

510 *Madison*

THE POWER OF PLACE

bxp

CBRE



SINGLE TO THREE FLOOR TOWER OPPORTUNITIES WITH A BLOCK UP TO 34,500 RSF TOTAL

FLOOR	RSF	POSSESSION
30th	11,400	1/1/2026
29th	11,500	7/1/2025*
28th	11,500	5/1/2025

Total: 34,400

23rd	11,500	LEASED
22nd	11,500	11/1/2025
21st	11,500	9/1/2025

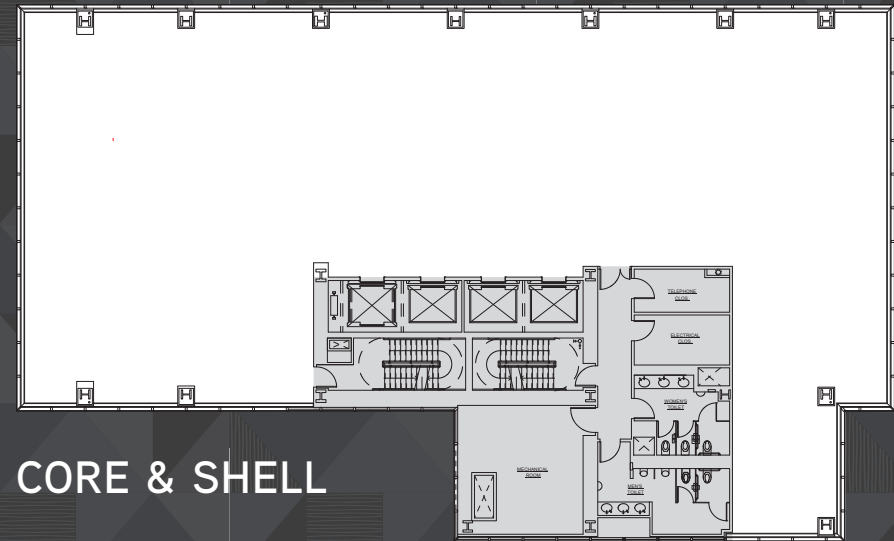
Total: 23,000

17th	11,500	Immediate
16th	11,500	Immediate
15th	11,500	Immediate

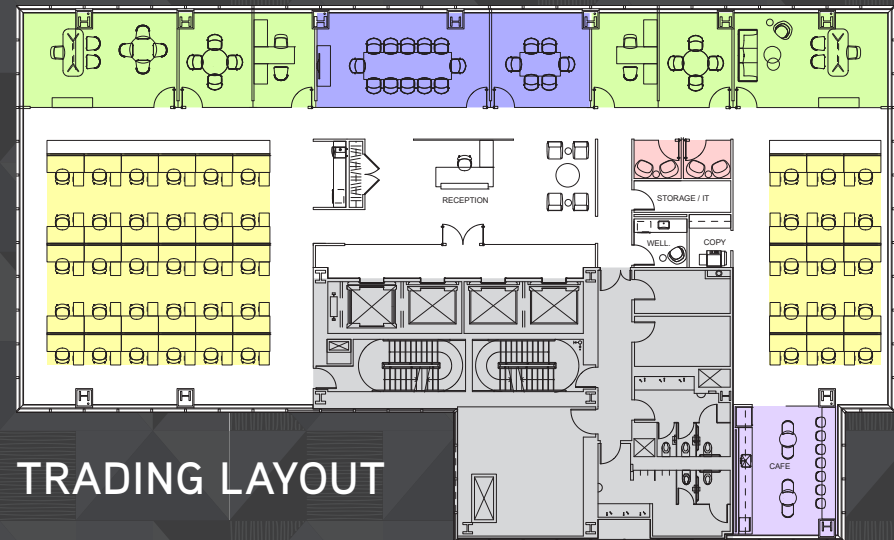
Total: 34,500

*29th floor is divisible to two 5,750 RSF units,
available between 5/1/2025 and 7/1/2025.

EAST 53RD STREET



CORE & SHELL



TRADING LAYOUT

MADISON AVENUE

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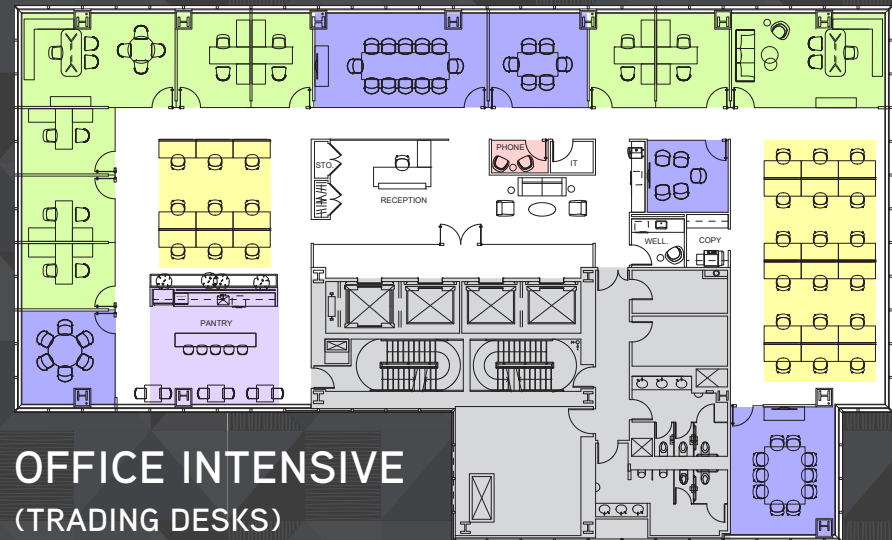
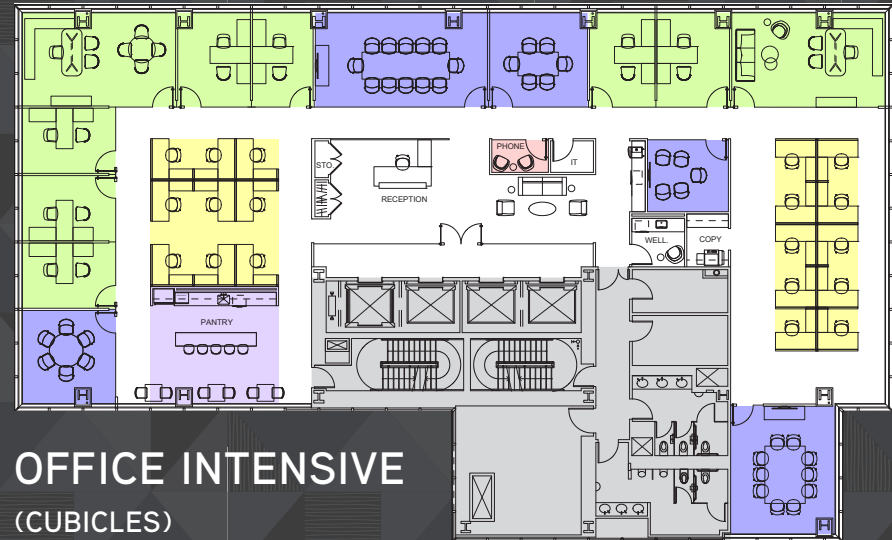


SPACE & BUILDING FEATURES

- Boutique, trophy asset conveniently located on Madison Avenue and 53rd Street.
- Column-free, efficient floor plates with 13'6" slab heights, 10' finished ceilings, and floor-to-ceiling windows that boast impressive views in all directions.
- Floor-by-floor DX units, allowing for efficient overtime HVAC pricing.
- Landlord will build using building standard finishes or provide cash allowance.
- Designed in collaboration with Moed de Armas & Shannon Architects and features a floor-to-ceiling glass curtain wall that was designed to maximize the natural light stream into the Building's interior spaces.

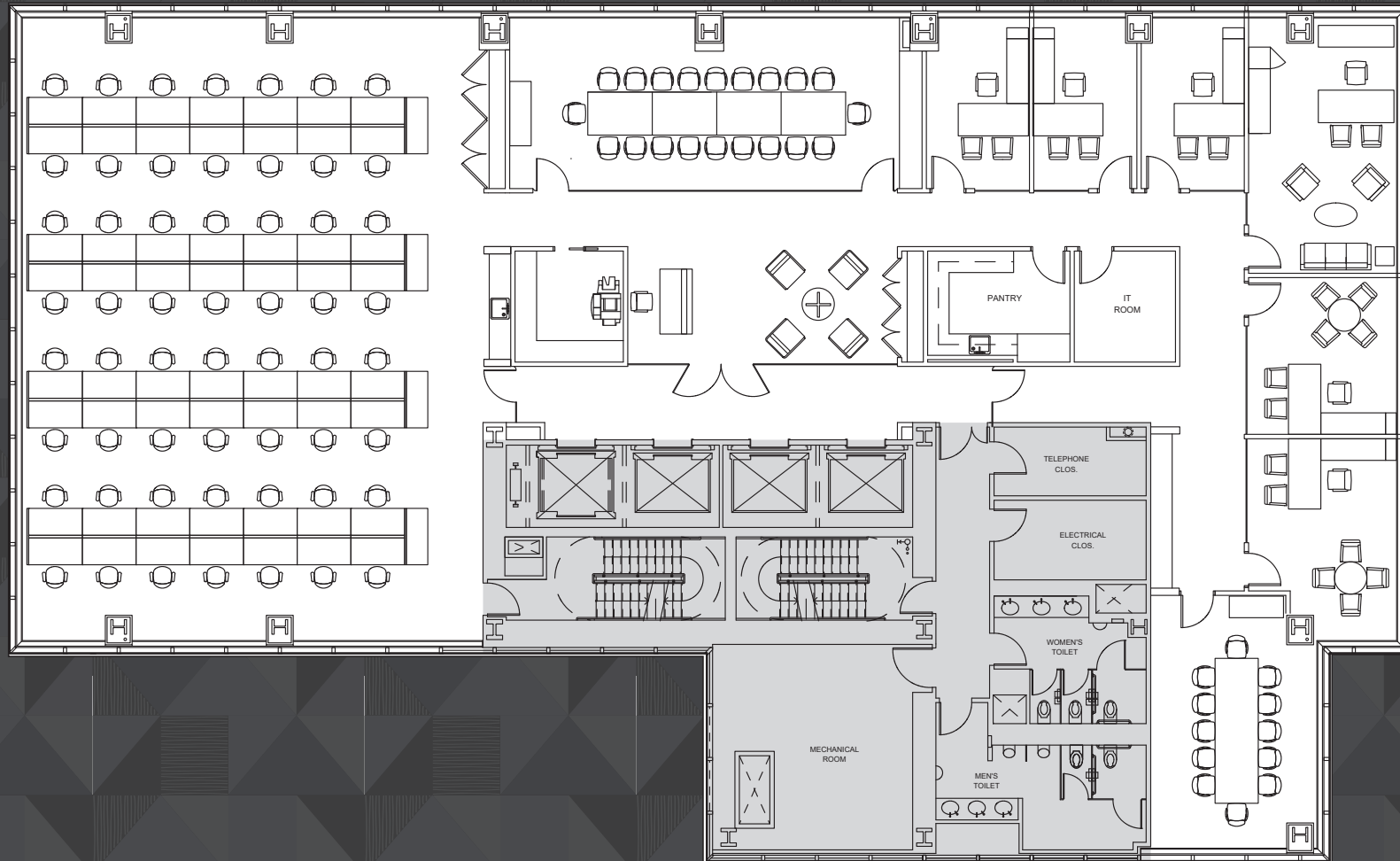
AMENITIES

- 6th floor 6,500 SF garden and furnished terrace with new interior lounge coming soon
- Lobby level lounge and meeting space coming soon
- Tenant-exclusive health club managed by The Wright Fit
 - Full gym and locker rooms
 - On-site personal trainers
- World-class retail including Empellon restaurant by Chef Alex Stupak



17TH FLOOR AS-BUILT PLAN

EAST 53RD STREET



MADISON AVENUE

RENOVATION

Warm and modern furnishings ensure comfort and ignite productivity. Comfortable communal seating, small group conferencing, and individual areas each cater to every need. The newly revitalized Fitness Center with personal training services and locker facilities features a full complement of core, strength, and cardio equipment.

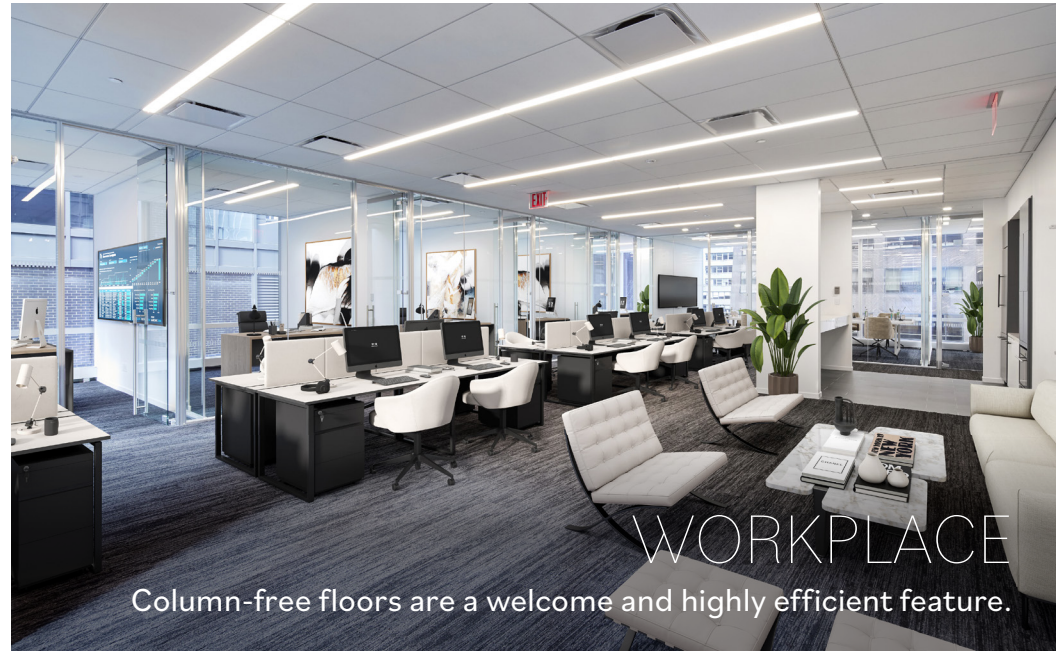


RENOVATION

A living room atmosphere infuses this sixth-floor lounge providing additional space for collaboration or solitude – indoors or on the adjoining roof terrace.



BUILDING STANDARD FINISHES



TOWER VIEWS



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