

437 MADISON AVENUE

A Sage Property



A Trophy Property
in a Prized Location



The Property



437 MADISON AVENUE

Lobby Designed for Style and Performance

Featuring state-of-the-art building systems and technology, 437 Madison Avenue is uniquely desirable among Manhattan's finest office destinations.

A \$60-million capital improvements program has transformed this elegant tower overlooking the iconic St. Patrick's Cathedral into a contemporary commercial office building for the most discerning Tenants. 437 Madison Avenue continues to provide inspiring workplaces for blue-chip companies and emerging brands.



11-21

2-10



Highlights

Enhanced Air Quality & Monitoring



MERV-14 filtered HVAC systems (one level higher than the ASHRAE recommendation). Indoor air quality sensors installed, with a live dashboard accessible on Sage Connected.

Cleaning Solutions / Enhanced Cleaning Procedures



Chemical-free, non-toxic disinfecting solutions and cleaning protocols, backed by Tersano, are used throughout the property. Tersano works using water and stabilized aqueous ozone, a highly effective cleaning agent that breaks down dirt, grease, and other contaminants.

Connectivity / Telecom



- + Selection of 8 unique high-speed fiber connectivity sources available to Tenants.
- + Additional riser shaft space available to support future ISPs.
- + Property maintains multiple points of entry (POE).

GBAC Star



GBAC Star accreditation. Sage is the first commercial real estate owner/operator to earn the GBAC STAR accreditation for its entire portfolio of properties.

Messenger Center



Inbound and outbound services, open Monday through Friday from 8:00 AM - 8:00 PM.

Bicycle Parking



Bicycle racks located on 50th Street.

Parking Garage



Parking within the property on 49th Street.

Powered Security



- + Darktrace Cyber Security (leading cyber- AI company).
- + Avigilon AI & Video Analytics: Detect, verify and act on critical events.

KOLO



Smart Restroom Monitoring System.

Back-Up Generator



Back-up generator on-site for Fire and Life Safety with additional capacity for Tenant connections.

Specifications

Location	Madison Avenue between 49th and 50th Streets.	Number of Floors	40	Security	24 hours, 7 days a week. Turnstile access via Sage Connected (or key card).
Year Built	1967	Elevators	<ul style="list-style-type: none">+ Floors 2 – 10: 4 cabs+ Floors 11 – 21: 4 cabs+ Floors 22 – 31: 4 cabs+ Floors 32 – 40: 4 cabs	Attended Lobby	24/7 year-round
Year Renovated	2016	Typical Floor Size	<ul style="list-style-type: none">+ Floors 2-14: 30,790 - 32,863 RSF+ Floors 17-33: 17,821 - 18,810 RSF+ Floors 34-40: 19,089 - 19,189 RSF	HVAC	<ul style="list-style-type: none">+ Monday through Friday 8:00 AM – 8:00 PM.+ Enhanced with MERV-14 filters.
Owners	William Kaufman Organization and The Travelers Companies, Inc.	Ceiling Heights Slab-to-Slab	<ul style="list-style-type: none">+ Floors 2 – 12: 11'2"+ Floor 14: 12' – 15'6"+ Floors 17 – 39: 11'6"+ Floor 40: 12'6"	Watts	7 watts PSF
Property Management, Member Experience, and Leasing	Sage			Floor Load Capacity	50 pounds PSF
Rentable Building Area	900,000 SF				

Connectivity

Connectivity	Choice of 8 unique sources of high-speed fiber connectivity.	Fiber ISPs	The following ISPs fully distribute fiber throughout the property to support ease of Tenant access: <ul style="list-style-type: none">+ Cogent+ Verizon+ Pilot Fiber+ Standard Internet+ Lumen Technologies+ Crown Castle	Additional Riser Shaft Spaces	Additional riser shaft space available to support future needs of Tenants and ISPs throughout the entire property.
Fiber Providers	<ul style="list-style-type: none">+ Astound Broadband+ Cogent+ Crown Castle+ Lightpath+ Lumen Technologies+ Pilot Fiber+ Standard Internet+ Verizon	Multiple Riser Pathways	Multiple riser pathways support Tenant diversity requirements and allow for connections from independent locations.	Seamless Service	Sage has documented agreements in place with carriers to support seamless and timely provision of services to Tenants.
Coaxial	Spectrum	Telecom	Telecom cables are kept in protected, secure risers throughout the property to minimize risk of damage.	ISP Flexibility	Sage offers capability to bring in new ISPs if requested by Tenants.
DAS (Distributed Antenna System)	Verizon Wireless				
Number of POEs (Points of Entry)	4				

Introducing
Oasis: Sage's
New Amenity
Program



Work and play.
Board meeting to happy hour.
Oasis defines your ideal
work-life balance.

From coffee meetings in the Cafe Bar, to client meetings in the Board Room, to a martini in the Lounge— Oasis hosts the dynamic and curated spaces needed for productivity and wellness through every touchpoint.





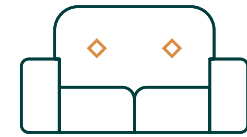
Designed by Fogarty Finger, Oasis at 437 Madison Avenue includes includes a Cafe Bar, Lounge, Winter Garden, Library, Forum (including a Town Hall, Training Center, Boardroom, and Salon Meeting Room), Terrace Garden, Breakout Studios, and a Meditation Studio.

Oasis at 437 Madison Avenue



Cafe Bar

The Cafe Bar will host coffee and tea service from 8AM-12PM on Mondays through Fridays, along with occasional snacks and other surprises..



Lounge

Attached to the Cafe Bar, the Lounge provides seating to dine, work, and socialize.



Winter Garden

A special event room for private dining with banquette seating.



Library

Expansive and filled with light, the Library offers an optimal workspace to inspire individual productivity and small group collaboration.



Terrace Garden

The wraparound Terrace Garden, designed by MPFP, provides a variety of seating arrangements for working, dining, and socializing, as well as private events.



The Forum

Configurable meeting spaces that can be customized to meet our Members' needs, from a Town Hall to a Training Center, or a Boardroom to a Salon Meeting Room.



Breakout Studios

Soundproof rooms for private conversations and focused work.



Meditation Studio

Tucked away, the Meditation Studio provides a space for tranquility and private reflection.





CAFE BAR



LOUNGE



WINTER GARDEN



LIBRARY





TERRACE GARDEN





Sage Passport



WINTER GARDEN – 437 MADISON AVENUE

As a Tenant of a Sage property, your employees become a Sage Member. Sage Members are granted access to Oasis amenities offered throughout all Sage properties. Oasis hosts the dynamic and curated spaces needed for productivity and wellness through every touchpoint.

Start your morning meeting at 2 Gansevoort Street. Host a conference meeting in the Board Room at 767 Third Avenue's Oasis, and plan an investor dinner in the Winter Garden at 437 Madison Avenue's Oasis. Oasis provides flexibility in your day-to-day, and allows your employees to work as efficiently as possible.



BOARD ROOM – 767 THIRD AVENUE



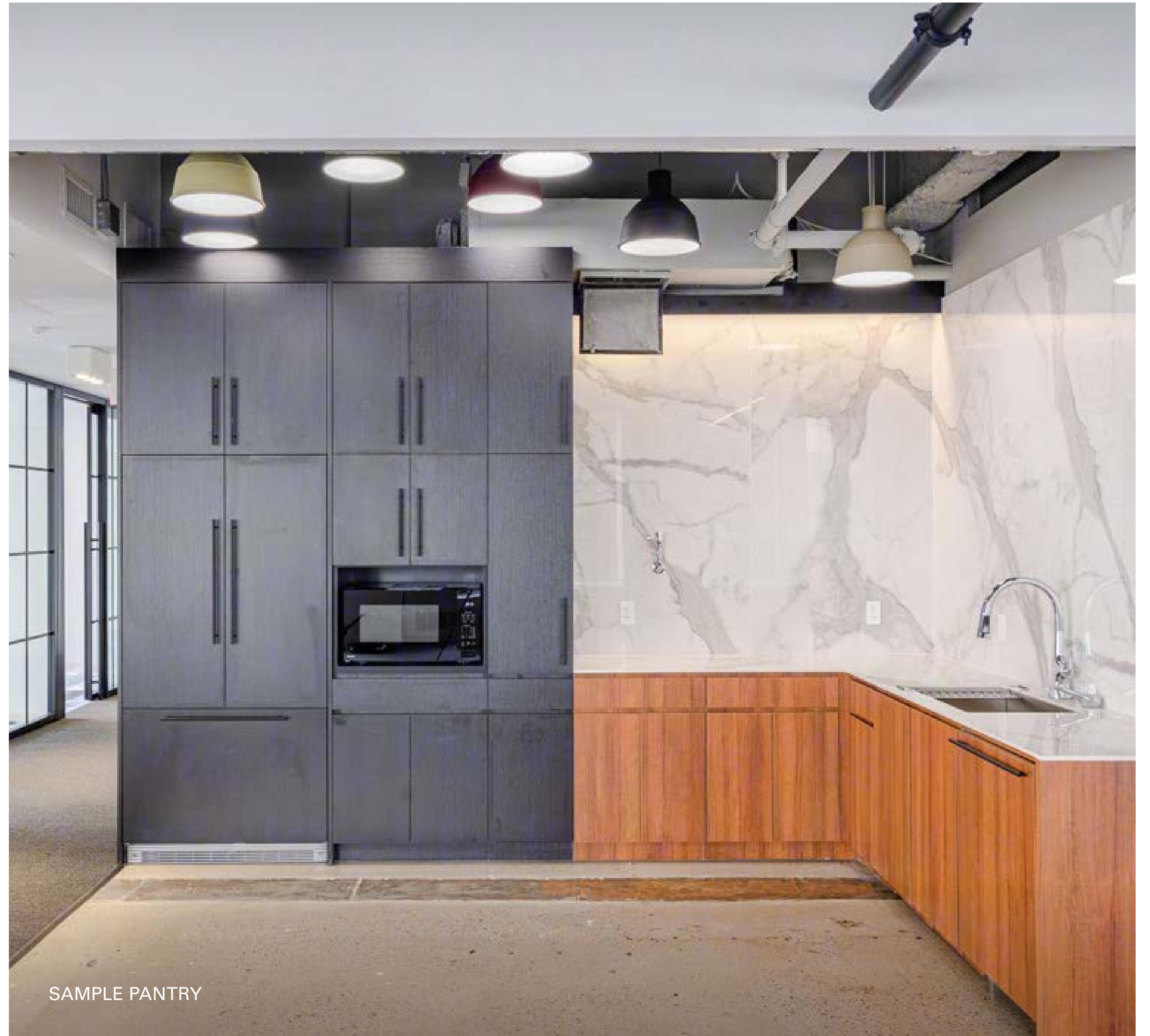
LOUNGE – 2 GANSEVOORT STREET

Office Interiors Palette



Expertly Built with Elevated Design

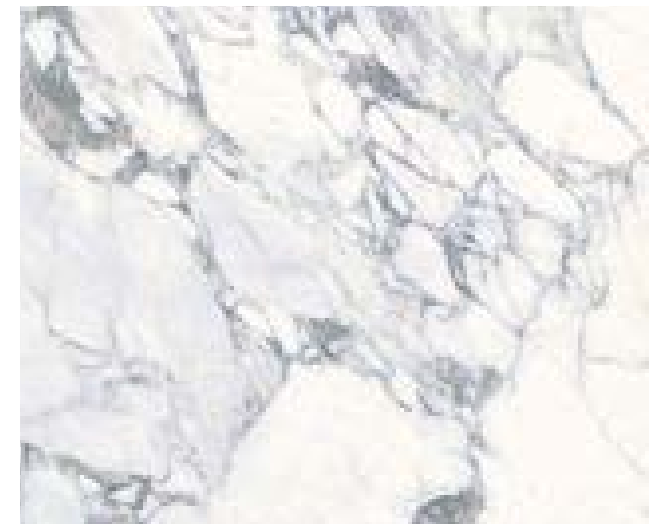
We build thoughtful office interiors, informed by workplace strategy, and design spaces to enhance your productivity and inspiration.



SAMPLE PANTRY

Balanced

Sage's Balanced design aesthetic is inspired by 437 Madison Avenue's traditional and abstract design. The marble-inspired countertops and full slab backsplash, paired with teak wood black cabinetry, silicone mold bell chandeliers in different colors, and chrome fixtures, create the ultimate balance for productivity and serenity. Additionally, the private offices' storefront glass makes use of a divided light pattern, which allows each space to feel more continuous.



ARABESCATO TILE BACKSPLASH



NATURAL TEAK CABINETRY



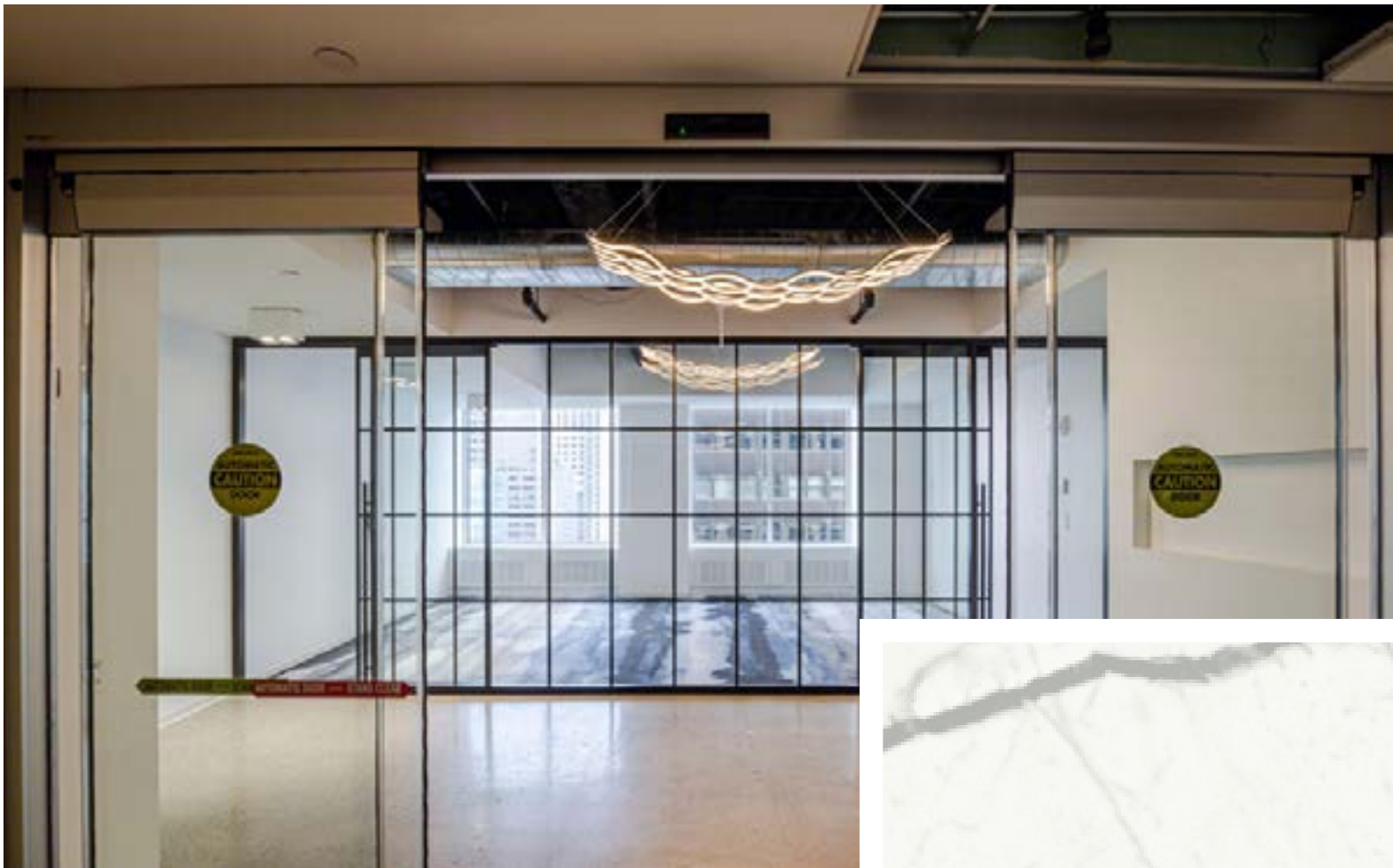
CALACATTA GOLD TILE COUNTERTOPS



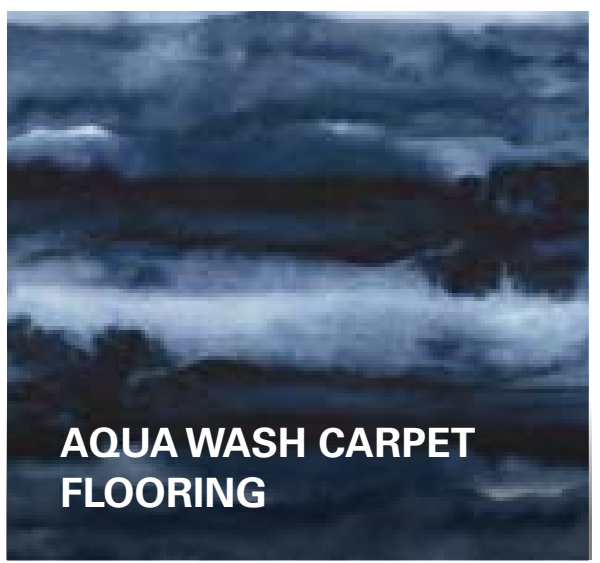
BLACK MATTE TILE BACKSPLASH



LINEAR PENDANT LIGHTING



STATUARIO TILE BACKSPLASH



AQUA WASH CARPET FLOORING



437 Madison Avenue

AVAILABILITIES

Whether you're looking for a 3,000 RSF or 20,000 RSF workspace, the entire process, from inquiry to touring, from construction to move-in, is seamless. We provide curated service and support offerings to our Members at every stage.

40 Stories

900,000 SF RBA

12,000 SF of New Amenities

Entire and Partial Floor Opportunities

■ **Terrace Garden**

■ **Oasis (12,000 SF)**

Equip by Sage Suites

Turnkey office spaces that are built, designed, and tech-enabled, with furnishings, decor, botanicals, and installed air quality sensors, prepped for immediate occupancy.

Bespoke Suites

"Built-to-suit" office space, prepped for demolition. Ready to be optimized, built, and specifically designed to meet your needs.

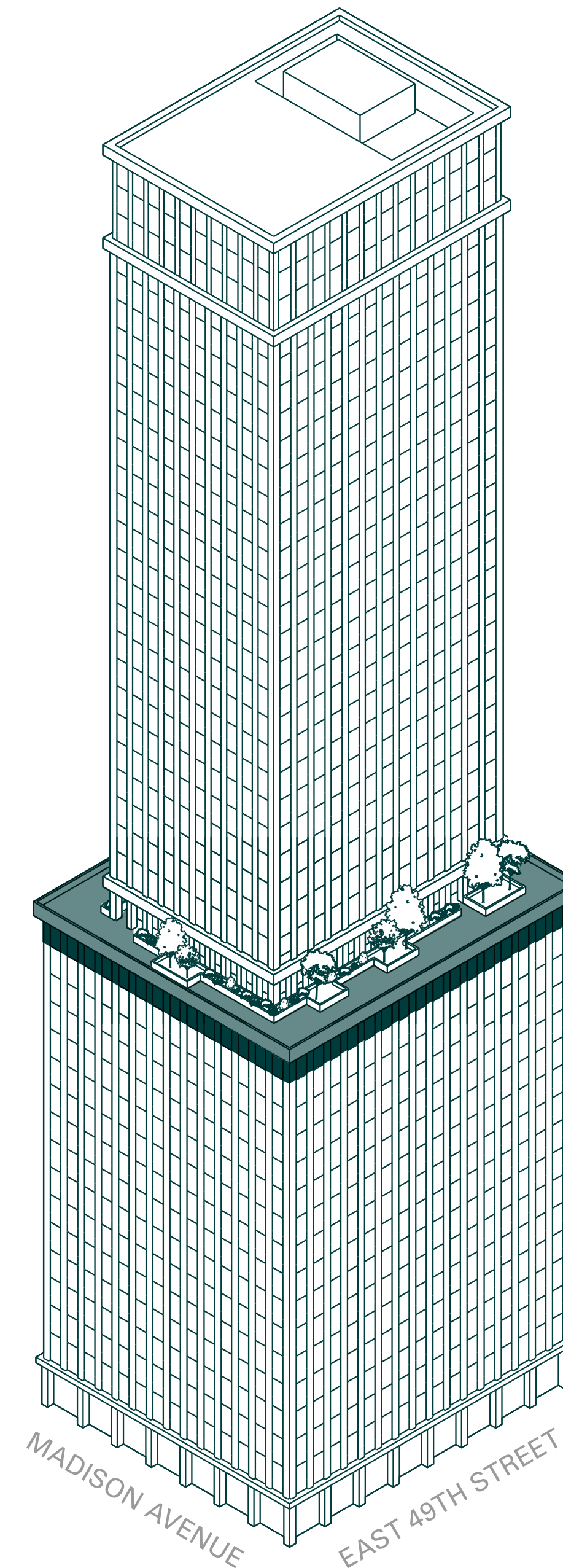
Select Suites

Existing, "built space" with customizable capabilities, geared to meet your design needs and move-in requirements. Select Suites are ideal for immediate or near-term occupancy with flexible lease terms.

Retail

Unique retail storefronts and interiors to help connect your brand with the right audience.

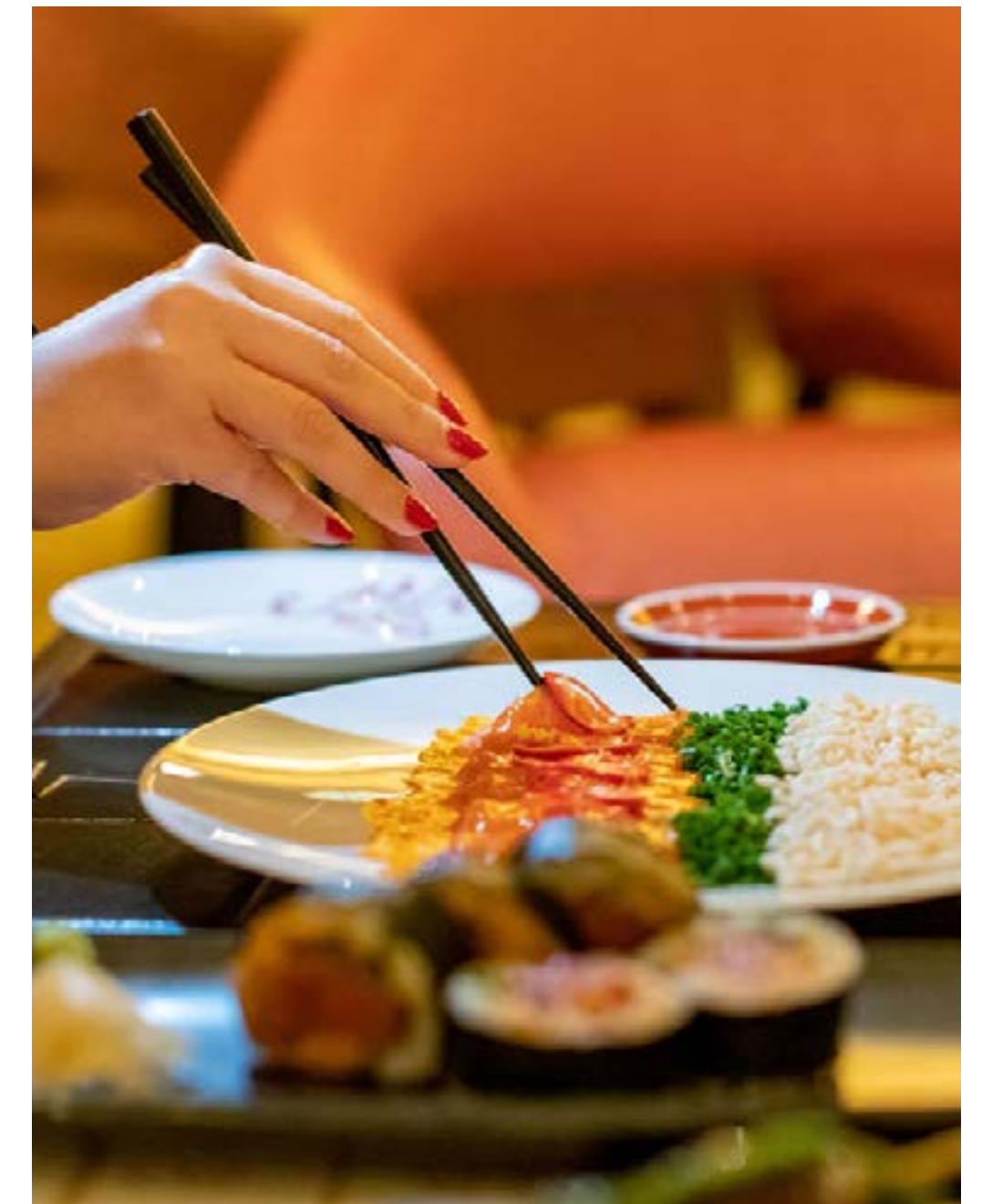
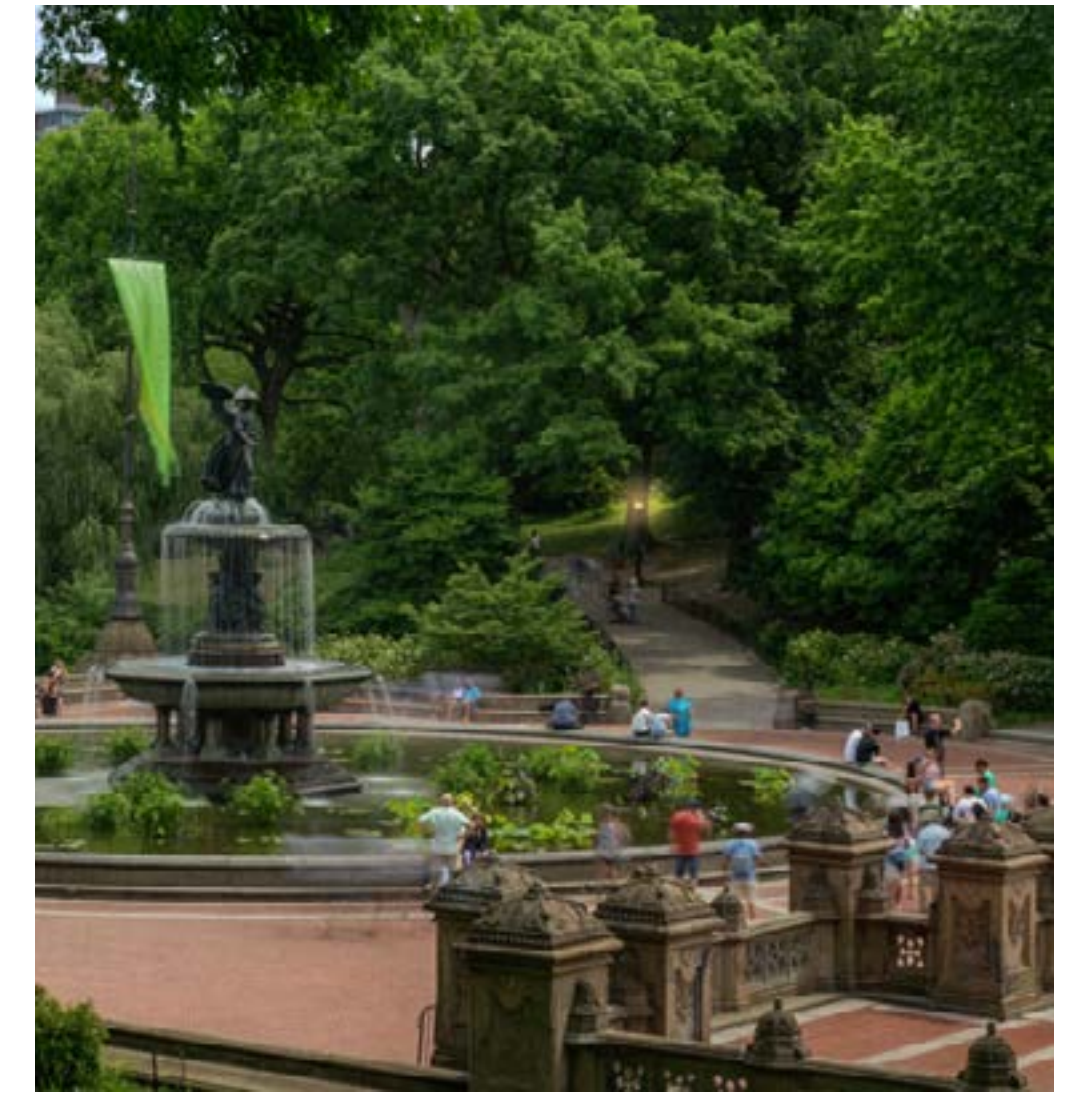
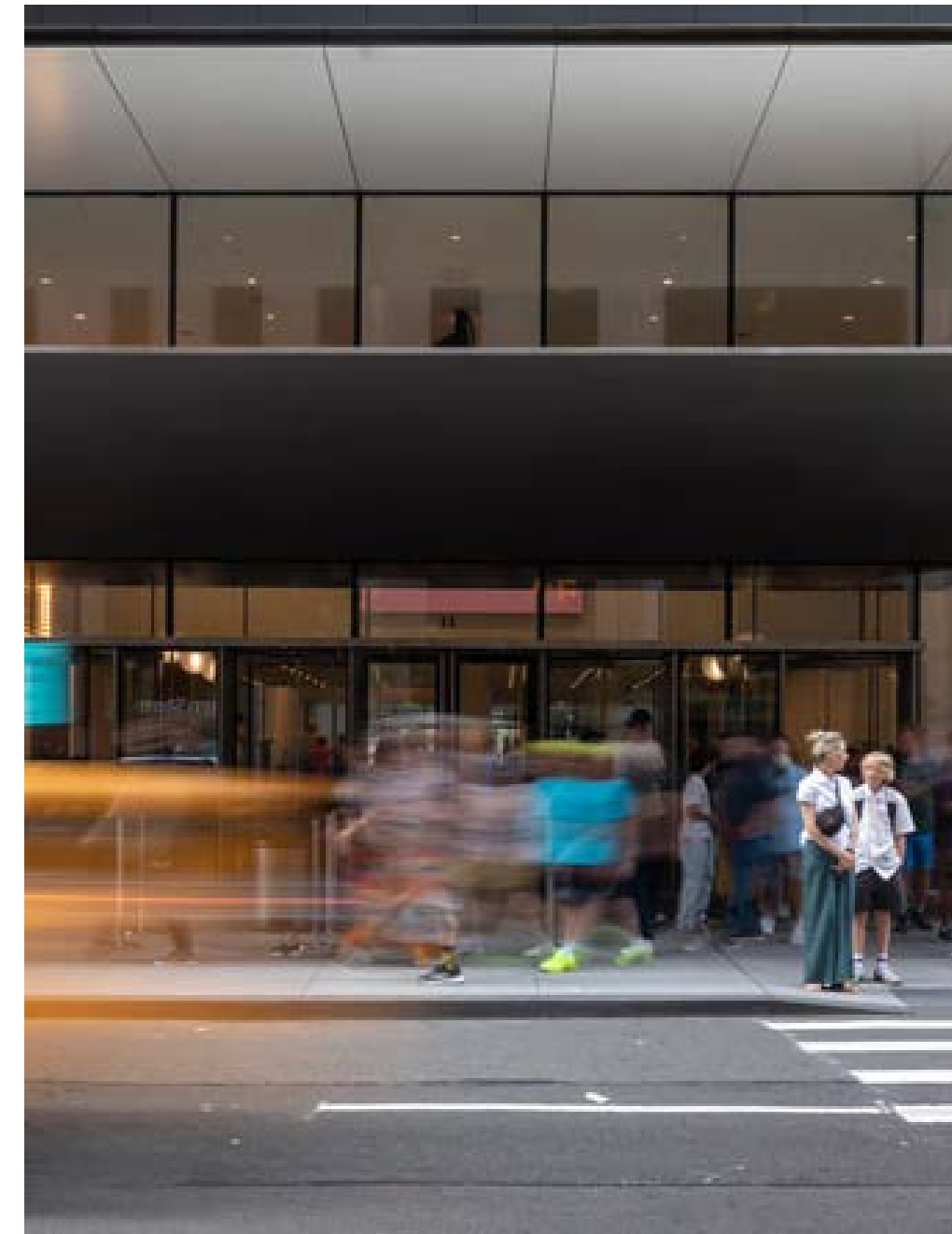
[**View Availabilities**](#)



Prime Manhattan:
Plaza District



THE NEIGHBORHOOD



Located where Grand Central District meets the Plaza District, 437 Madison Avenue is easily accessible to and from all of New York City, Long Island, and the greater tri-state area via road and rail. The blocks immediately surrounding the property offer options for dining and entertaining clients in abundance. There's also a large amount of upscale, luxury hotels in the area to accommodate business guests overnight.

THE NEIGHBORHOOD

Around Town

 **Quick Bites**

- 01 Blank Slate Coffee & Kitchen
- 02 Cham Cold Brew Tea
- 03 Dil & Parsley
- 04 Dr Smood
- 05 Duke Eatery
- 06 Fresco by Scotto
- 07 Grand Central Market
- 08 Juice Generation
- 09 Katsu-Hama
- 10 McDonald's
- 11 New York Luncheonette
- 12 Paris Baguette
- 13 Cafe Serafina
- 14 Sweet Green
- 15 Uncle Gussy's
- 16 Urbanspace

 **Business Lunch & Dinner**

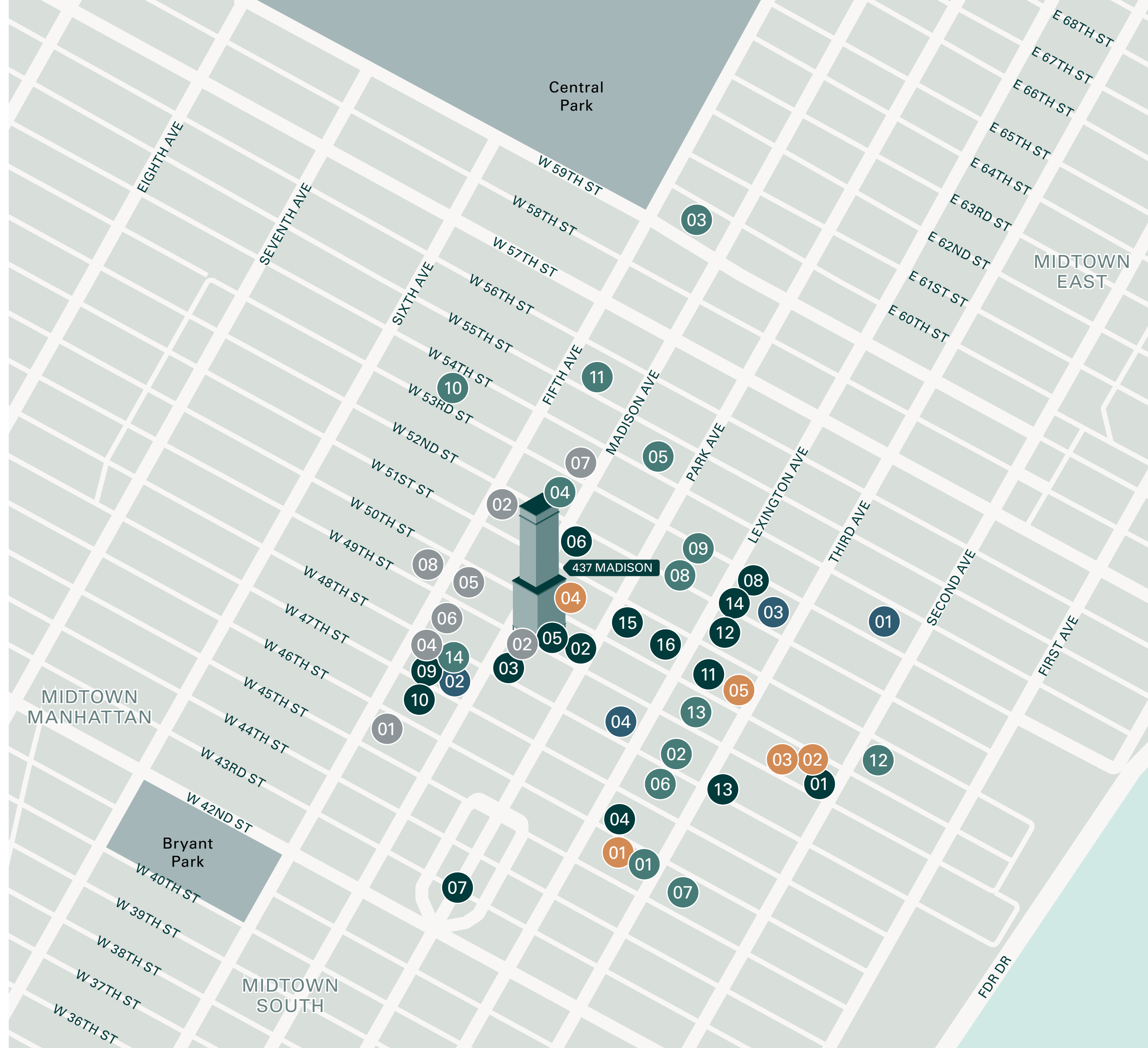
- 01 Aretsky's Patroon
- 02 Avra 48th Street
- 03 Avra Madison Estiatorio
- 04 Empellón
- 05 Nerai
- 06 Sea Fire Grill
- 07 Sparks Steak House
- 08 The Grill
- 09 The Lobster Club
- 10 The Modern
- 11 The Polo Bar
- 12 The Smith
- 13 Toscana49
- 14 Wolf & Lamb

 **Retail & Gifts**

- 01 Barnes & Noble
- 02 Cartier
- 03 Eden Fine Art
- 04 H&M
- 05 Louis Vuitton New York Saks Fifth Ave
- 06 Puma Flagship
- 07 Sephora
- 08 Tiffany & Co.

 **Coffee & Pastry Shops**

- 01 Birch Coffee
- 02 Bluestone Lane Midtown
- 03 Ground Central Coffee Company
- 04 Ole & Steen



TRANSPORTATION

Commute with Ease

Grand Central
3 minute walk

Penn Station
9 minute bike ride
16 minute train ride
26 minute walk

Port Authority
7 minute bike ride
17 minute train ride
24 minute walk

Lincoln Tunnel
13 minute bike ride
23 minute train ride

Queensboro Bridge
13 minute bike ride
24 minute train ride



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