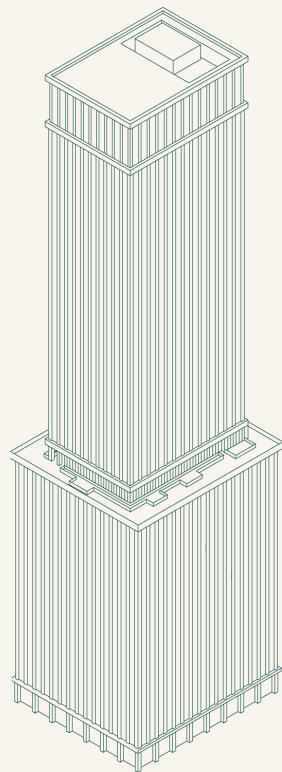
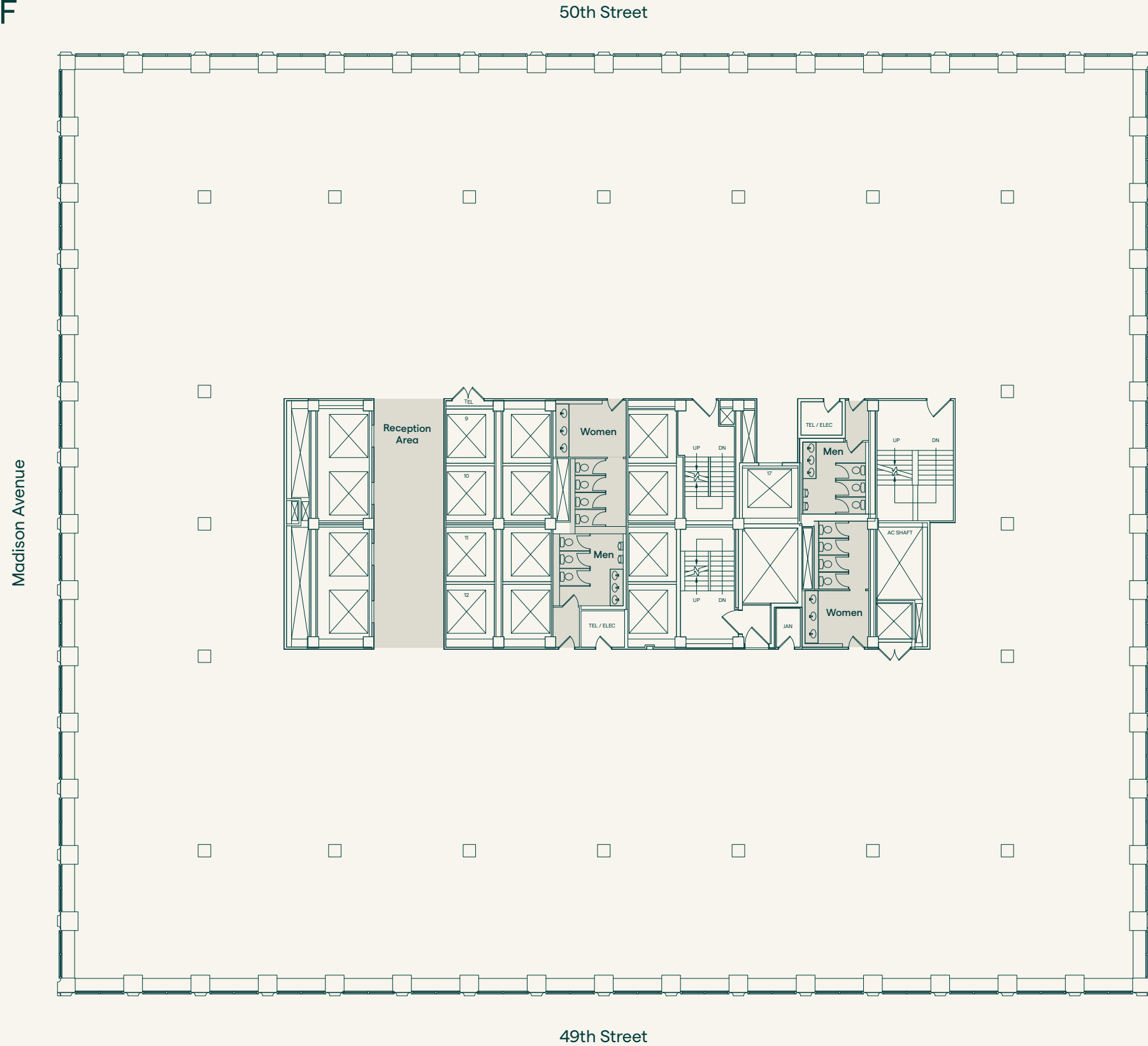
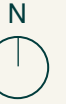


437 Madison Avenue

Typical Full Floor | 31,800 RSF - 32,863 RSF
Core & Shell



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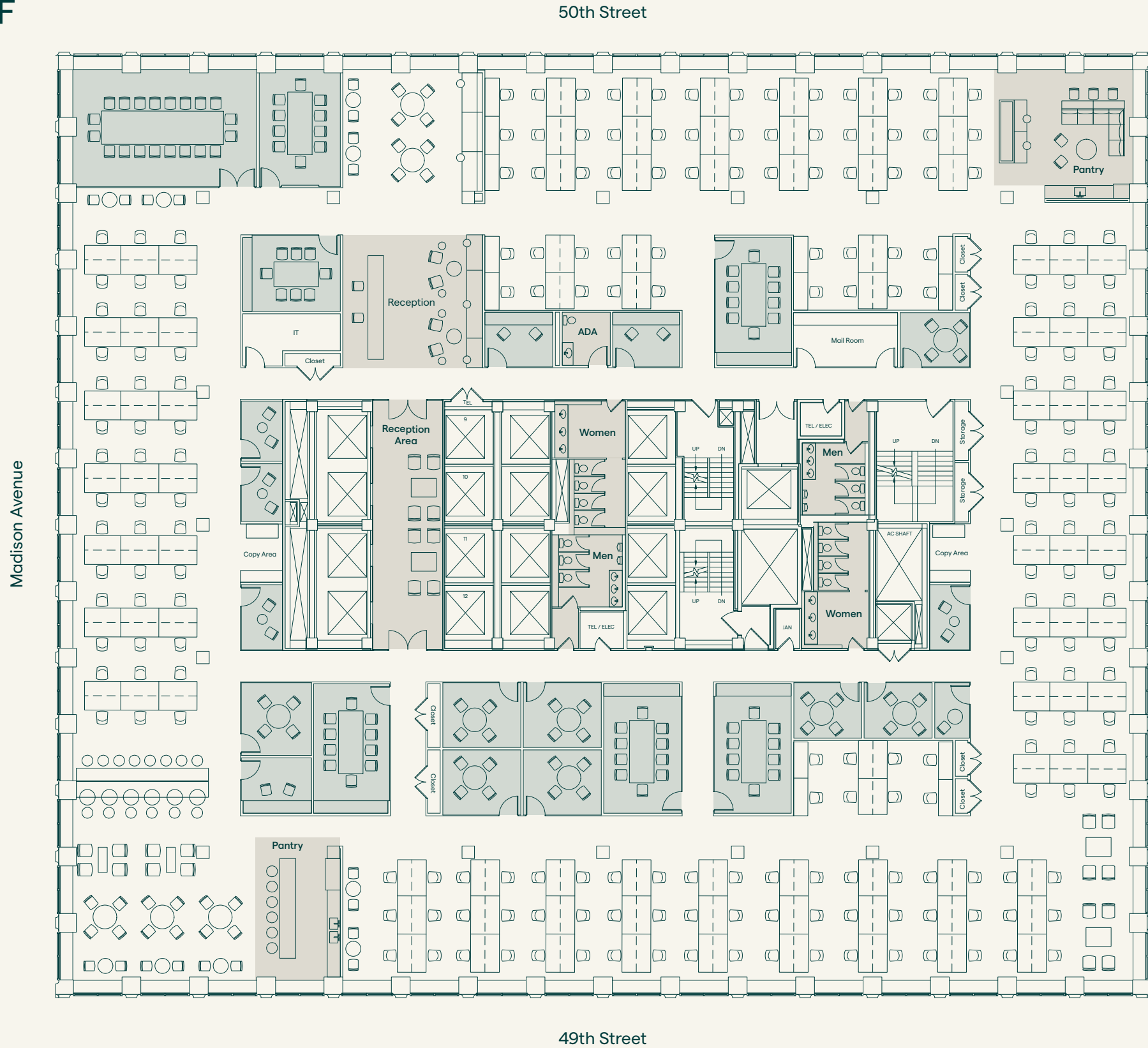
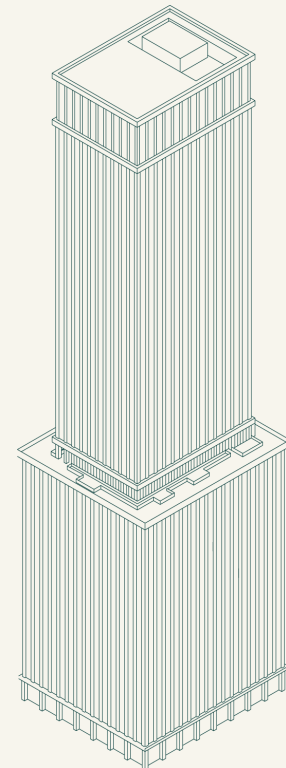
A Sage Property

437 Madison Avenue

Typical Full Floor | 31,800 RSF - 32,863 RSF

Open Layout

Total Headcount	211
Collaborative Spaces	
Conference Rooms	7
Meeting Rooms	8
Phone Rooms	8
Open Spaces	
Workstations	209
Communal Spaces	
Pantry	2
Reception	2



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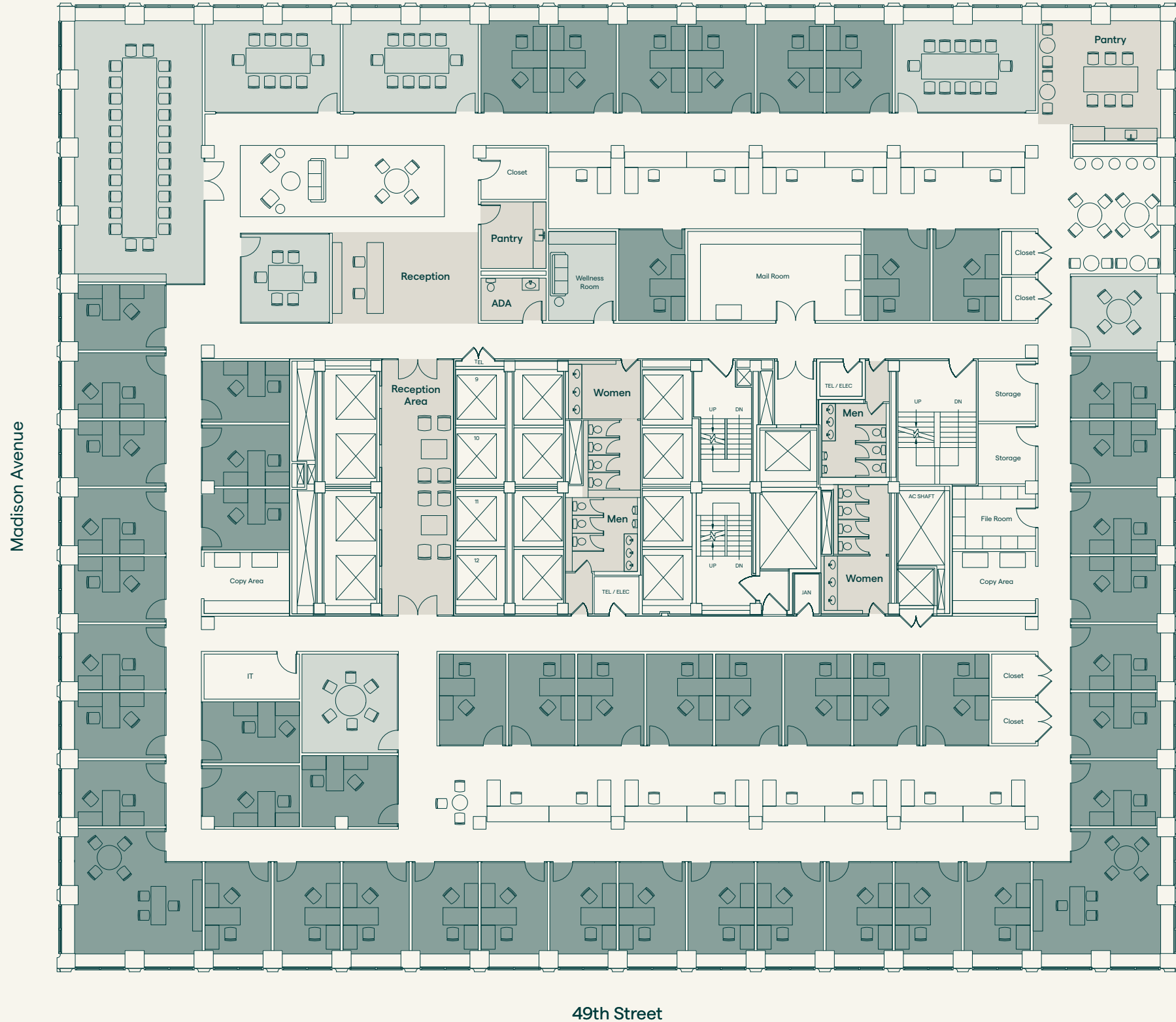
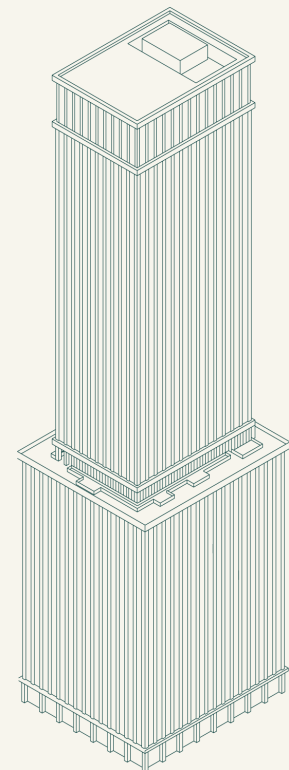
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437 Madison Avenue

Typical Full Floor | 31,800 RSF - 32,863 RSF
Office Intensive Layout



Total Headcount	69
Private Spaces	
Offices	52
Collaborative Spaces	
Conference Rooms	4
Meeting Rooms	3
Wellness Room	1
Open Spaces	
Workstations	15
Communal Spaces	
Pantry	2
Reception	2



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437 Madison Avenue

Entire 2nd Floor | 32,863 RSF

Open Layout | Duplex

Duplex includes floors 2-3



2nd Floor Total Headcount 235

- **Collaborative Spaces**
- Conference Rooms 7
- Meeting Rooms 9
- Phone Rooms 3
- Wellness Room 1

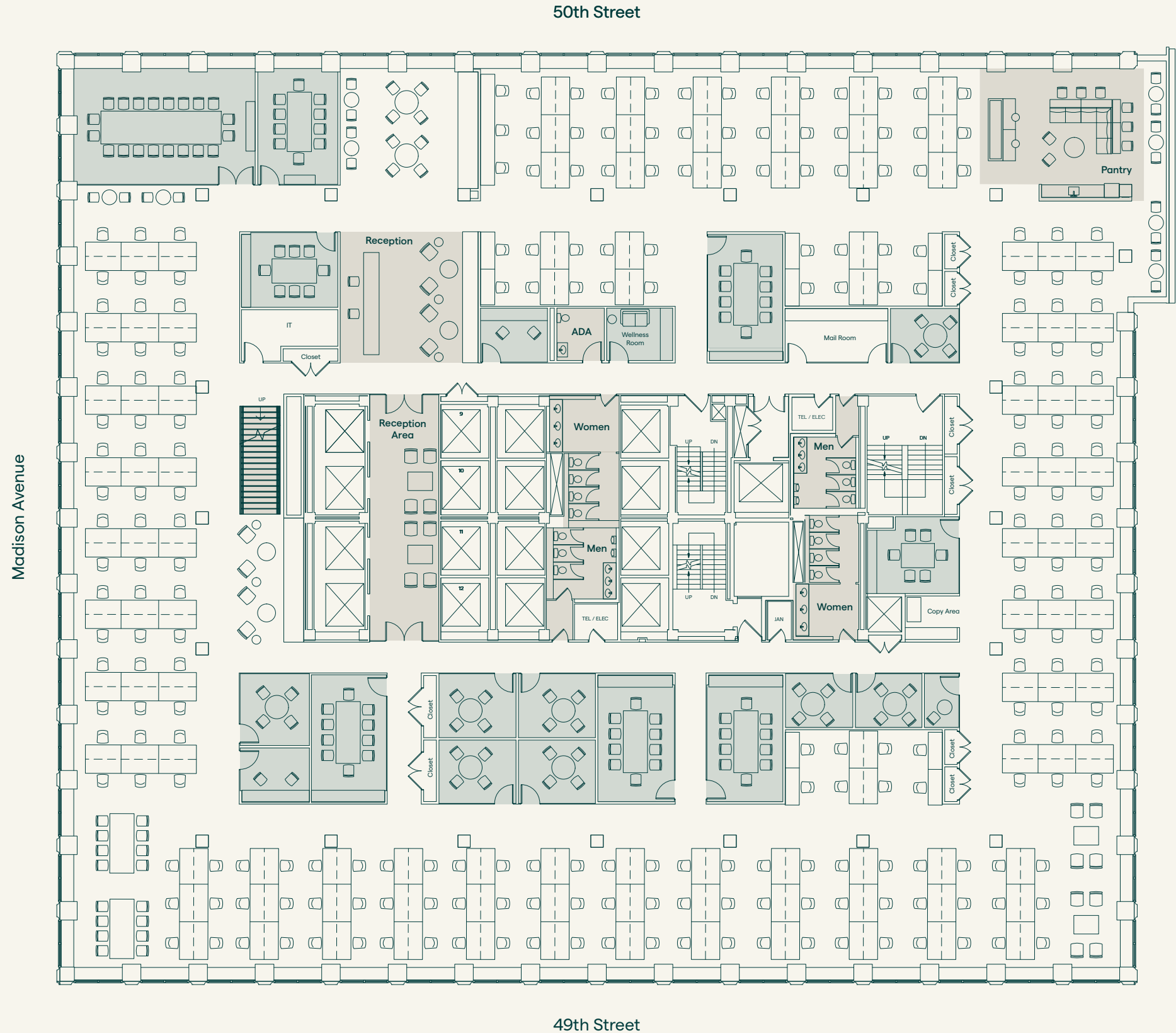
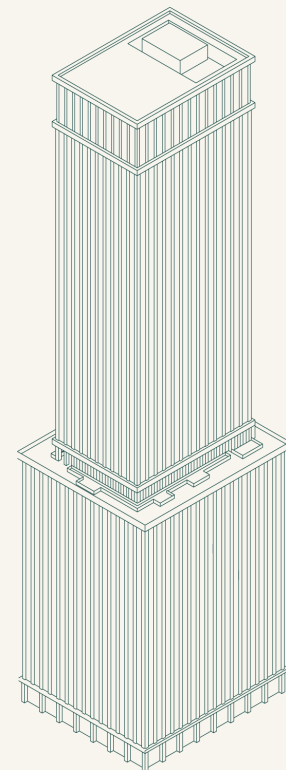
- **Open Spaces**
- Workstations 233

- **Communal Spaces**
- Pantry 1
- Reception 2

2nd Floor Total Headcount 235

3rd Floor Total Headcount 234

Duplex Total Headcount 469



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437 Madison Avenue

Entire 3rd Floor | 32,383 RSF

Open Layout | Duplex

Duplex includes floors 2-3



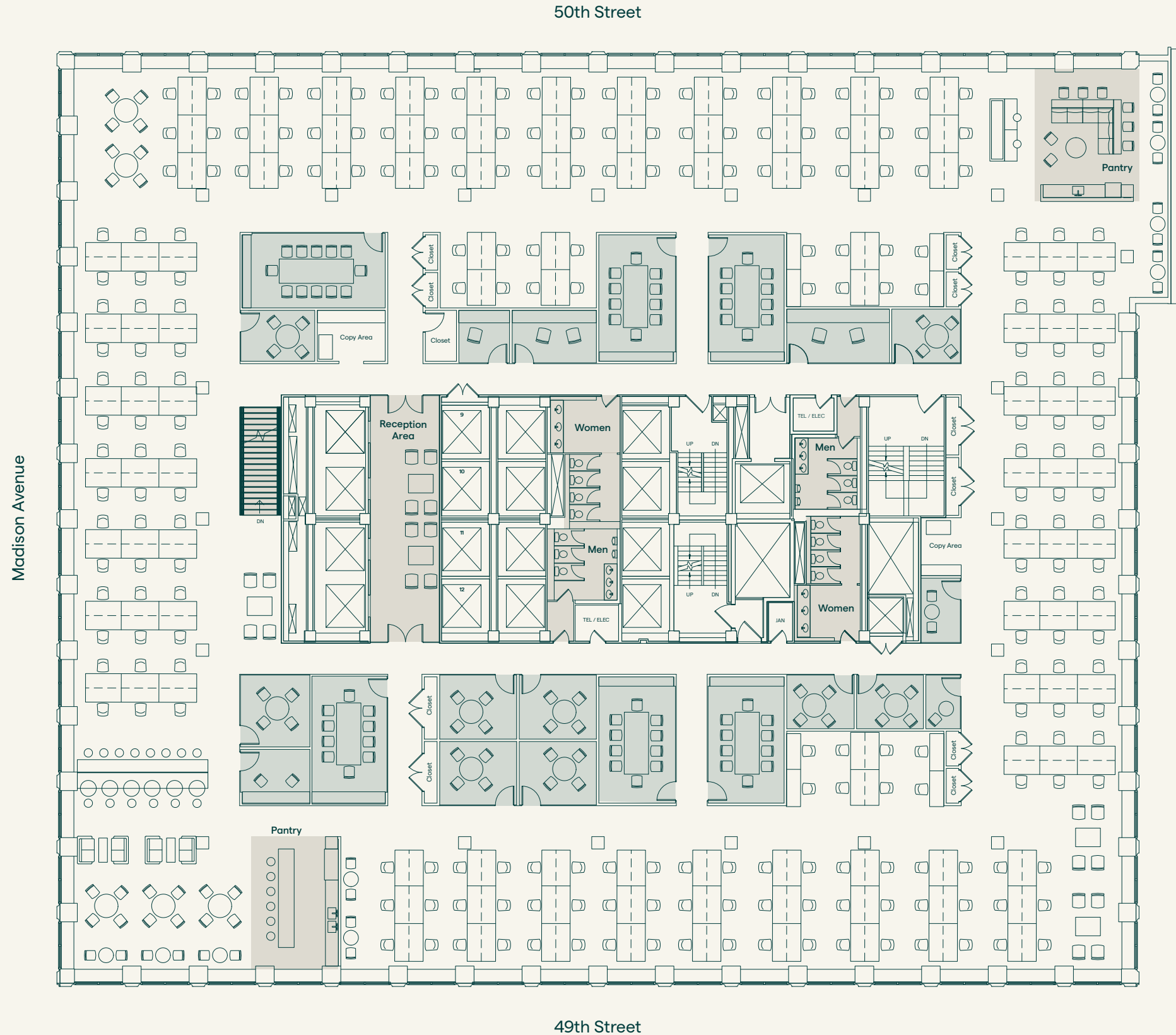
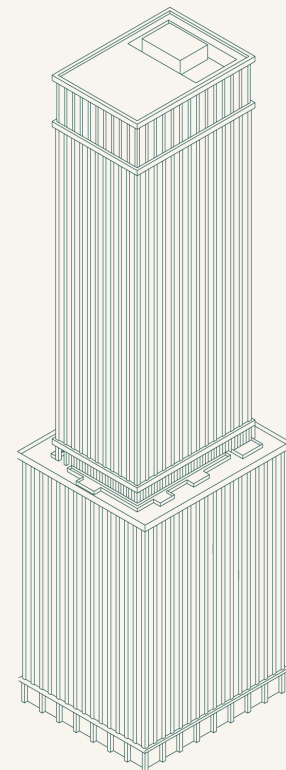
3rd Floor Total Headcount 234

- Collaborative Spaces
 - Conference Rooms 6
 - Meeting Rooms 9
 - Phone Rooms 6
- Open Spaces
 - Workstations 234
- Communal Spaces
 - Pantry 2

2nd Floor Total Headcount 235

3rd Floor Total Headcount 234

Duplex Total Headcount 469



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437 Madison Avenue

Entire 2nd Floor | 32,863 RSF

Office Intensive Layout | Duplex

Duplex includes floors 2-3



2nd Floor Total Headcount 79

■ Private Spaces

Offices 46
Shared Offices 9 (18 ppl)

■ Collaborative Spaces

Conference Rooms 3
Meeting Rooms 4
Wellness Room 1

□ Open Spaces

Workstations 14

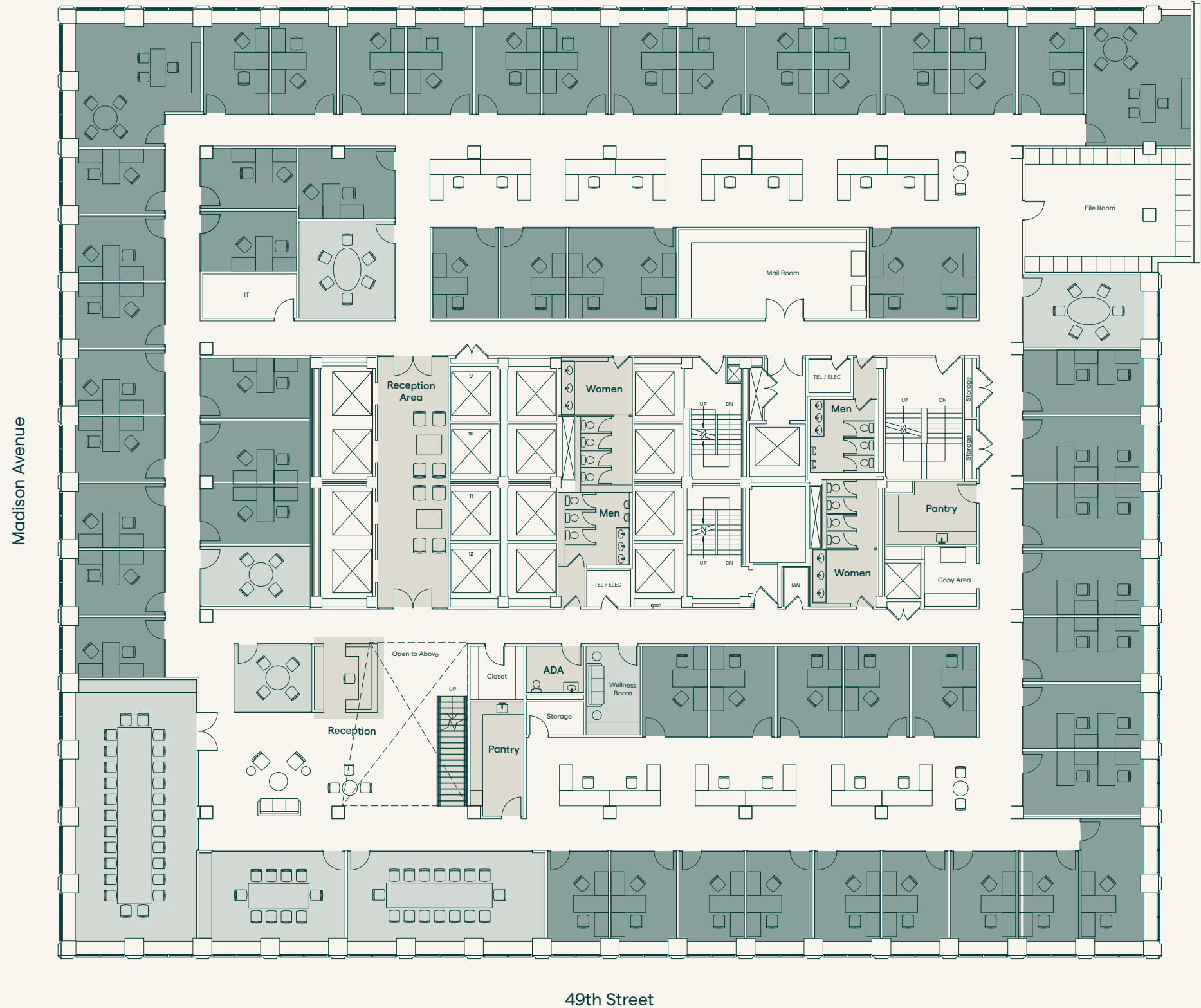
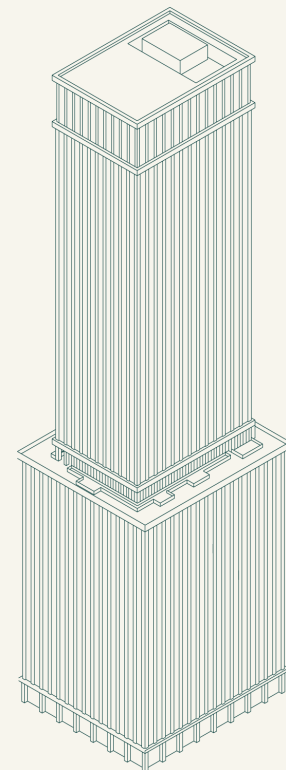
■ Communal Spaces

Pantry 2
Reception 1

2nd Floor Total Headcount 79

3rd Floor Total Headcount 73

Duplex Total Headcount 152



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437 Madison Avenue

Entire 3rd Floor | 32,383 RSF
Office Intensive Layout | Duplex
Duplex includes floors 2-3



3rd Floor Total Headcount 73

■ Private Spaces
Offices 56

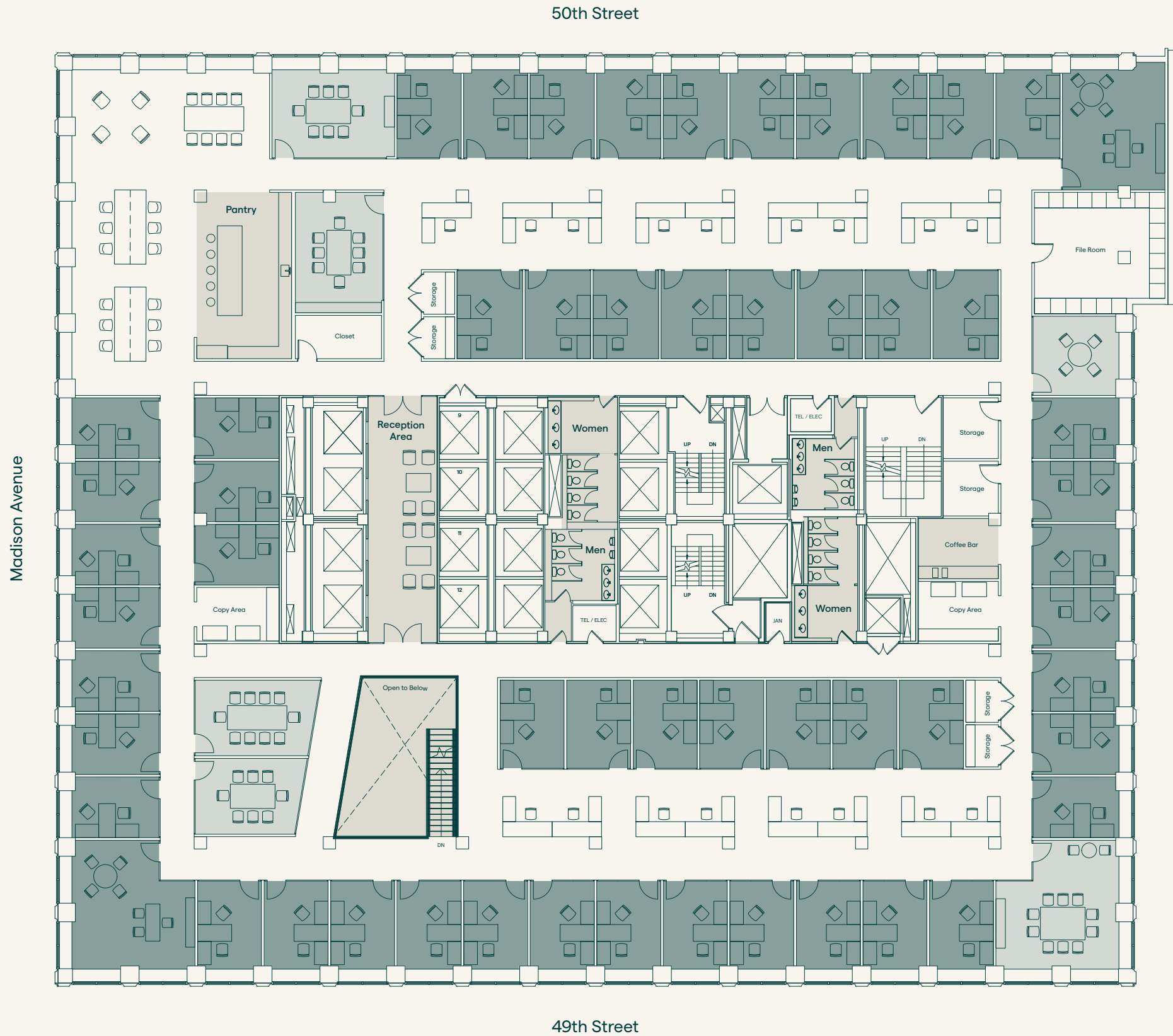
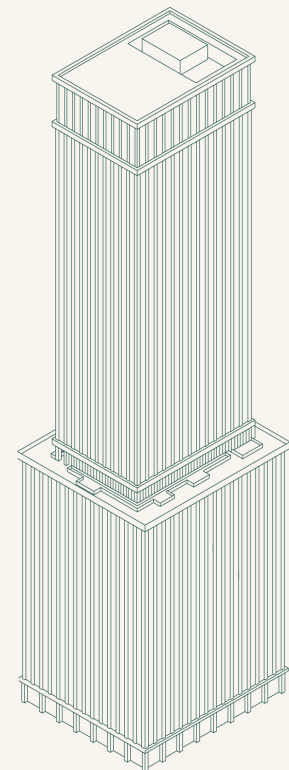
■ Collaborative Spaces
Conference Rooms 5
Meeting Room 1

□ Open Spaces
Workstations 17

■ Communal Spaces
Pantry 1

2nd Floor Total Headcount 79
3rd Floor Total Headcount 73

Duplex Total Headcount 152



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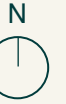
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437 Madison Avenue

Entire 2nd Floor | 32,863 RSF

Open Layout | Triplex

Triplex includes floors 2-4



2nd Floor Total Headcount 235

- Collaborative Spaces
 - Conference Rooms 7
 - Meeting Rooms 9
 - Phone Rooms 3
 - Wellness Room 1

- Open Spaces
 - Workstations 233

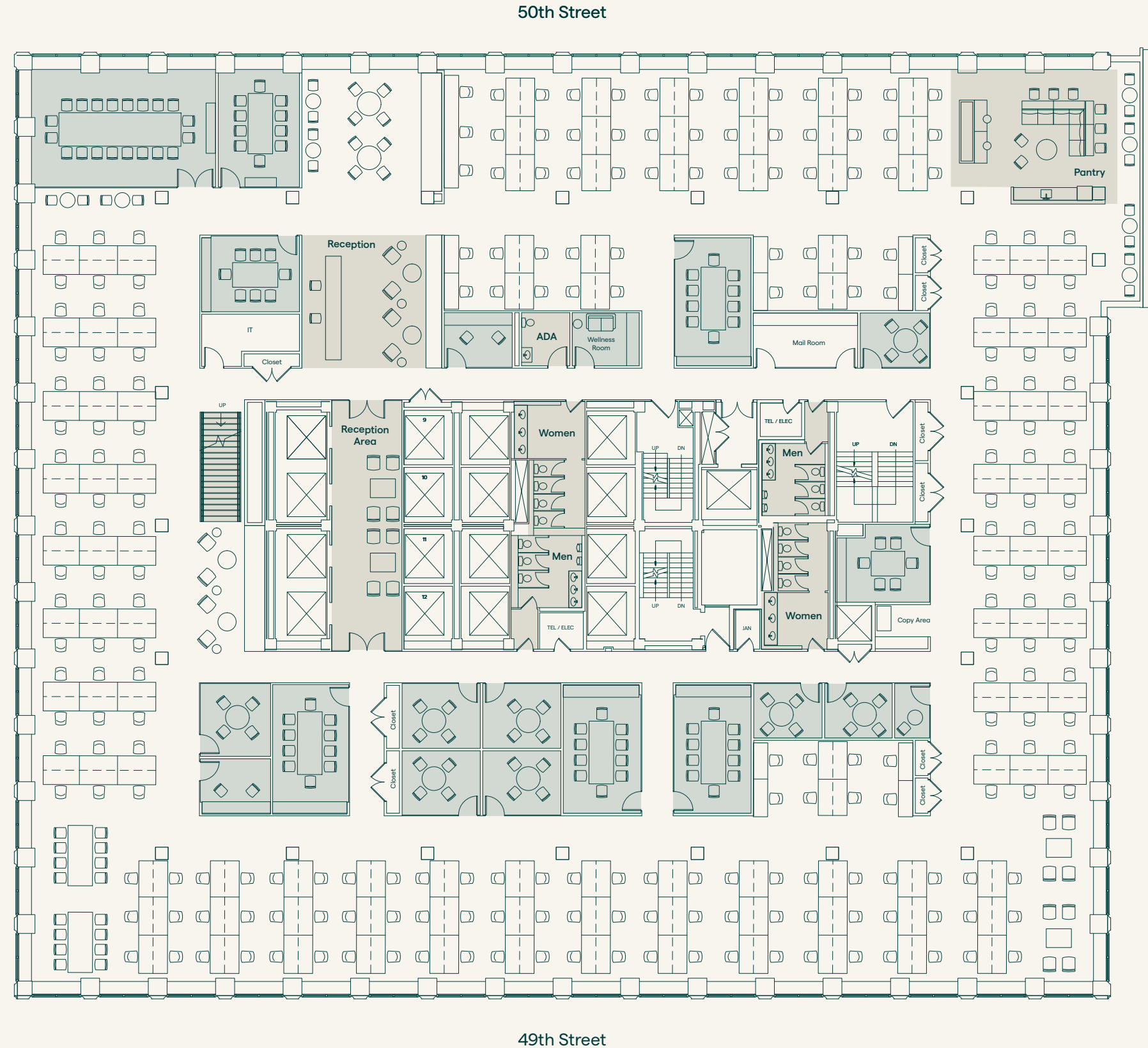
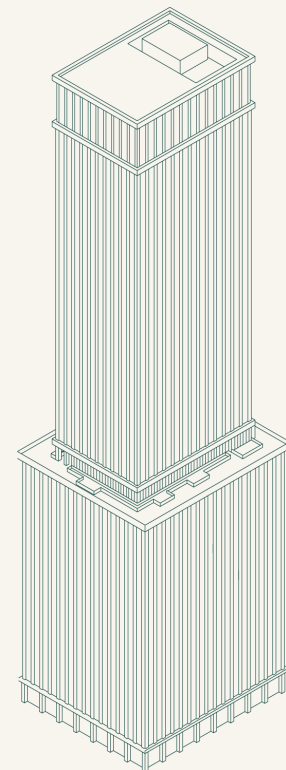
- Communal Spaces
 - Pantry 1
 - Reception 2

2nd Floor Total Headcount 235

3rd Floor Total Headcount 234

4th Floor Total Headcount 258

Triplex Total Headcount 727



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437 Madison Avenue

Entire 3rd Floor | 32,383 RSF

Open Layout | Triplex

Triplex includes floors 2-4



3rd Floor Total Headcount 234

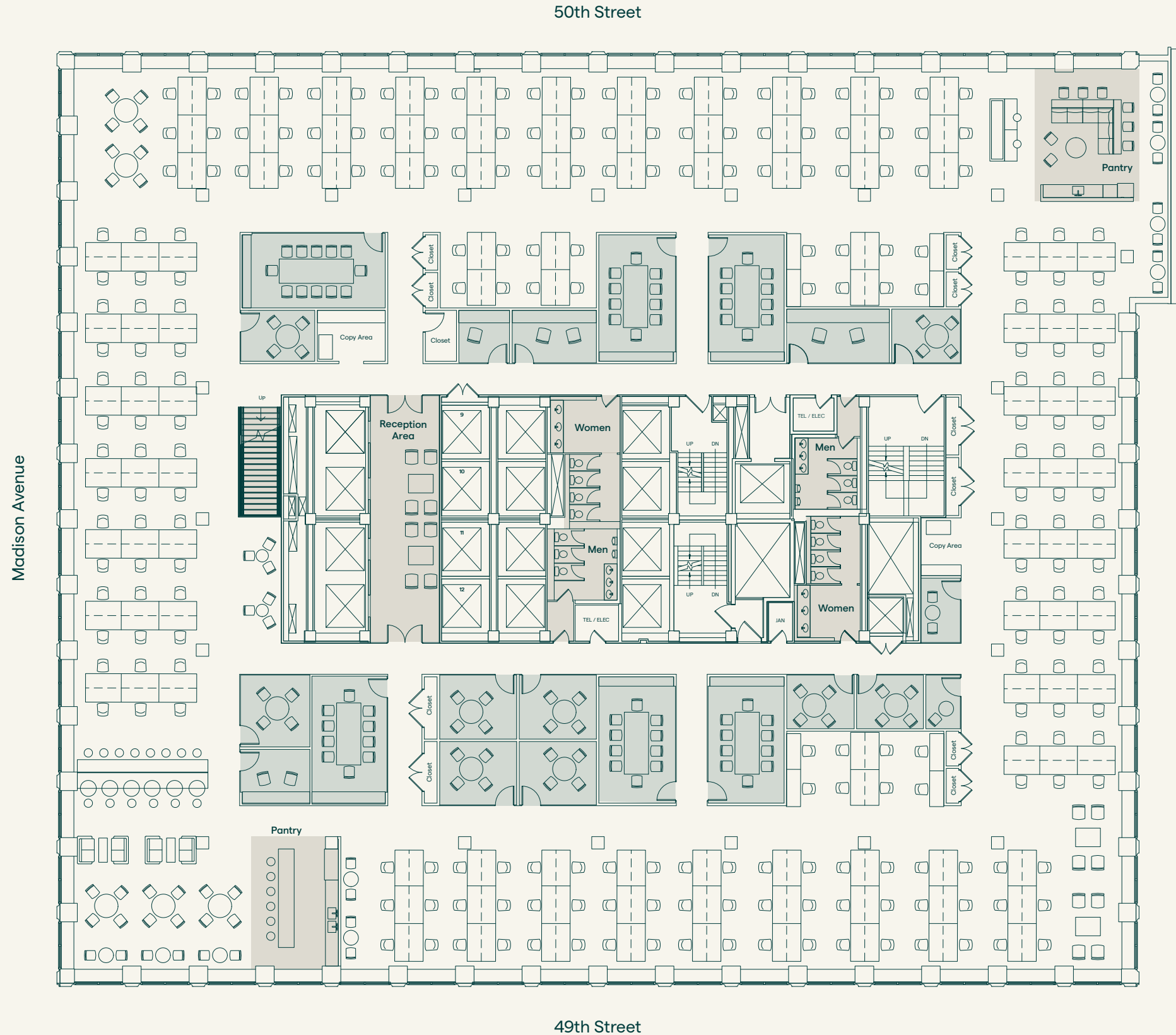
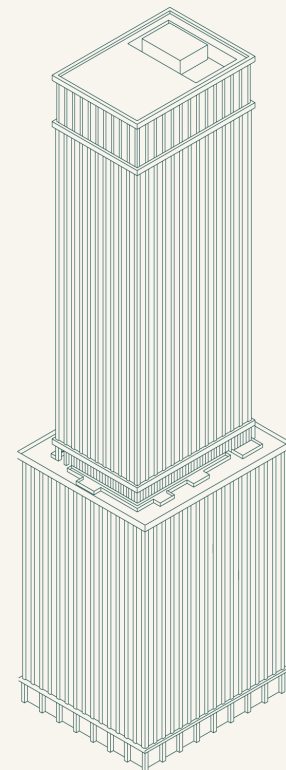
- Collaborative Spaces
 - Conference Rooms 6
 - Meeting Rooms 9
 - Phone Rooms 6
- Open Spaces
 - Workstations 234
- Communal Spaces
 - Pantry 2

2nd Floor Total Headcount 235

3rd Floor Total Headcount 234

4th Floor Total Headcount 258

Triplex Total Headcount 727



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437 Madison Avenue

Entire 4th Floor | 32,073 RSF

Open Layout | Triplex

Triplex includes floors 2-4



4th Floor Total Headcount 258

■ **Collaborative Spaces**

- Conference Rooms 6
- Meeting Rooms 9
- Phone Rooms 6

□ **Open Spaces**

- Workstations 258

■ **Communal Spaces**

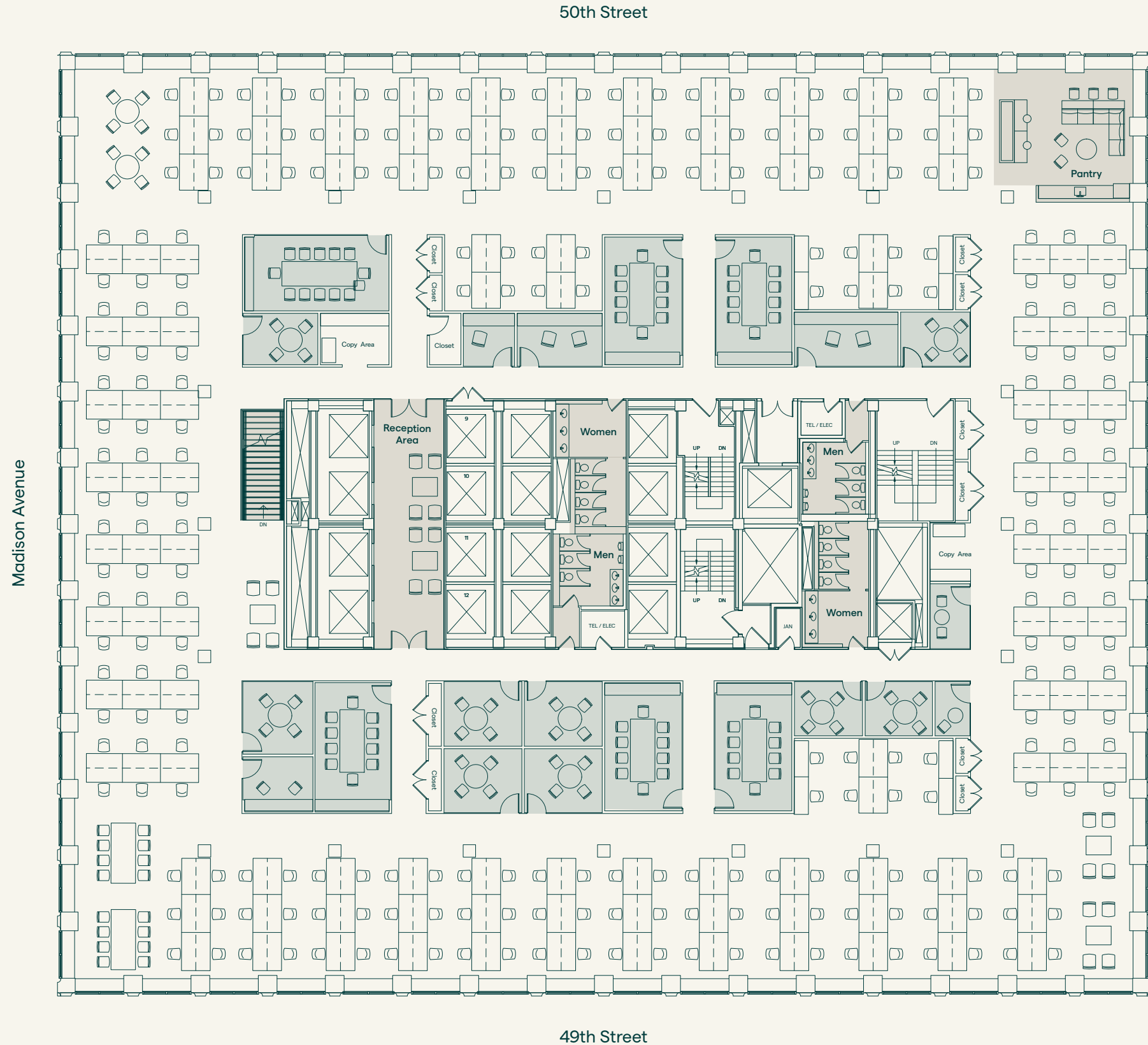
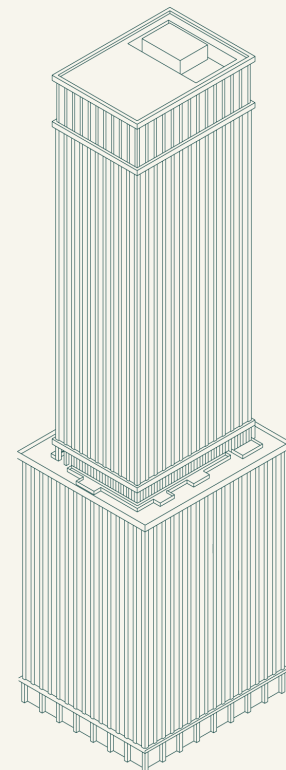
- Pantry 1

2nd Floor Total Headcount 235

3rd Floor Total Headcount 234

4th Floor Total Headcount 258

Triplex Total Headcount 727



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437 Madison Avenue

Entire 2nd Floor | 32,863 RSF

Office Intensive Layout | Triplex

Triplex includes floors 2-4



2nd Floor Total Headcount 78

■ Private Spaces

Offices 45
Shared Offices 9 (18 ppl)

■ Collaborative Spaces

Conference Rooms 3
Meeting Rooms 4
Wellness Room 1

□ Open Spaces

Workstations 14

■ Communal Spaces

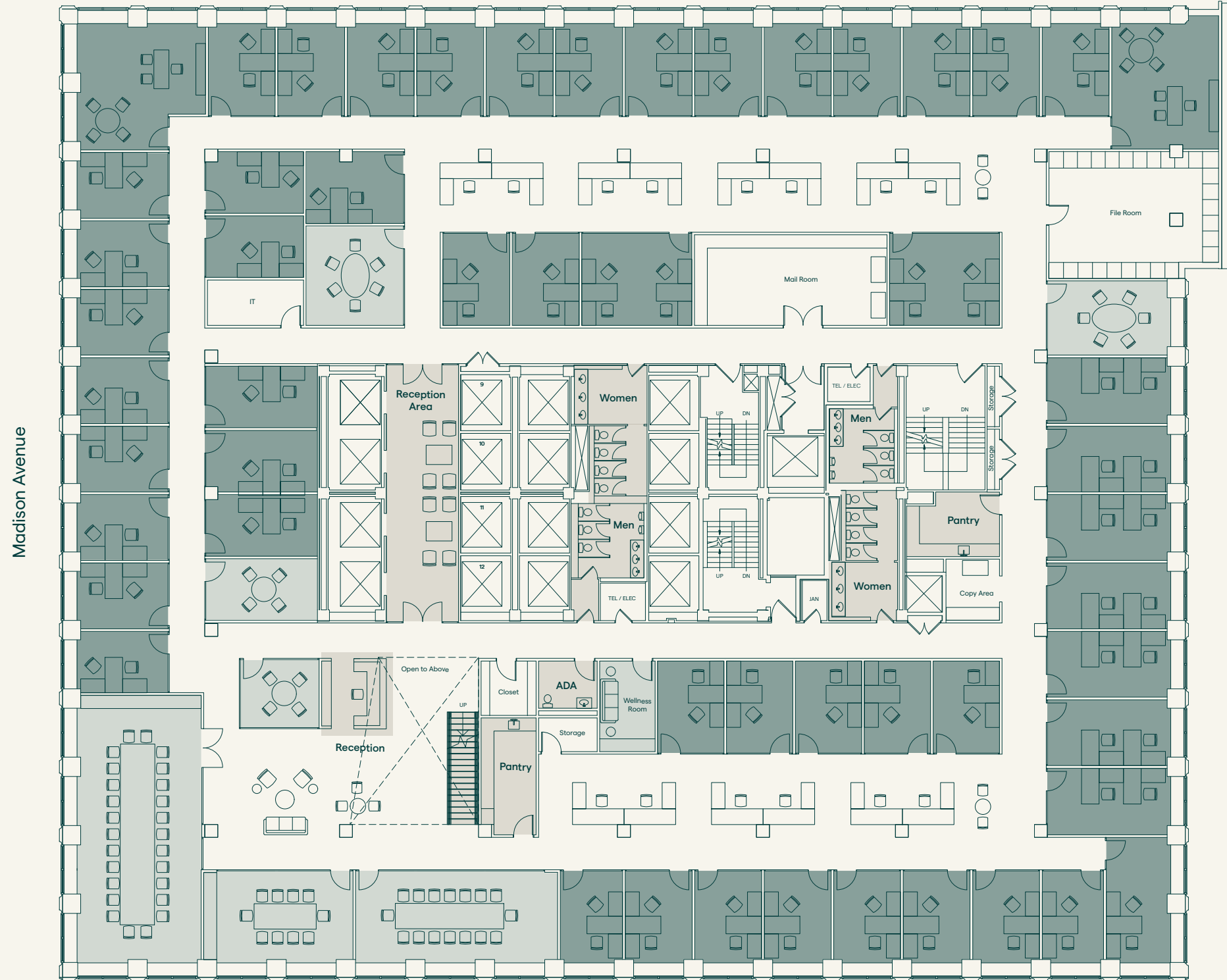
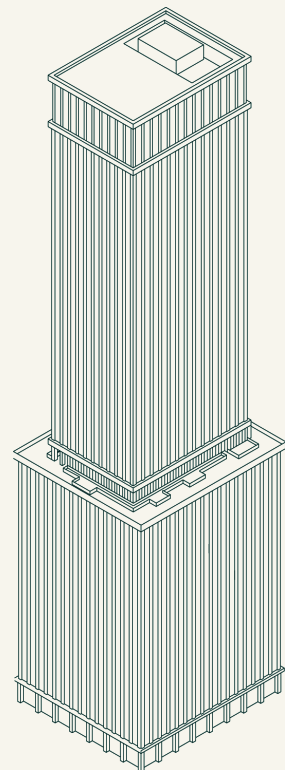
Pantry 2
Reception 1

2nd Floor Total Headcount 78

3rd Floor Total Headcount 73

4th Floor Total Headcount 93

Triplex Total Headcount 244



Madison Avenue

50th Street

49th Street

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437 Madison Avenue

Entire 3rd Floor | 32,383 RSF
Office Intensive Layout | Triplex
Triplex includes floors 2-4



3rd Floor Total Headcount 73

■ Private Spaces
Offices 56

■ Collaborative Spaces
Conference Rooms 5
Meeting Room 1

□ Open Spaces
Workstations 17

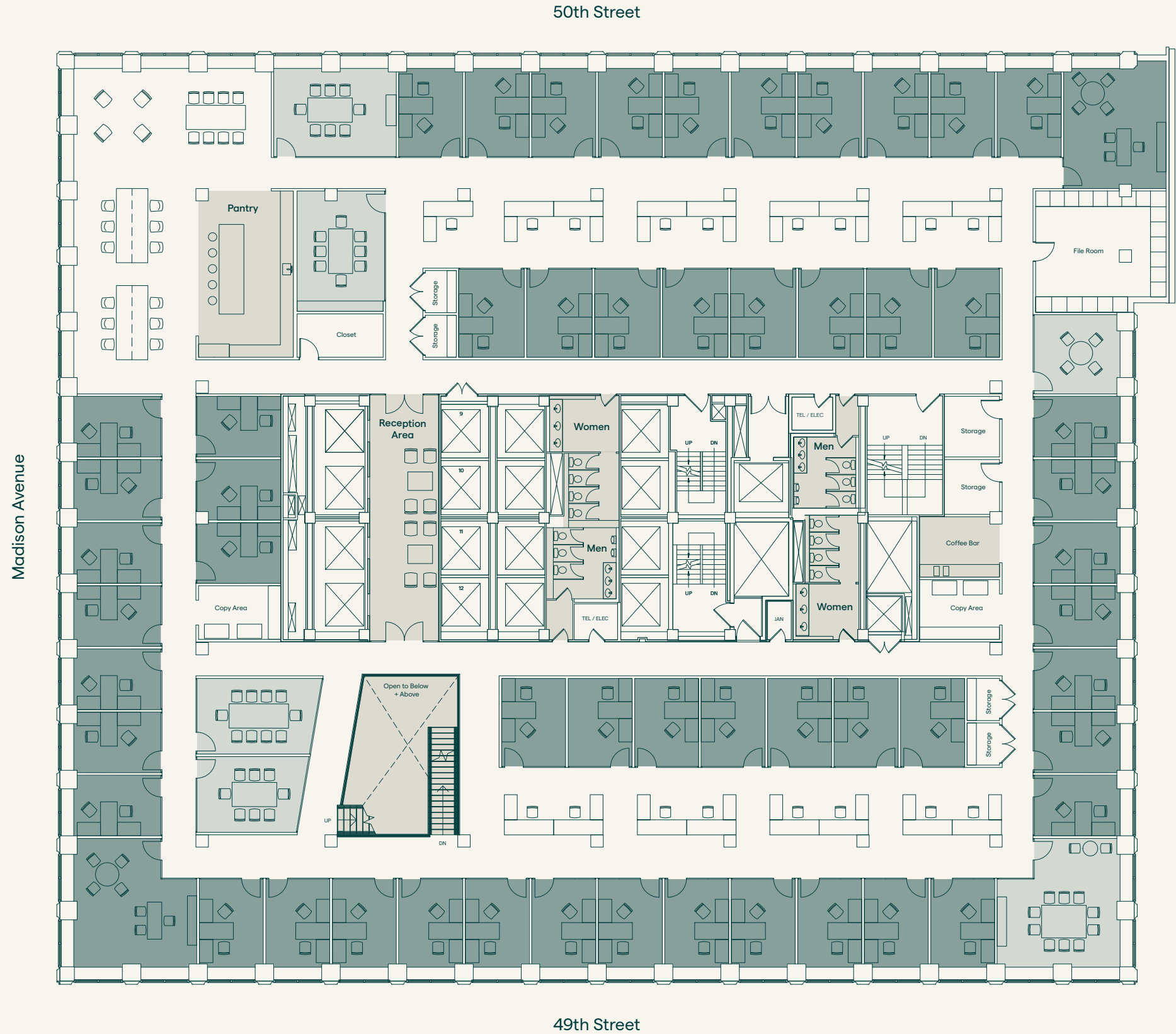
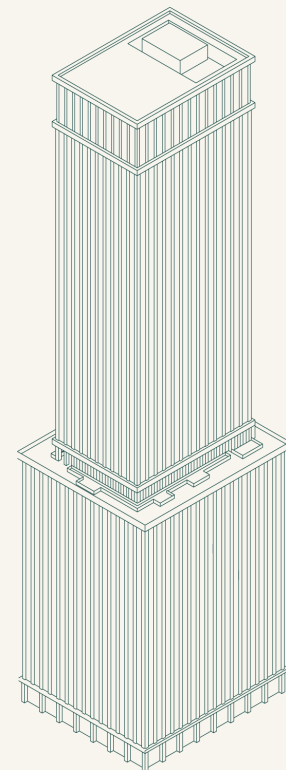
■ Communal Spaces
Pantry 1

2nd Floor Total Headcount 78

3rd Floor Total Headcount 73

4th Floor Total Headcount 93

Triplex Total Headcount 244



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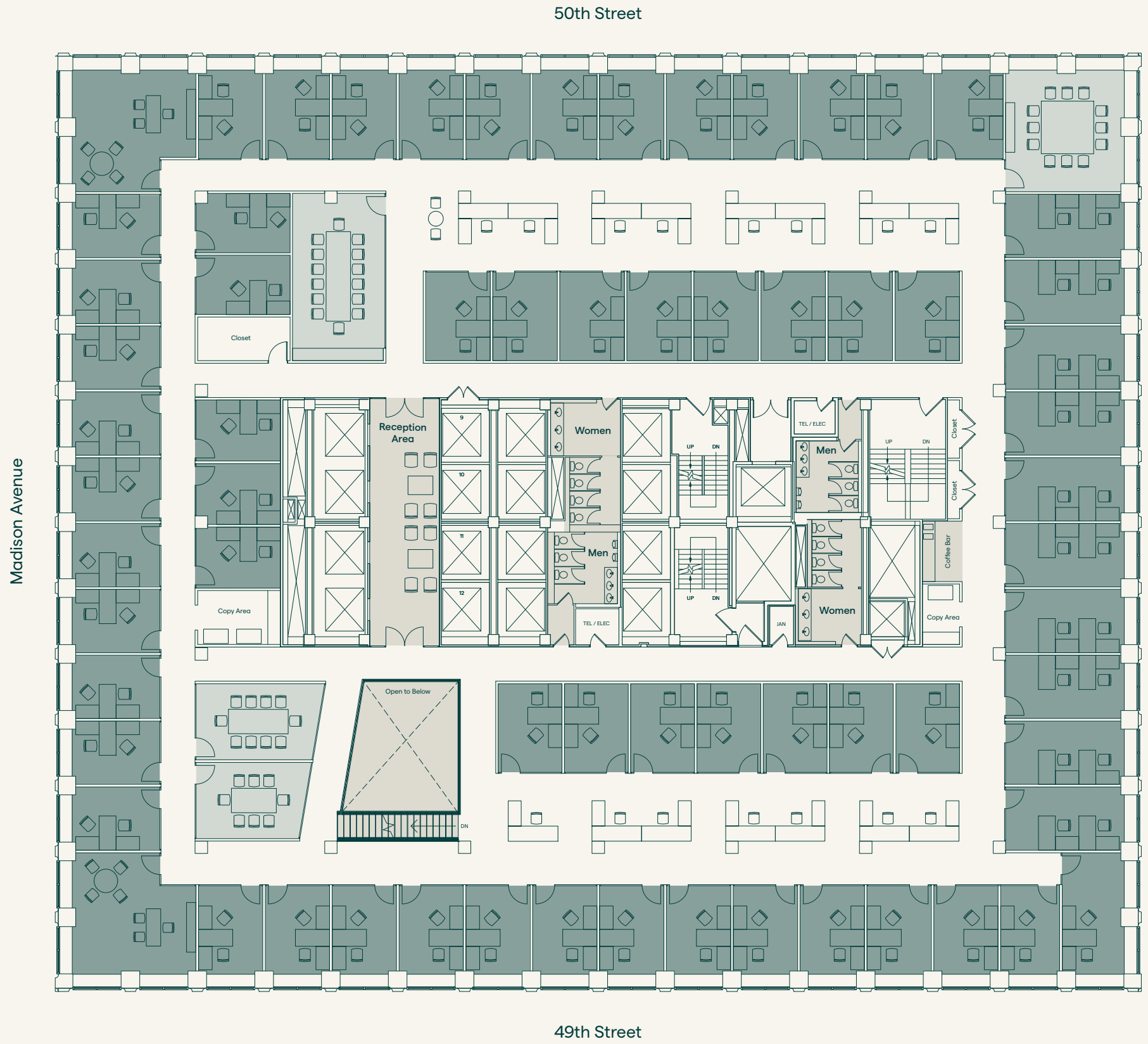
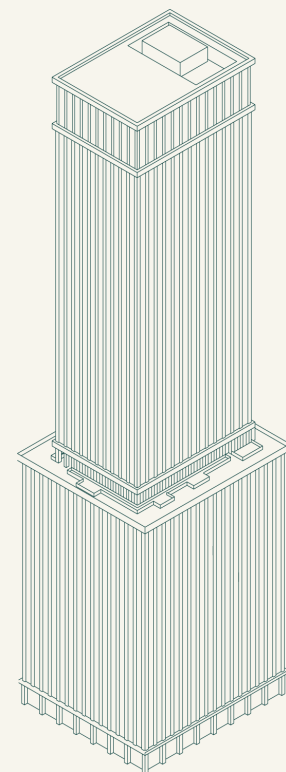
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437 Madison Avenue

Entire 4th Floor | 32,073 RSF
Office Intensive Layout | Triplex
Triplex includes floors 2-4



4th Floor Total Headcount	93
Private Spaces	
Offices	58
Shared Offices	10 (20 ppl)
Collaborative Spaces	
Conference Rooms	4
Open Spaces	
Workstations	15
2nd Floor Total Headcount	78
3rd Floor Total Headcount	73
4th Floor Total Headcount	93
Triplex Total Headcount	244



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437 Madison Avenue

Ground Floor

Large Block Private Entrance

