

667

MADISON AVENUE

INTRODUCTION..... 3

BUILDING..... 4

AMENITIES14

AVAILABILITY17

OWNERSHIP 23

CONTACT..... 24

AN OFFICE EXPERIENCE LIKE NO OTHER.

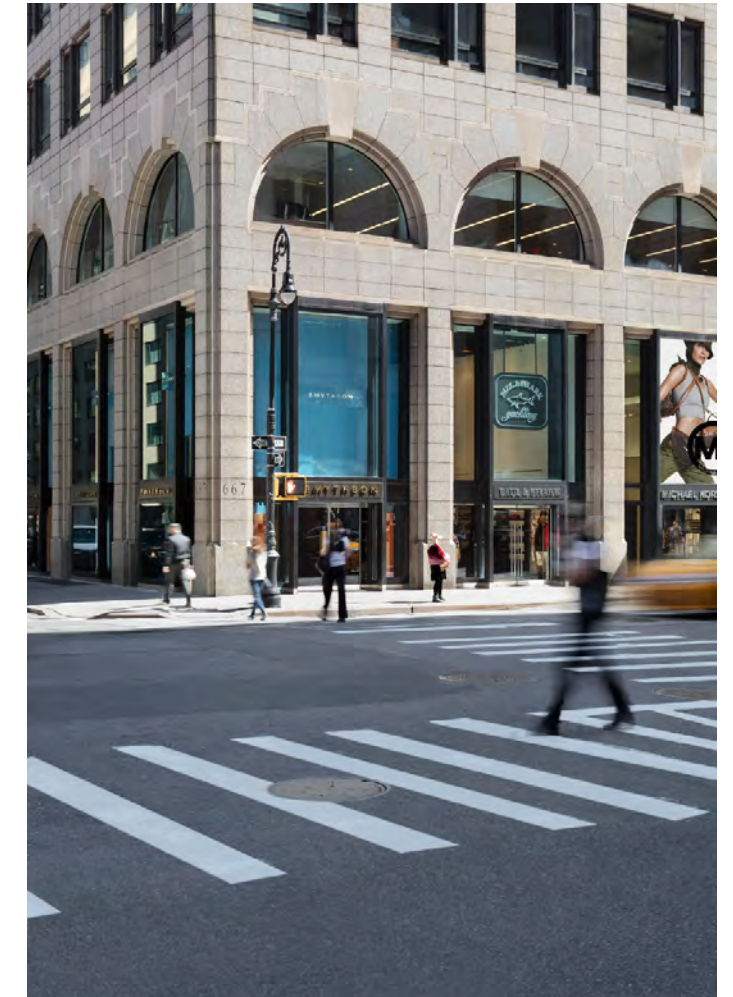


HISTORY

Conceived as a walk-to-work boutique office building at the Northern edge, 667 Madison was built to meet a specific set of needs desired by family offices, alternative asset management businesses, and boutique office occupiers. With ownership by Leonard Stern and son Edward, they pride themselves in operating New York City's finest boutique office building, providing first-class service that is unmatched in the Manhattan marketplace.



Building Northwest Corner



Corner of Madison Avenue and 61st Street



Building Facade



Private Terrace

DESIGN

Inspired by grand architectural elements in the Saint-Germain-des-Prés district of Paris, 667 Madison's granite-clad exterior office building stands at 25 stories with 273,114 RSF.

Bespoke interiors have been curated to feature elements of a Manhattan residence rather than of a standard office space. This vision has been realized through expansive floor-to-ceiling windows and ceiling heights of 14', as well as the use of materials such as sheetrock and finishes like automatic shades and others that are found in New York's very best residential buildings.

667 Madison's office interior finishes reflect ownership's vision to offer its tenants a standard that is modern, yet timeless, and with the very best in quality that is available in the marketplace today. These standards include wide-planked wood floors, floor-to-ceiling glass office fronts, generous use of sheetrock, and related finishes that ensure office interiors are both highly functional, yet residential in the ambiance.









LOBBY

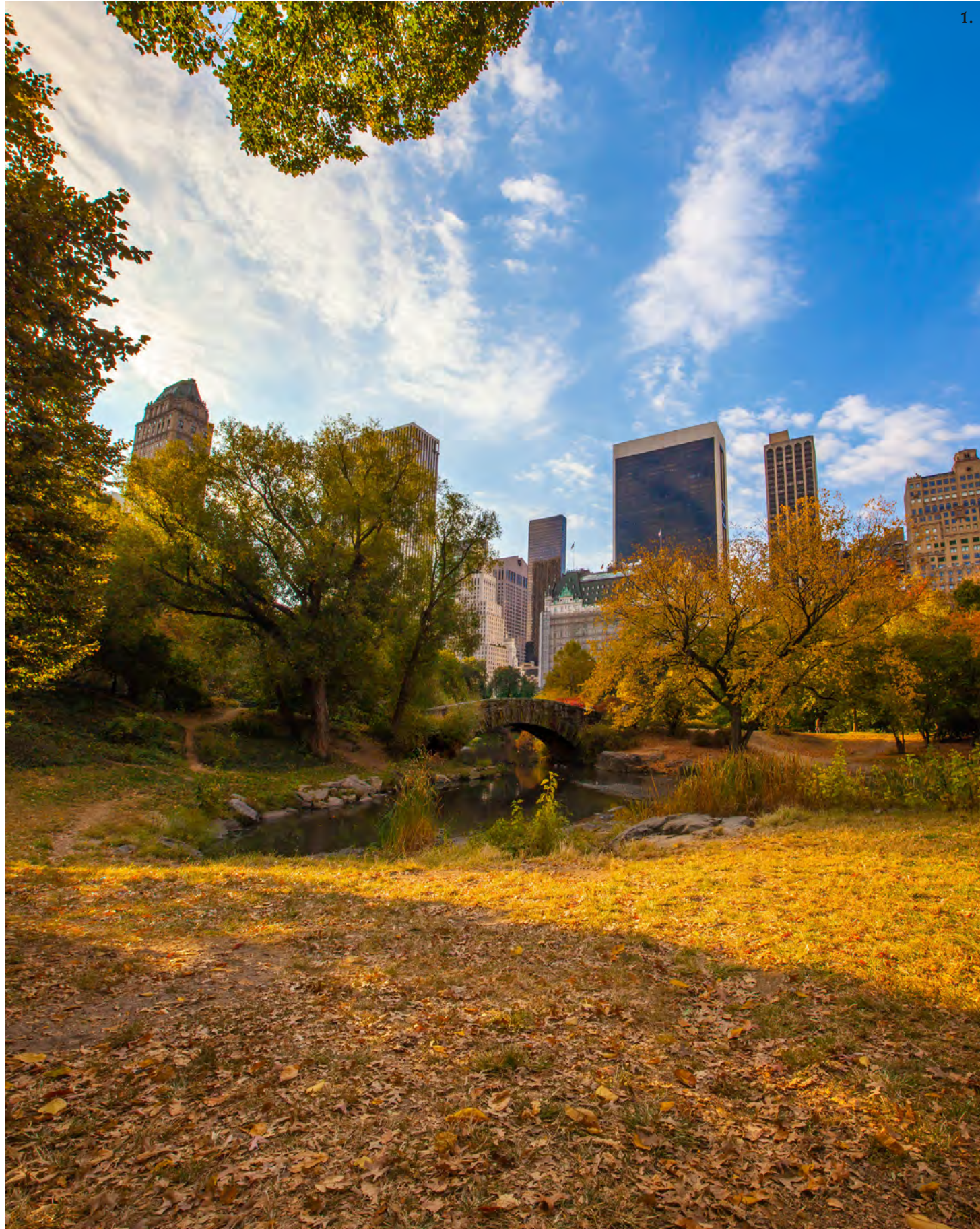
Bartholdi's original maquette of Lady Liberty greets 667 Madison visitors upon arrival. Gilbert Stuart's original portrait of George Washington—one of only two portraits the first President ever sat for—hangs behind the reception desk, staffed by the city's best and most committed operations team.

“ *The west wall of our lobby was originally designed to display a fantastic piece of art.*

Yet I could never find the perfect piece, given the size and volume of the space and my commitment to do something really different. — Leonard Stern ”



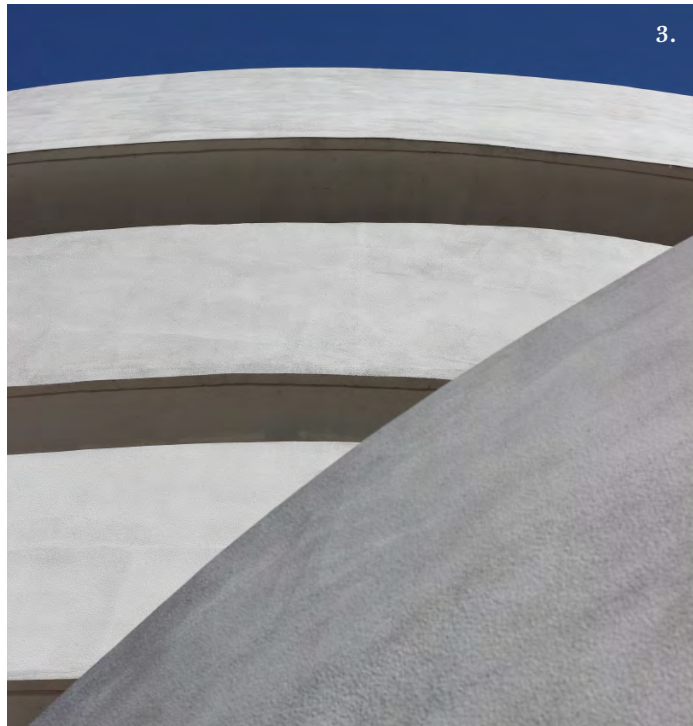
The Munro-Lenox Portrait of George Washington



- 1. Gapstow Bridge, Central Park
- 2. Museum of Modern Art
- 3. Gucci, Fifth Avenue
- 4. Central Park



1. Gapstow Bridge, Central Park
2. Central Park lawn
3. The Guggenheim
4. Metropolitan Museum of Art



SPECIFICATIONS



BUILT
1987



RENOVATION 2018
Elevators & Fire Alarm System



ARCHITECT
Helpern Architects



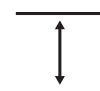
LOCATION
Madison Avenue & 61st Street



BUILDING
273,114 RSF



NUMBER OF FLOORS
25



SLAB HEIGHTS
13'-8" to 14'-7"



HVAC
24/7 tenant controlled water cooled package units on every floor



ELEVATORS
Three low-rise passenger elevator cars serve floors 2–11
Three high-rise passenger elevator cars serve floors 11–25
One service elevator



TELECOMMUNICATIONS
Verizon, AaT&T, LightPath, Optimum, Towerstream, Crown Castle and Cogent are available fiber optic communication



AMENITIES
Fully equipped fitness center including a Peloton spin studio and a Golf Club, featuring the latest golf simulation technology



ELECTRIC
General electrical capacity and service



SECURITY/ CONCIERGE
(24/7 365 days)

OPERATIONS

Modern Systems

667 Madison's elevators, cooling tower, air handling systems, air purifying systems, and internal fiber network have all been recently upgraded, and ownership is committed to maintaining the building's systems to the highest possible standard.

Private Elevator Service

Elevators have been pre-programmed to accommodate "express ride" from any floor directly to the lobby, and lobby attendants can arrange private car service to any floor in the building upon request.



A ten-foot-tall bronze Statue of Liberty, by Frédéric Auguste Bartholdi



HEALTH & WELLNESS

Fitness Center

667 Madison's fitness center is fully equipped with the very best cardio equipment, including a Peloton spin studio. Private sessions are available by appointment.

Golf Simulator

The 667 Golf Club features the latest in golf simulation technology. Private sessions are available by appointment.

FLEX SPACE

667 Madison's fully furnished Flex Space is powered by Bevmax Office Centers, www.BevmaxOffice.com, the leading flexible office provider of curated, professional and luxurious flexible offices in New York City for over 20 years.

Whether your family office, hedge fund or publicly traded firm needs an office for an auditor, visiting dignitary, or a special project, we can provide team rooms for up to 50 persons or private, fully furnished, wired and secure offices. Our two floor Center also provides conference rooms, a conference center with a catering kitchen available for larger meetings, and a spectacular and elegant cafe for informal meetings. Our 4th and 5th floor Flexible Office Center offers our clients the maximum flexibility and ability to be nimble in their business.



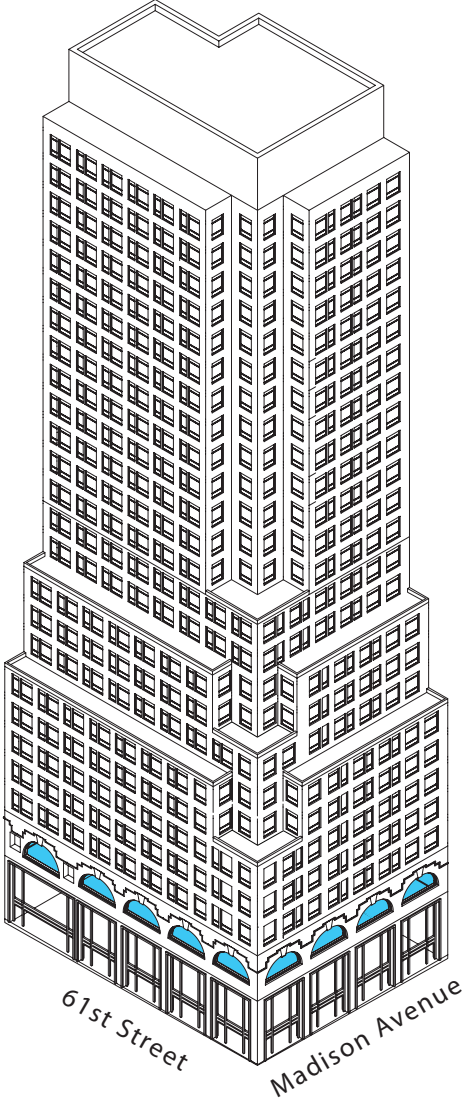
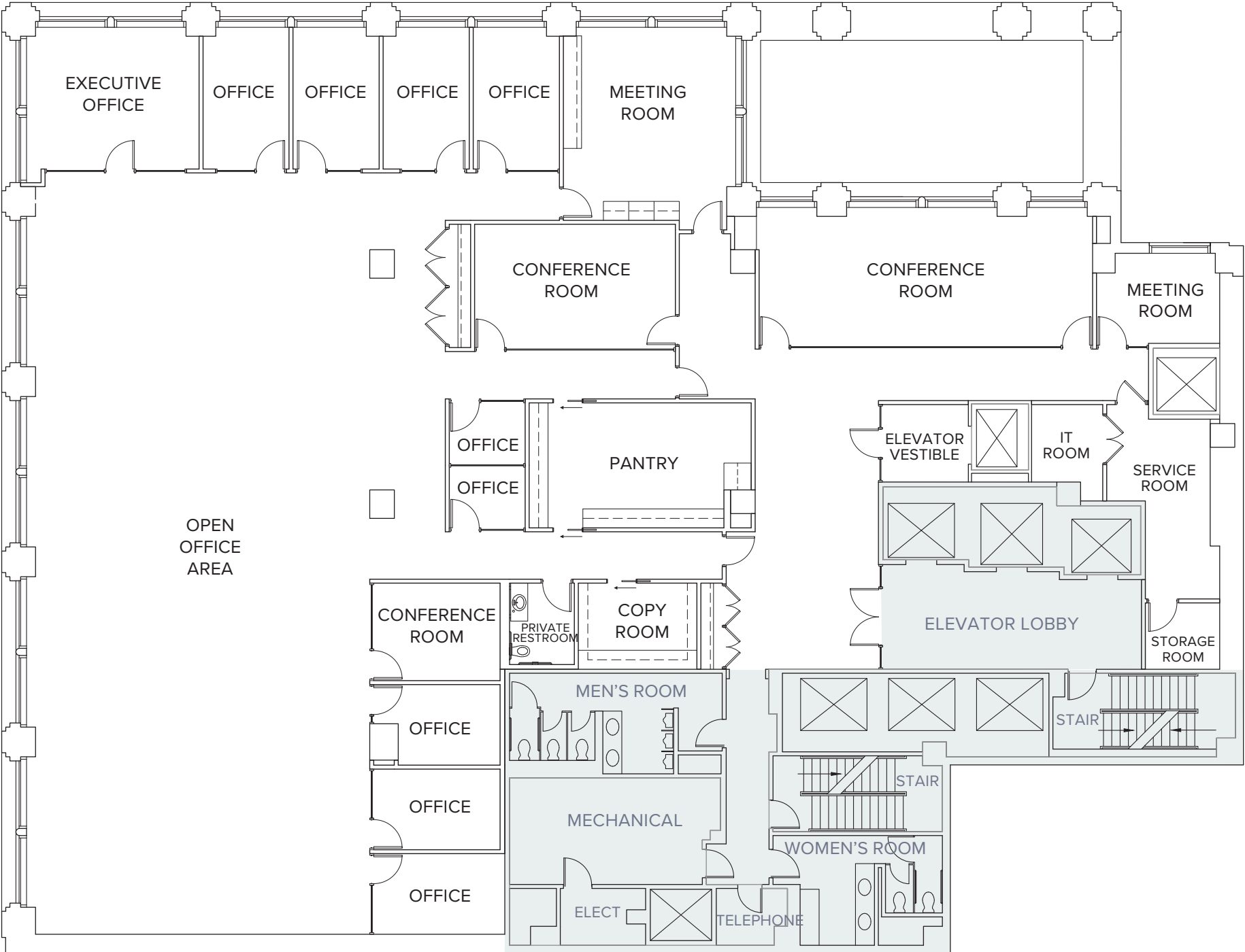
FLOOR 2

VIEW OF CENTRAL PARK / UPPER EAST SIDE
E. 61ST STREET



AVAILABLE 2Q25
2nd FLOOR
15,300 RSF

VIEW OF CENTRAL PARK / MIDTOWN
MADISON AVENUE



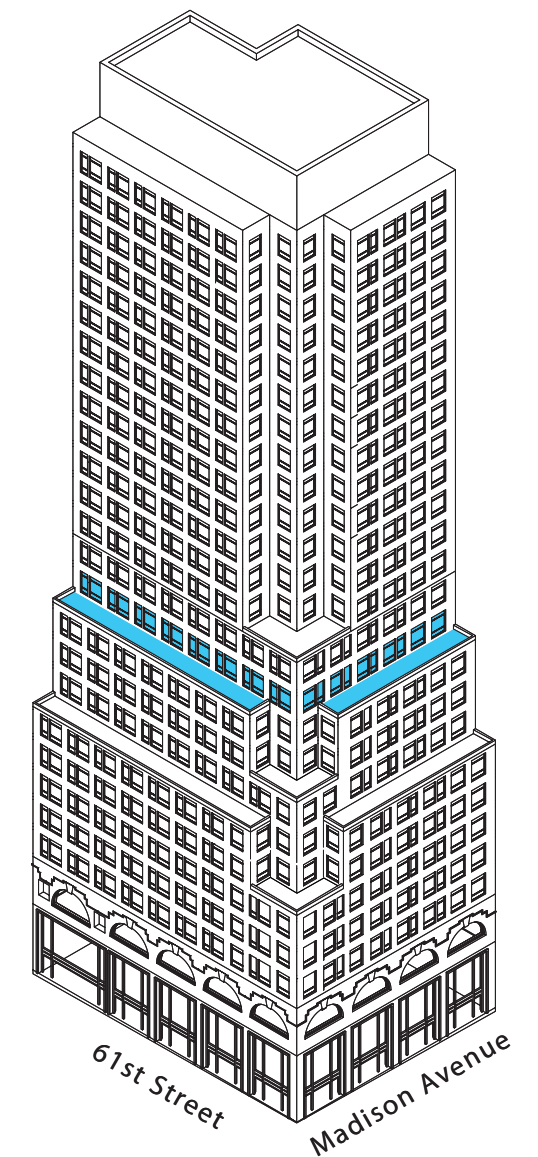
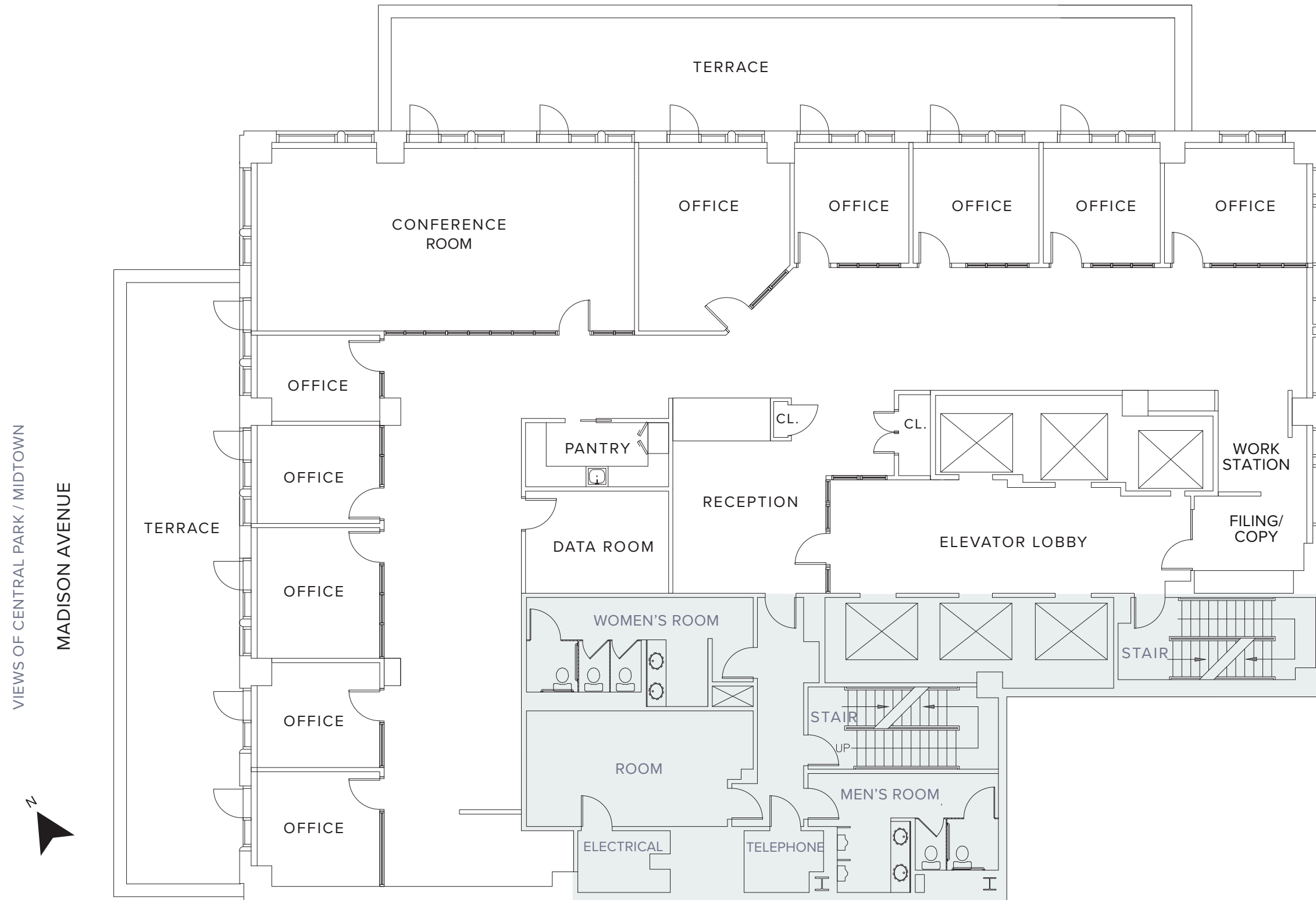
FLOOR 11

VIEWS OF CENTRAL PARK / UPPER EAST SIDE

E. 61ST STREET

AVAILABLE 1Q25

11th FLOOR
9,245 RSF



FLOOR 12

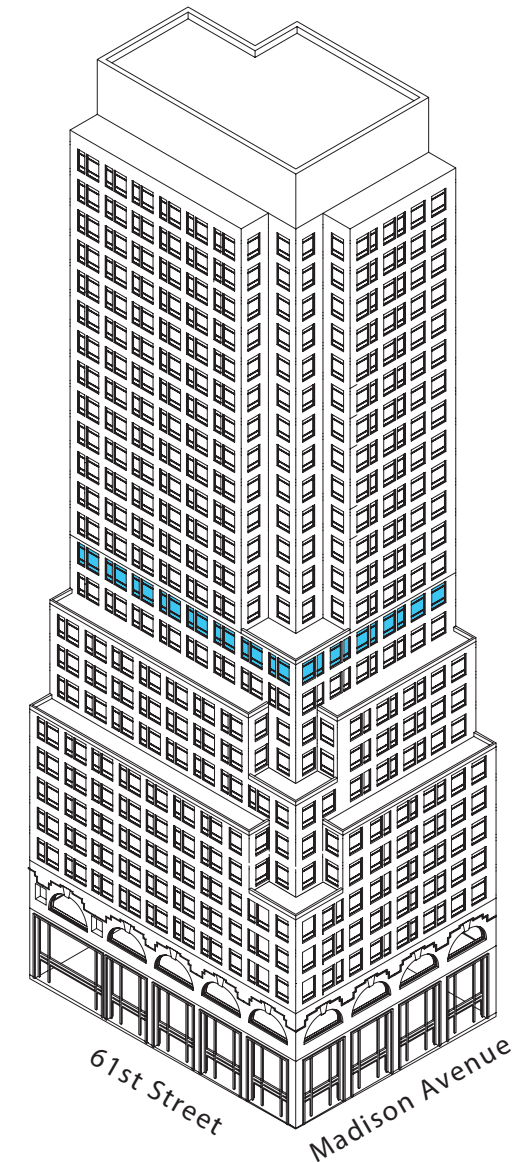
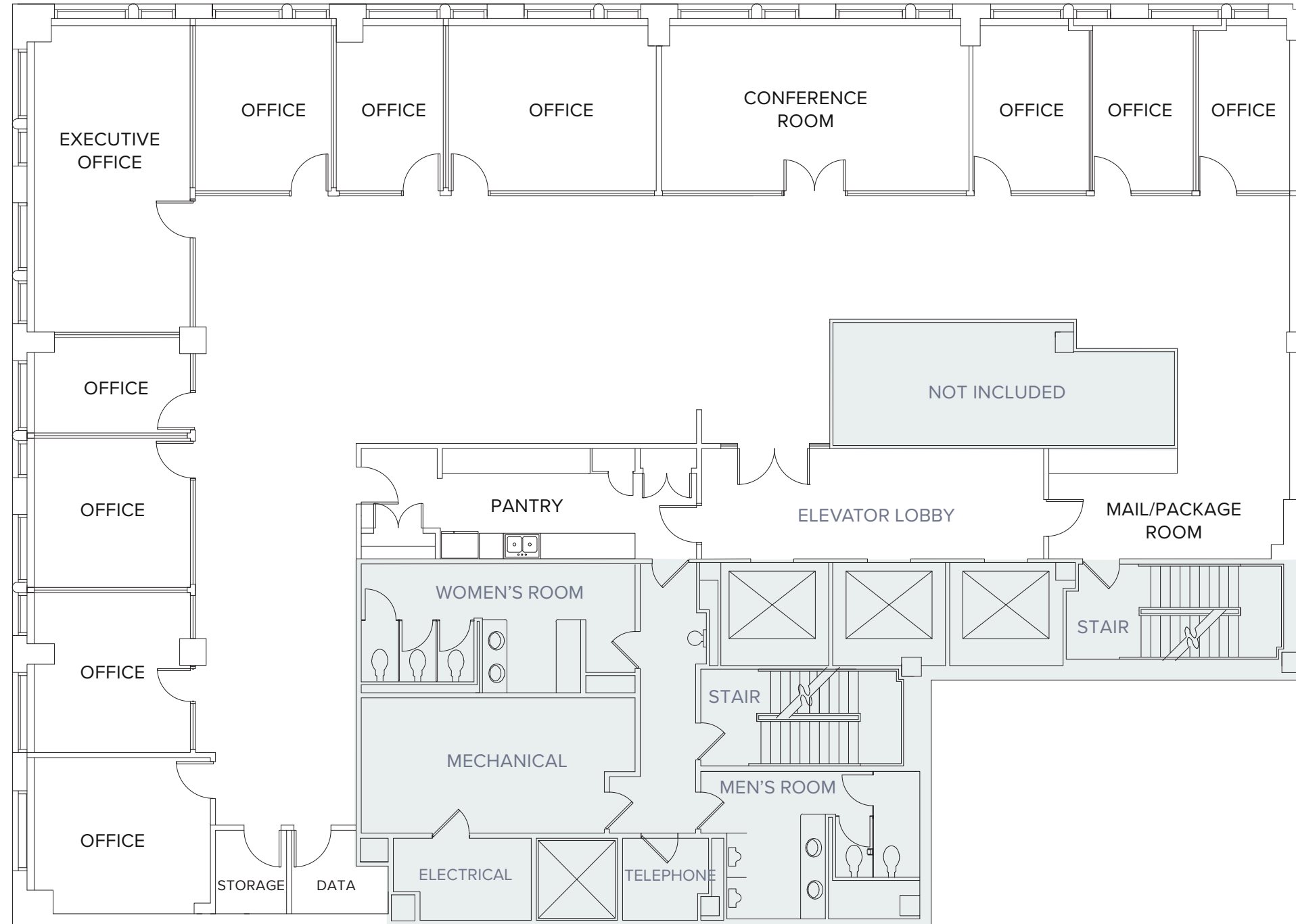
VIEW OF CENTRAL PARK / UPPER EAST SIDE
E. 61ST STREET



AVAILABLE IMMEDIATELY

12th FLOOR
9,245 RSF

VIEW OF CENTRAL PARK / MIDTOWN
MADISON AVENUE



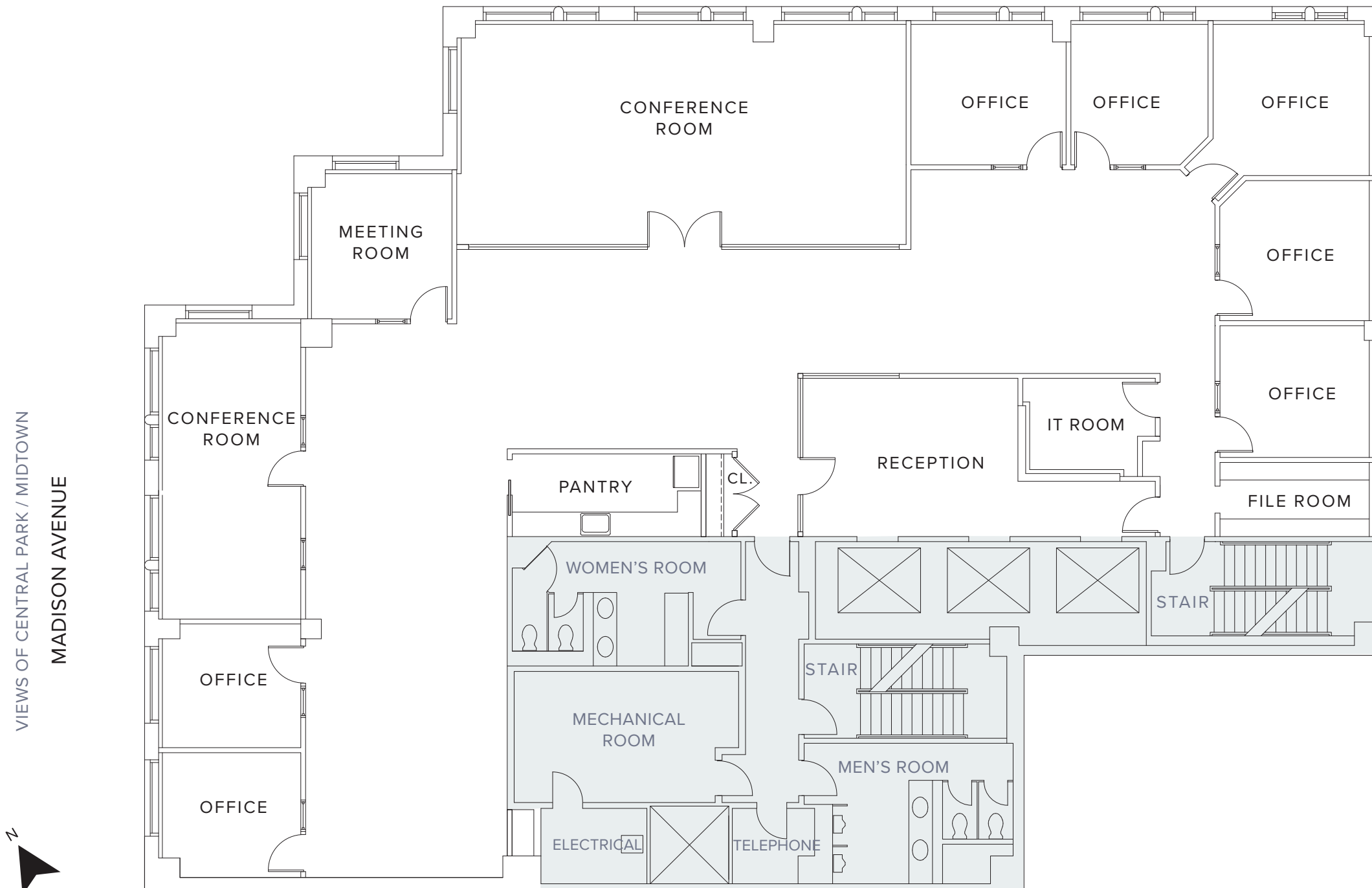
FLOOR 16

VIEWS OF CENTRAL PARK / UPPER EAST SIDE
E. 61ST STREET

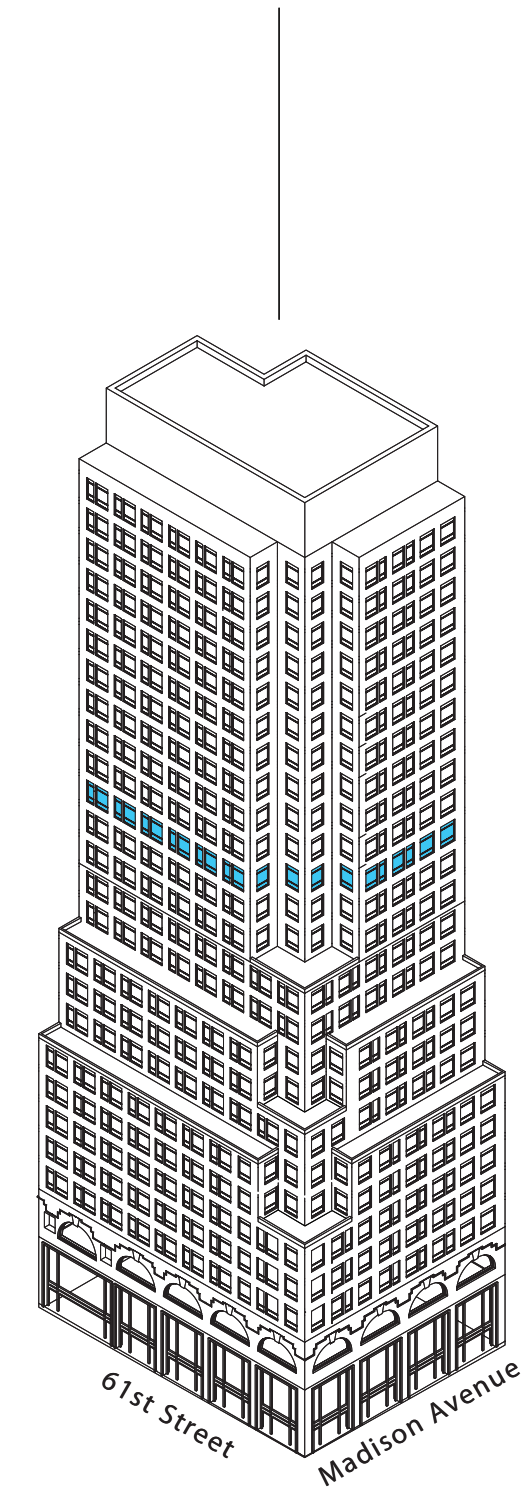
AVAILABLE 1Q25

16th FLOOR

8,760 RSF



VIEWS OF CENTRAL PARK / MIDTOWN
MADISON AVENUE



61st Street
Madison Avenue

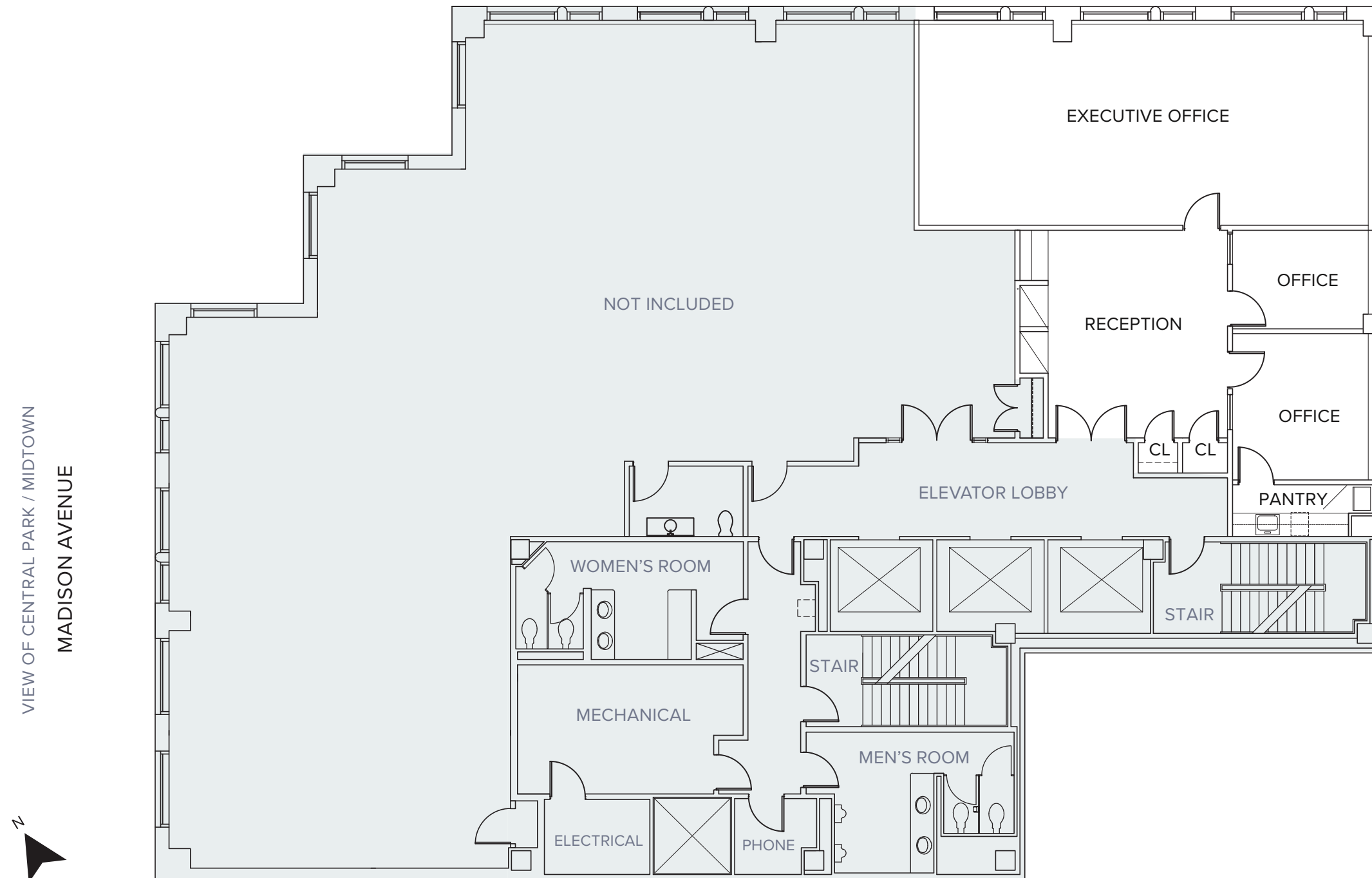
FLOOR 17

VIEW OF CENTRAL PARK / UPPER EAST SIDE
E. 61ST STREET

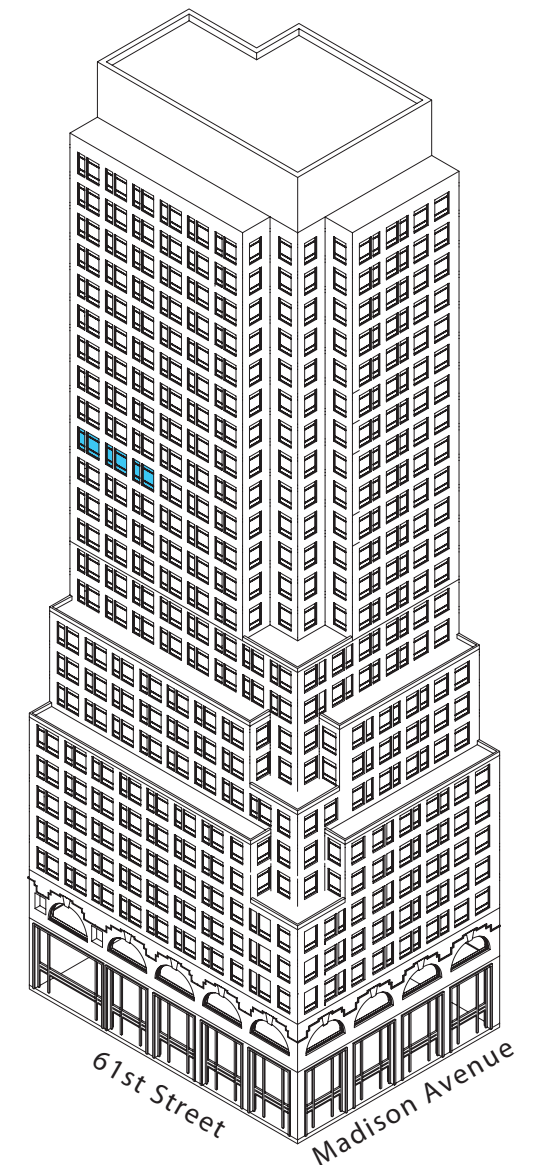
AVAILABLE 2Q25

17th FLOOR
2,500 RSF

PARTIAL FLOOR — PRE-BUILT INSTALLATION



VIEW OF CENTRAL PARK / MIDTOWN
MADISON AVENUE



FLOOR 22

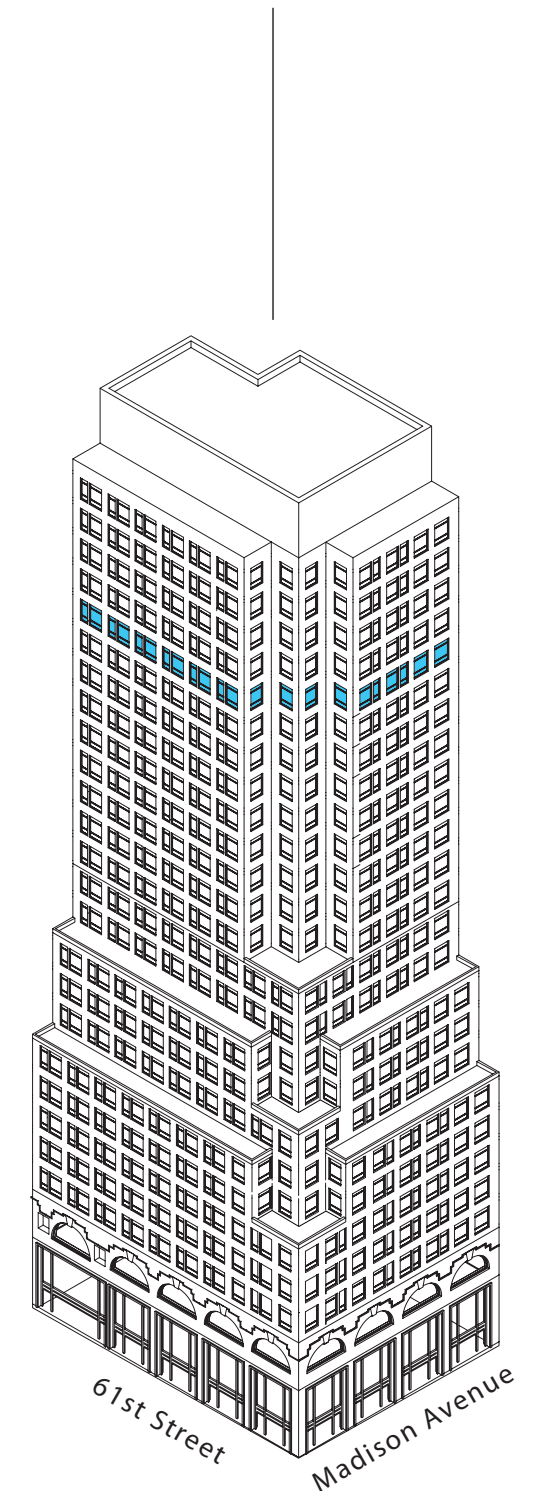
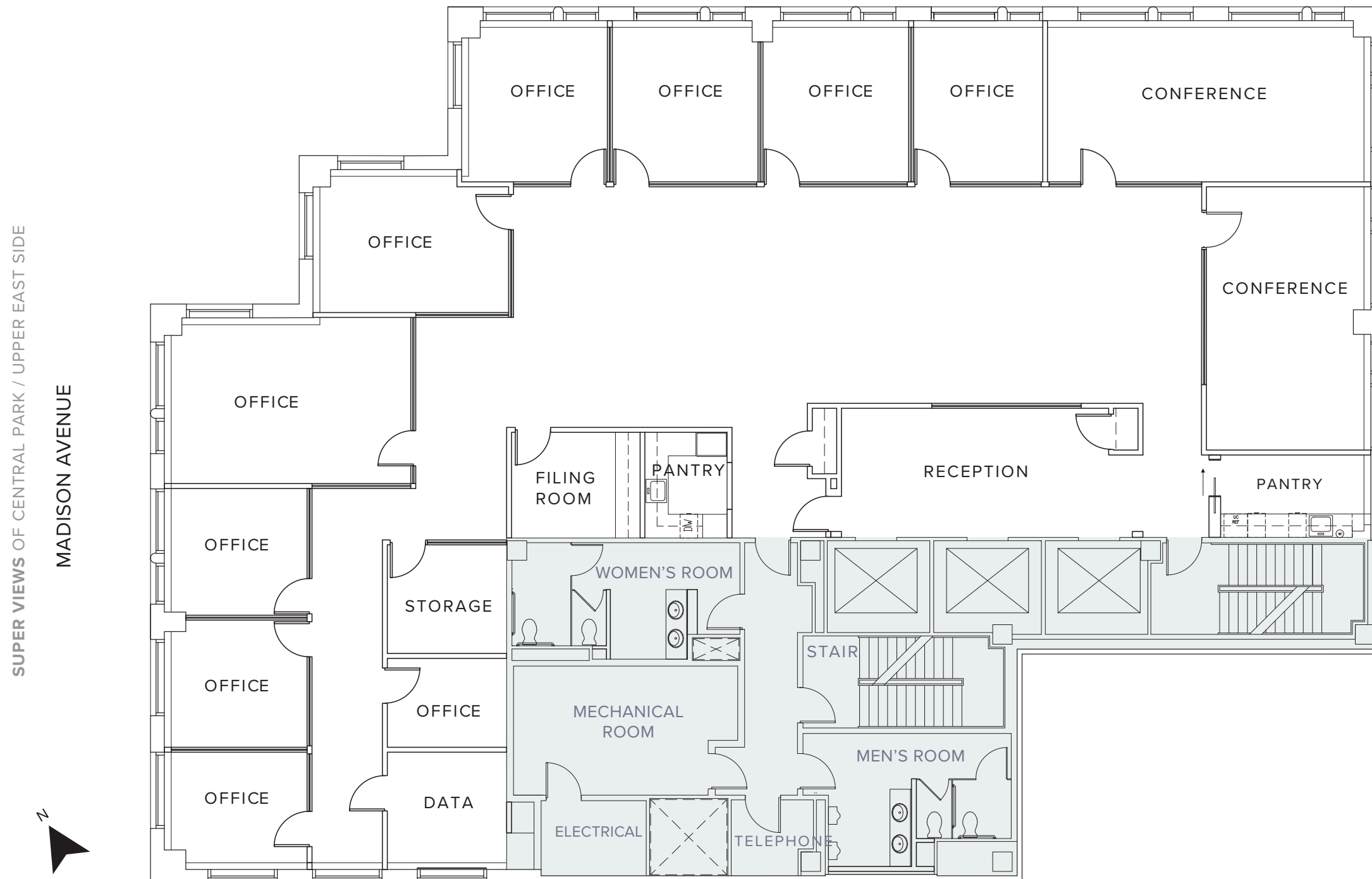
SUPER VIEWS OF CENTRAL PARK / UPPER EAST SIDE

E. 61ST STREET

AVAILABLE AUGUST 2025

22nd FLOOR

8,460 RSF



OWNERSHIP

HARTZ

Owner Occupied and Managed

667 Madison Ave is owned, occupied and managed by its original developer Leonard Stern, who keeps his office in the building and manages The Hartz Group, a large real estate, renewable energy and investment company, along with his son Edward.

The Hartz Group is nearly 100 years old. Still closely held, the Sterns run the company with a focus on flexibility, adaptability and an exceptionally strong balance sheet.





CONTACT

Samia Bali

212.308.3336

samia.bali@hartzcapital.com

Glenn Frankel

Vice-President

201.272.5307

glenn.frankel@hartzmountain.com

667

MADISON AVENUE