

# Madison Avenue

# 286



Full and Partial Floors Available for Lease | 2,381 – 5,672 RSF

Offered furnished and unfurnished | Tenant conference center



APF PROPERTIES

AVISON  
YOUNG





## Location

286 Madison Avenue between  
40th and 41st Streets

## Possession

Immediate

## Term

Negotiable

## Rate

Upon request





## Conference Center

## Conference Center

- Built and furnished tenant-only amenity able to accommodate 14 people
- Conference room equipped with Wi-Fi to allow for video conferencing
- Pantry area with refrigerator and microwave to assist with catered events



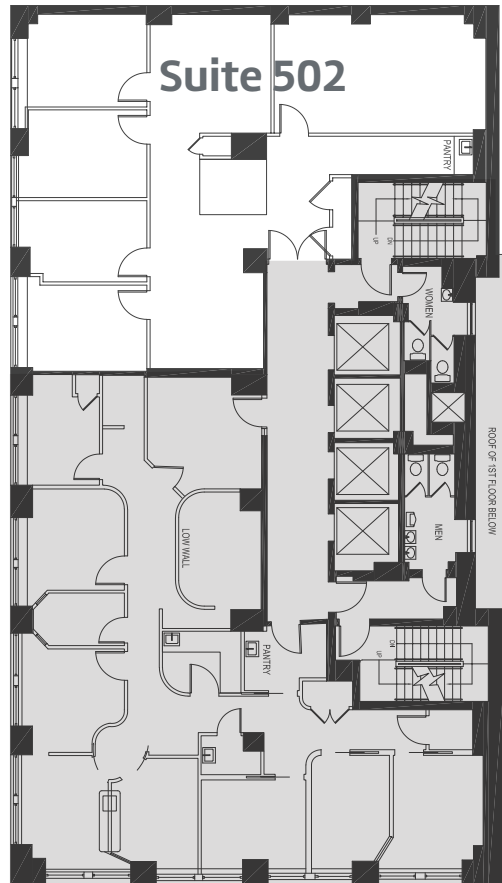
11th Floor



12th Floor



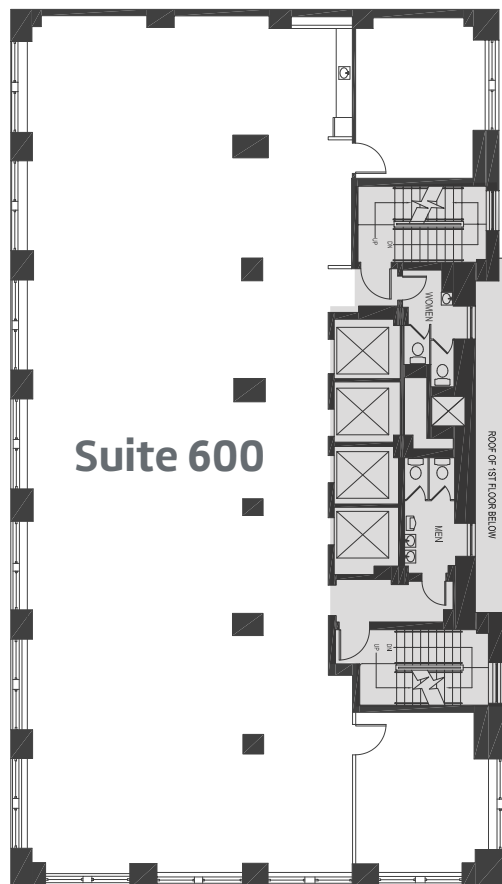




## Partial 5th Floor

### Suite 502 | 2,495 RSF

- Creative “Plug and Play” built space, including: 1 conference room (10-person), 4 offices, coat closet, pantry, and open area for approximately 8 workstations
- Landlord will modify to meet tenant requirements
- Brand-new glass-front offices



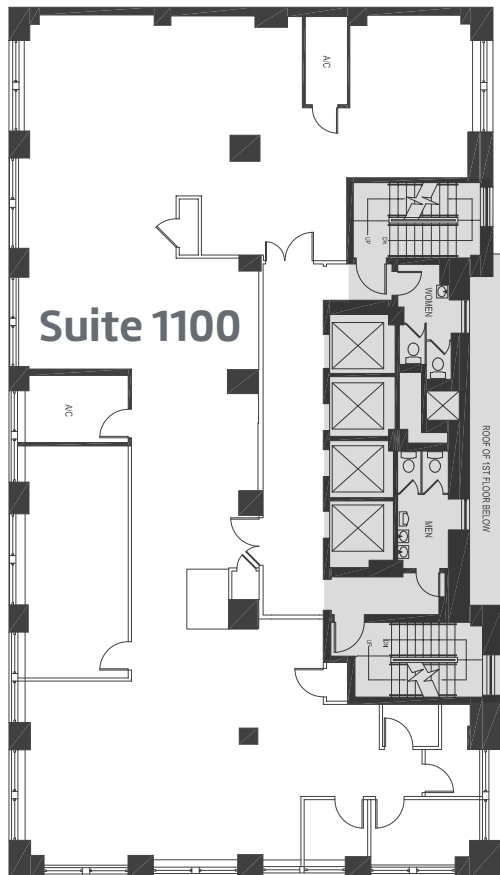
## Entire 6th Floor

### Suite 600 | 5,672 RSF

- Brand new high-end, full-floor creative pre-built space
- 12’ exposed ceilings with concrete floors
- Floor features include: 1 conference room (10-person), open area for approximately 65 workstations, and a high-end pantry
- Landlord willing to modify to meet tenant requirements by adding offices, if required

## Entire 11th Floor Suite 1100 | 5,672 RSF

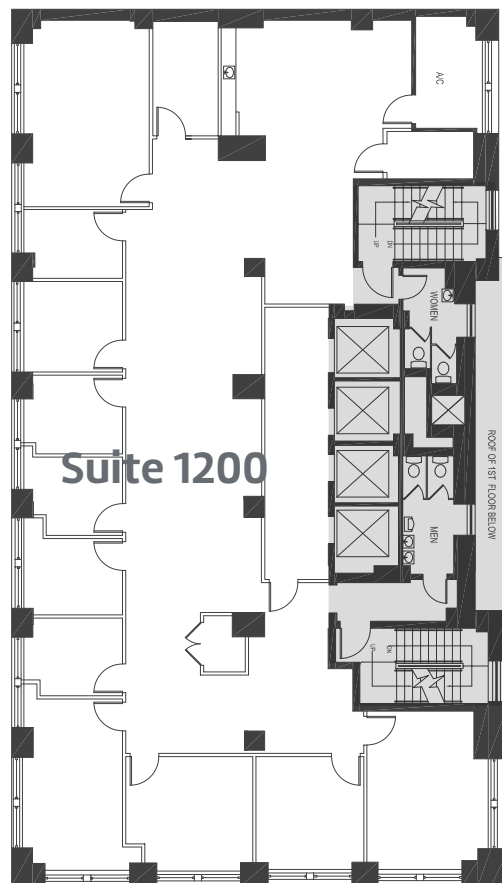
- Landlord willing to divide
- Features abundant windows and excellent light from the corner of Madison Avenue and 40th Street





## Entire 12th Floor Suite 1200 | 5,672 RSF

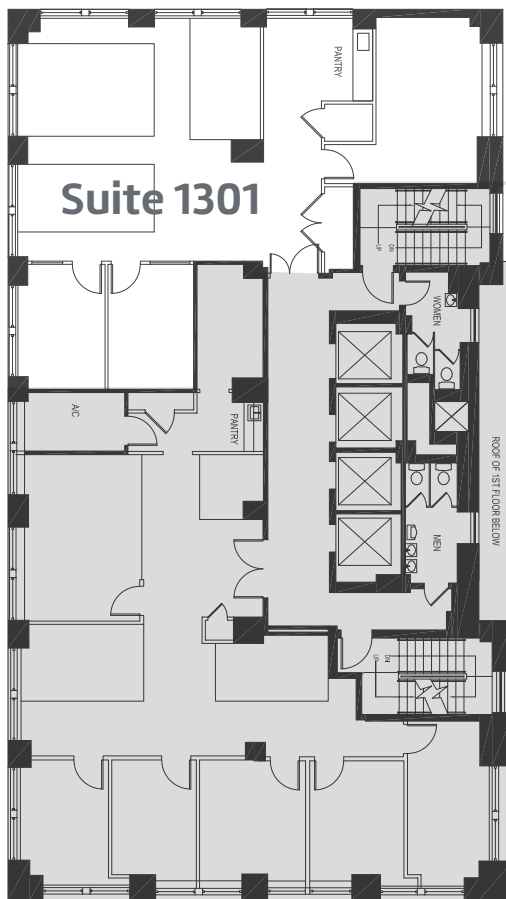
- Move-in condition with high-end furnished pre-built installation and brand-new glass-front offices
- Features 2 executive offices, 8 private offices, 1 conference room (10-person), 1 meeting room (5-person), reception, pantry, and open area for approximately 16 workstations
- Abundant natural light with large windows on three sides





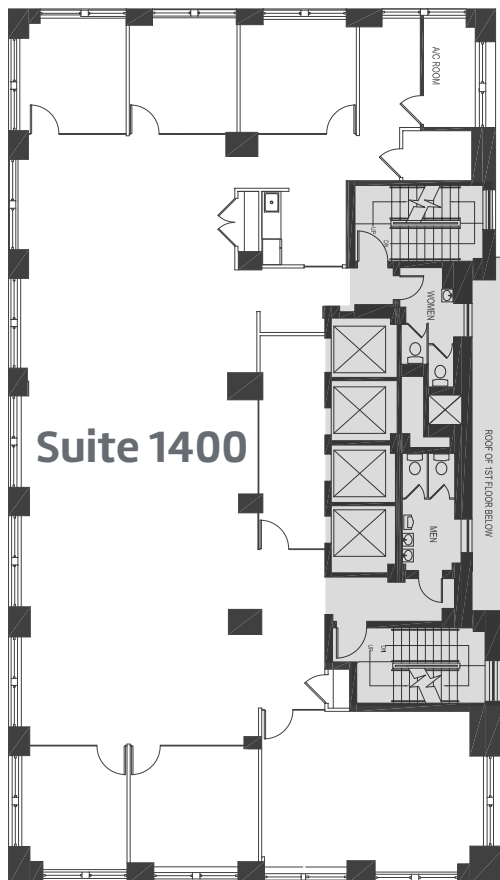






## Partial 13th Floor Suite 1301 | 2,381 RSF

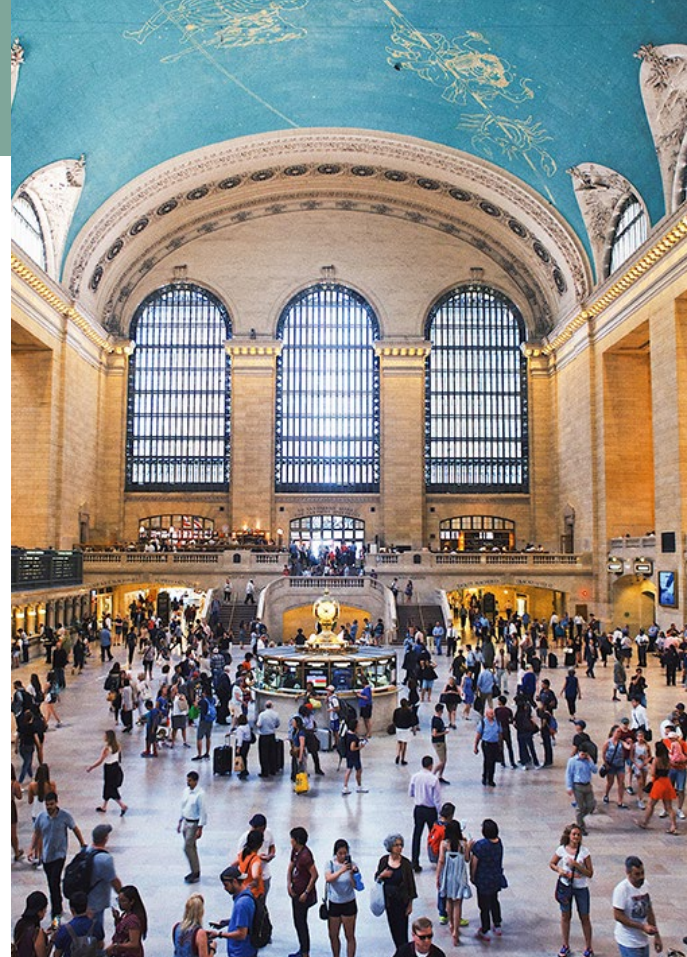
- Small suite ready to occupy, including furniture
- Suite features 2 offices, 10 existing cubicles, and a pantry



## Entire 14th Floor Suite 1400 | 5,672 RSF

- Move-in ready tower floor available for immediate occupancy
- Built out and fully furnished
- The suite features a large 14-person boardroom, two small conference rooms/offices, three windowed private offices, 40 workstations, and a pantry







## Building Details

- Tenant conference center
- Recently renovated elevators, lobby, window and restrooms
- 24/7 attended lobby
- WiredScore Certified and LEED Gold



WiredScore  
CERTIFIED



## Transportation

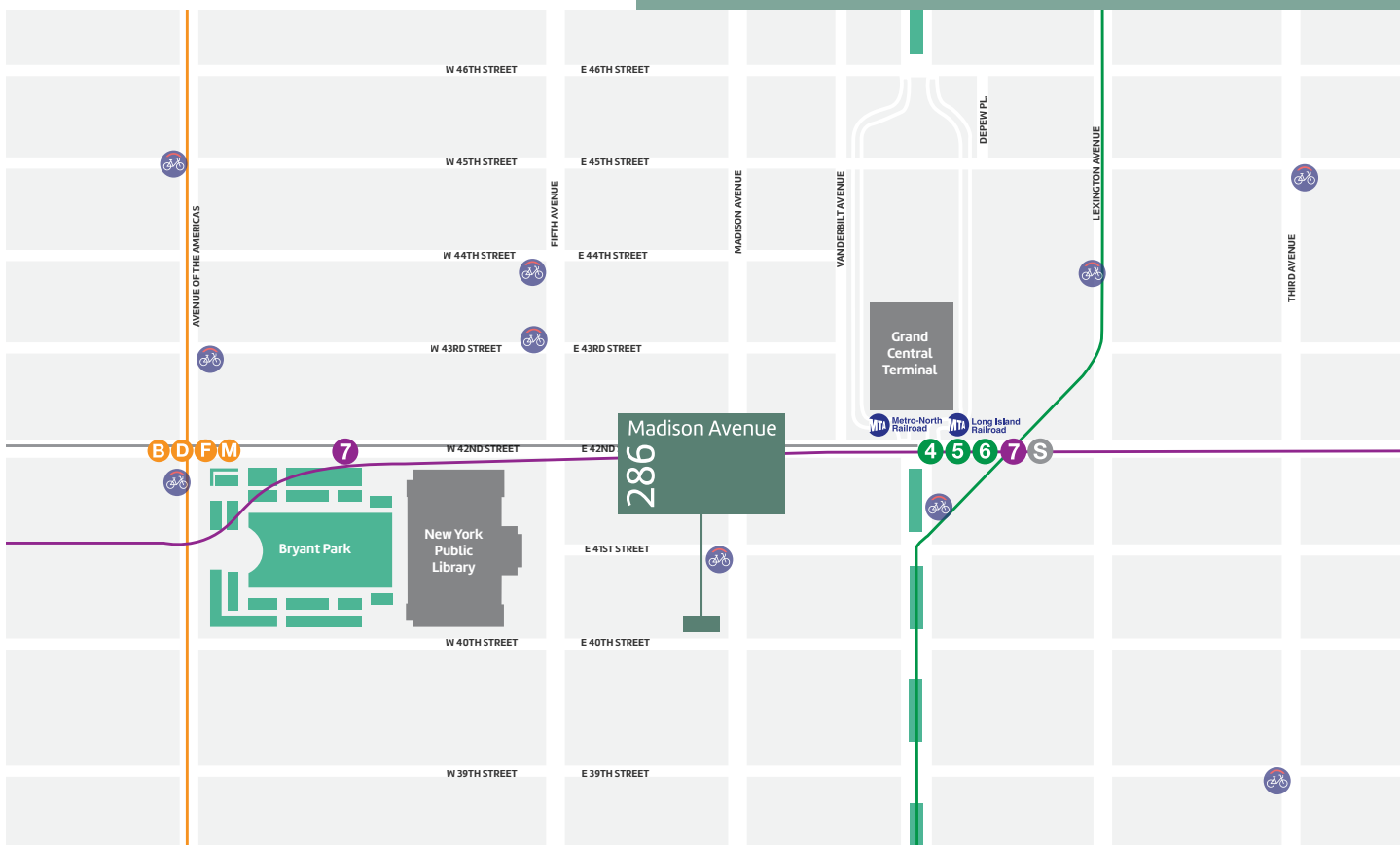
- Close proximity to Grand Central, Bryant Park, Rockefeller Center and the following lines:

**B D F M N Q R W 1 2 3**

**4 5 6 7 S** MTA Metro-North Railroad MTA Long Island Railroad



## Neighborhood Map



# Madison Avenue

# 286



5th Floor

For more information, please contact:

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