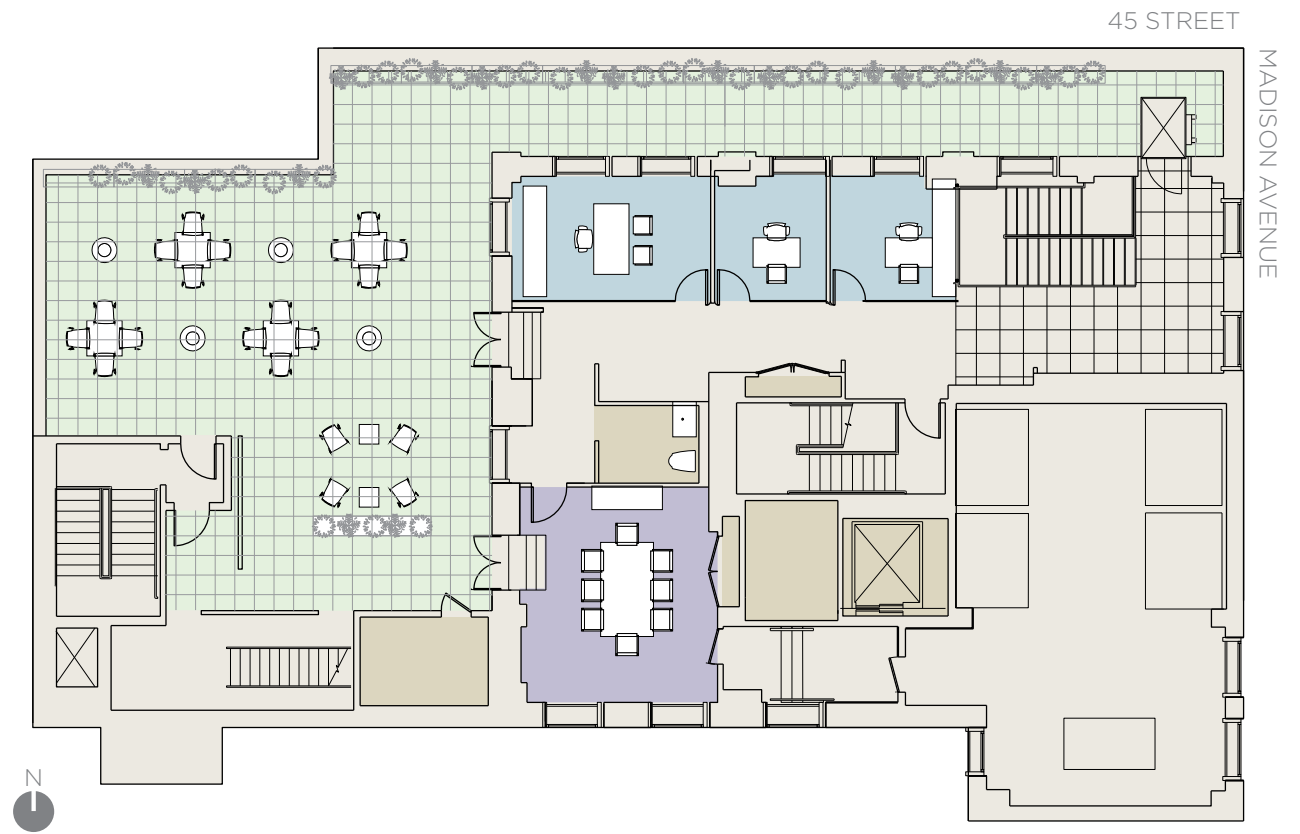


9,732 SF DUPLEX
PENTHOUSE TERRACE

DUPLEX PENTHOUSE
FLOOR 24
9,732 SF TOTAL



DUPLEX PENTHOUSE
FLOOR 25
9,732 SF TOTAL



BUILDING FACTS

On-Site Building Management	RFR Realty LLC
Renovation Architects	Moed de Armas & Shannon Architects TPG Architecture LLP
Number of Floors	25 + Cellar + Subcellar
Construction	Structural steel and concrete with composite aluminum panels
Windows	Full lite insulating units, low E, low iron glass
Floor Sizes	Range from 19,516 SF to 7,178 SF
Floor-to-Floor Heights	Office floors 11'-3"
Floor Loads	60 psf live load for tenant floors
Electrical	6 watts per usf demand load exclusive of base building air conditioning
Accessibility	The building is ADA compliant.
Elevator	8 passenger elevators with capacity of 3,000lb per car, 2 freight elevators with capacity of 4,000lb per car. 2 dedicated freight elevators, 1 serves lobby to cellar— 1 serves cellar to floor 24.
Heating	Steam is purchased from Consolidated Edison and is distributed throughout the building by a perimeter fan coil system.

Cooling	Individual water cooled, approximately 30-ton package units on each floor. The building has a central refrigeration plant consisting of a 500-ton steam turbine absorption unit manufactured by Trane. Water from refrigeration plant is distributed to perimeter units on each floor.
Supplemental Cooling	1,400-ton rooftop cooling tower
Standard Hours of Operations	Monday—Friday 8:00am—7:00pm, Saturday 9:00am—1:00pm
Tenant Access	24 hours a day, 7 days per week
Building Management System	BMS system utilizes direct digital control technology for monitoring and control of building systems.
Web-Based Services Request System	Allows tenants to place service and management requests over the internet.
Life Safety	The building houses a new state-of-the-art Class “E” addressable fire alarm system with a Fire Command Station located at the concierge desk in the main lobby. The building is fully sprinklered in accordance with the NYC building code.
Emergency Generator	Two backup diesel-powered generators, one located on the roof and one in the basement, generate emergency power for life safety and critical building systems.

LEASING CONTACT INFO

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