

437 MADISON AVENUE



Trophy Tower in the Plaza District

Transformed by a \$60 million capital improvement project, 437 Madison sets a new building standard with a grand entrance, elegant arcade, state-of-the-art mechanicals, and sky lounge.

This classic center core tower is now **98% leased**. Join the roster of blue-chip companies, long-term Sage tenants, and emerging industry leaders.



FLOOR	RSF	AVAILABLE	STATUS	TERM
Part 33rd	5,144	Lease out	New High-End Pre-Built	5-10 Years
Part 34th	3,551	07/01/2021	Pre-Built Space	3-5 Years
Part 39th	10,191	Immediate	New High-End Pre-Built	7-10 Years

Sky Lounge on the 15th Floor

Exclusive to building tenants, the wraparound terrace features spectacular views of St. Patrick's Cathedral and plenty of seating areas for socializing. Unique to 437 Madison, this "garden in the sky" offers conference rooms on the terrace, providing an elevated meeting experience.

CLOSE QUICKER, GET PAID FASTER



We've done the painstaking work of dealing with lawyers so you can focus on closing the deal. You're welcome. Sage's short-form lease is applicable in any of our buildings, at any rental rate.

	SAGE LEASE	STANDARD LEASE*
PAGES	Under 20	Over 60
AVERAGE ATTORNEY FEES TO NEGOTIATE LEASE	\$1/sf	\$3/sf
TIME TO CLOSE DEAL	As Soon as One Week	3-4 Months

*Based on the average standard-form lease

Contact our Vice President and Director of Leasing,
Michael Lenchner, at mlenchner@sagerealty.com
to discuss your space requirements and what's
available throughout the Sage portfolio.

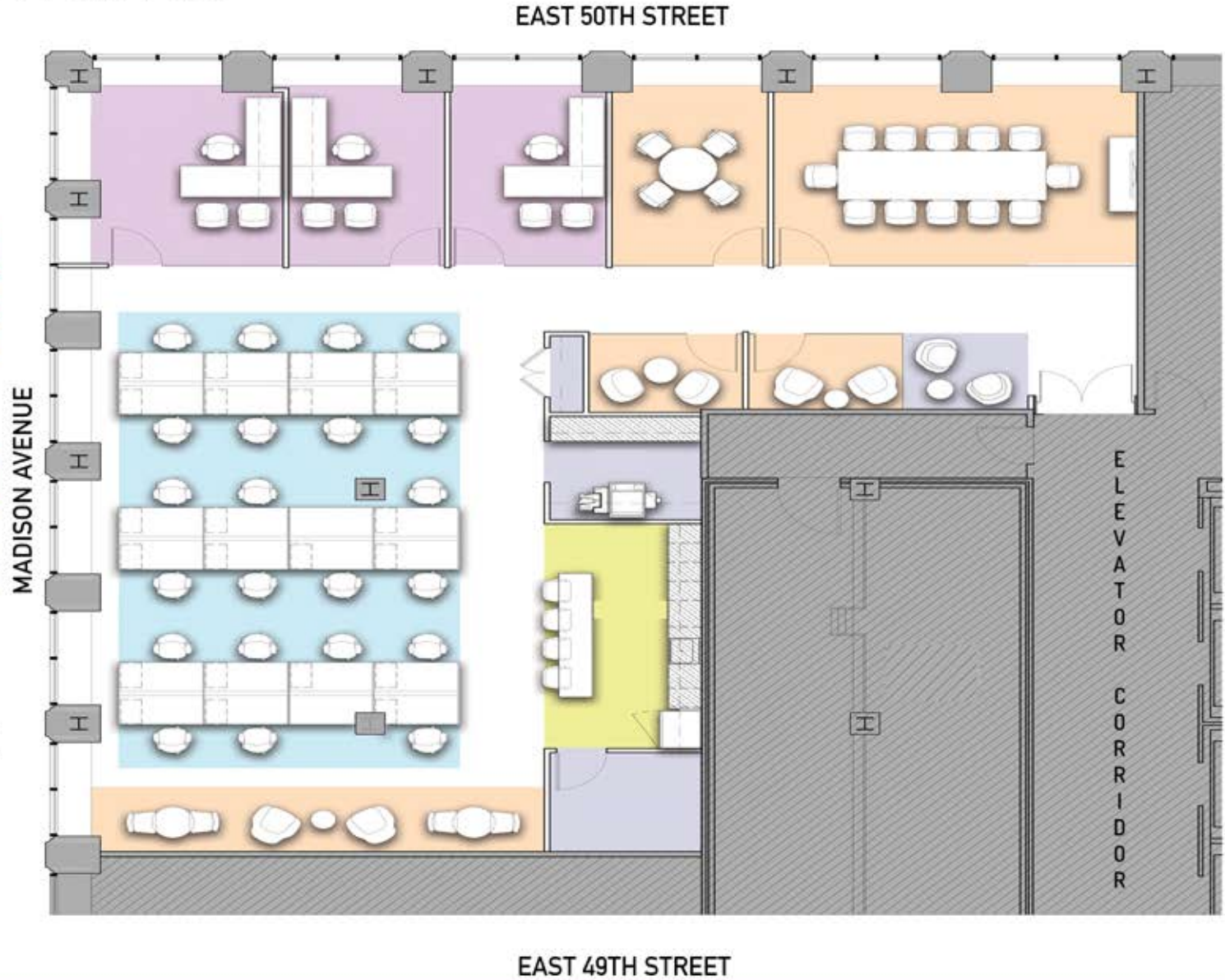
437 MADISON AVENUE

PART 33RD FLOOR | 5,144 RSF

NEW PRE-BUILT

LEGEND:

TYPE	QTY
PRIVATE OFFICES	3
WORKSTATIONS	22
COLLABORATION	
LARGE CONFERENCE ROOM (12 PPL)	1
SMALL CONFERENCE ROOM (2 PPL)	2
Huddle Room	2
AMENITIES	
PANTRY	1
SUPPORT & STORAGE	
RECEPTION	1
IT & STORAGE ROOM	1
COPY PRINT STATION	1
COAT CLOSET	1
TOTAL	25



437 Madison Avenue
 New York, NY 10022
www.437MadisonAve.com

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437 MADISON AVENUE

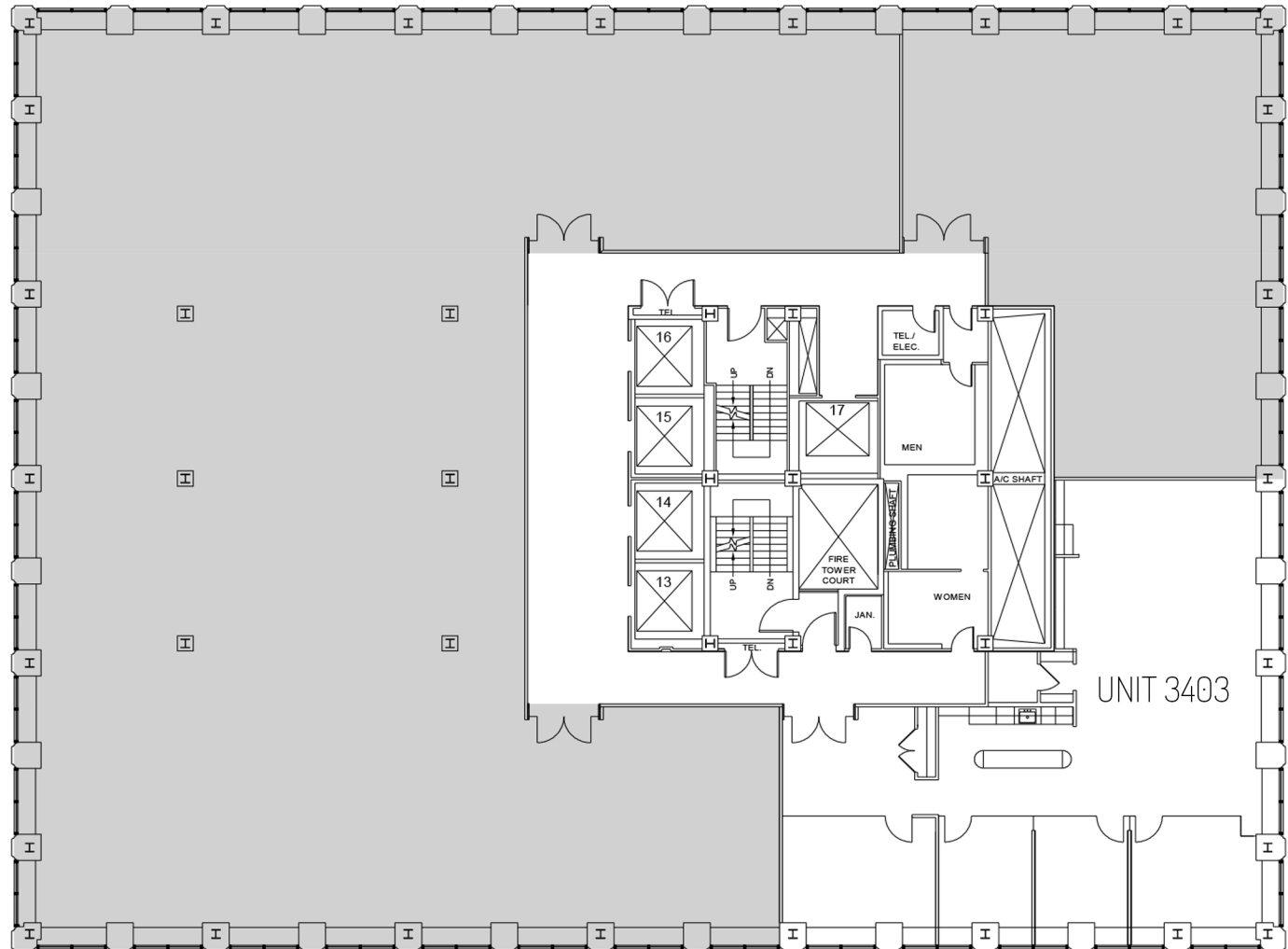
PART 34TH FLOOR | 3,551 RSF

EXISTING CONDITIONS

EAST 50TH STREET

MADISON AVENUE

PARK AVENUE



EAST 49TH STREET



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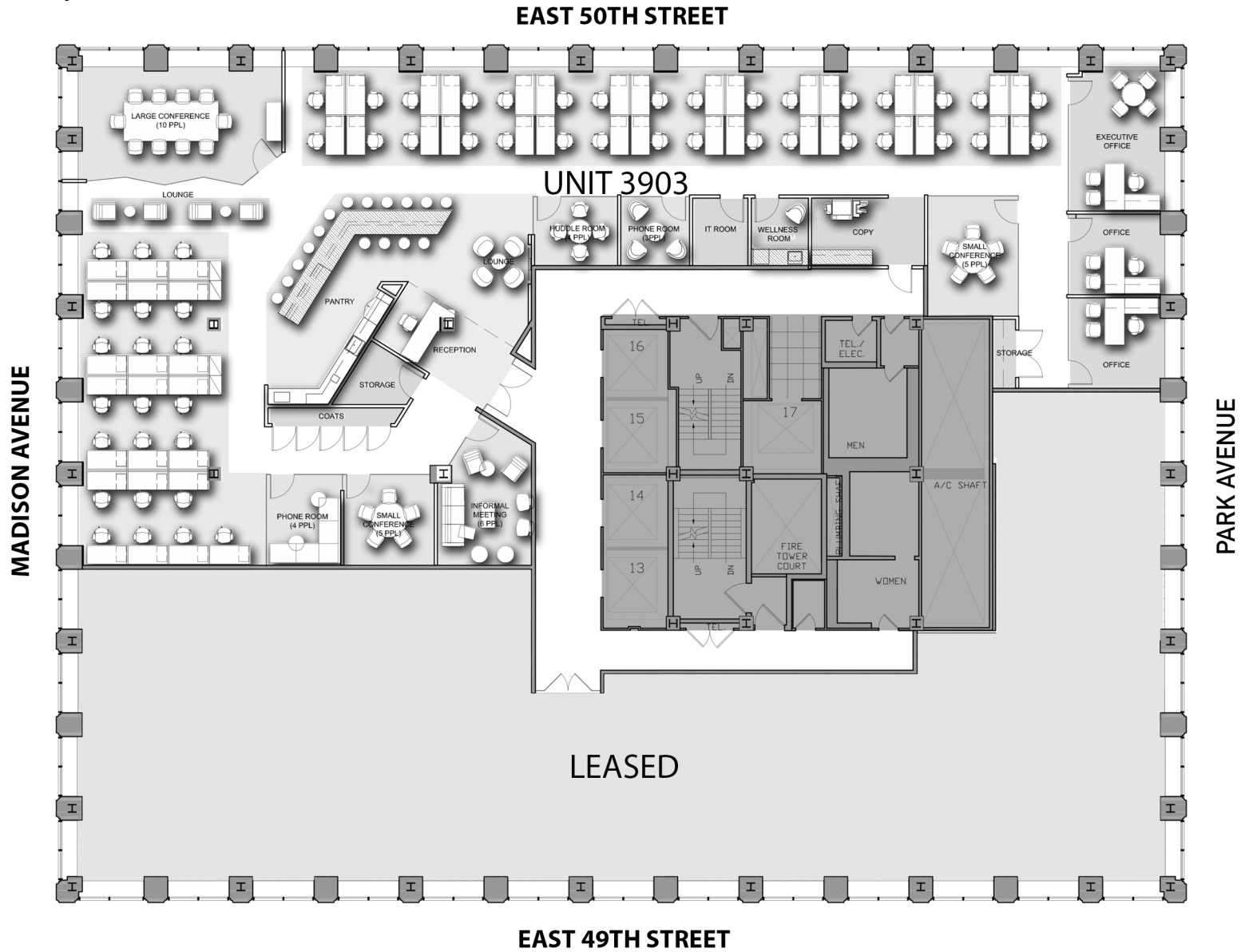


PART 39TH FLOOR | 10,191 RSF

PRE-BUILT PLAN

LEGEND:

TYPE	QTY
WORKSTATIONS	54
OFFICES	
EXECUTIVE OFFICE	1
OFFICE	2
COLLABORATION	
LARGE CONFERENCE (10 PPL)	1
SMALL CONFERENCE (5 PPL)	2
Huddle Room (4 PPL)	1
PHONE ROOM (3 PPL)	2
INFORMAL MEETING (6 PPL)	1
LOUNGE	2
AMENITIES	
PANTRY	1
SUPPORT & STORAGE	
RECEPTION	1
IT ROOM	1
WELLNESS ROOM	1
COPY/PRINT STATION	1
COAT CLOSET	1
STORAGE ROOM	2
TOTAL	
TOTAL HEAD COUNT	58



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