



770 Madison Avenue
NEW YORK, NEW YORK

Sotheby's
INTERNATIONAL REALTY

EXECUTIVE SUMMARY

770 Madison Avenue is a rare flagship mansion opportunity located on one of the most heavily trafficked corners of this iconic and bespoke luxury retail corridor.

Spanning approximately 6,839 square feet across five floors plus basement, 770 Madison Avenue offers North, East and West facing windows as well as a generous passenger elevator.

This exceptional property presents an ideal layout for a tenant seeking a magnificent flagship with a quintessential Madison Avenue address. The building showcases an abundance of eye-catching features, including its floor-to-ceiling windowed facade on both the ground level and second floor which wraps the corner frontage. The width claims 20 feet of direct Madison Avenue real estate while the depth stretches 75 feet along East 66th Street. Floors three through five are sun drenched with three separate exposures and currently consist of atelier space for bespoke projects, private client services and offices.

Madison Avenue is synonymous with luxury and this corner retail location commands attention. Situated just one block from Central Park and easily accessible via the N,R,W,4,5,6,F,Q trains. Notable neighbors include some of the world's most recognizable fashion houses, jewelry designers and art galleries.

770 Madison Avenue provides a rare opportunity to create an iconic crown jewel retail asset in the greatest city in the world.



INTERIORS



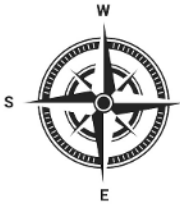
HIGHLIGHTS & PROPERTY OVERVIEW

- Flagship retail location in one of the world's premier retail corridors
- Prime Upper East Side corner lot with 20 feet of frontage along Madison Avenue as well as 80 feet along East 66th Street
- Double height windowed façade
- Impressive ceiling heights throughout
- Strong neighborhood co-tenancy including Giorgio Armani, Loro Piana, Chanel & Hermès
- Close proximity to 4,5,6,N,R,W,F,Q subway lines

PROPERTY ADDRESS	770 Madison Avenue
SUBMARKET	Upper East Side
BLOCK/LOT	01380-0059
TYPE	Retail Flagship
LOT DIMENSIONS	20.42 ft x 80 ft
LOT SQFT	1,634
YEAR BUILT	1900
BUILDING SIZE	20 x 75
FLOORS	5
ROOF HEIGHT	58 ft
TOTAL INTERIOR SQUARE FEET	6,839
ZONING	C5-1, MP
MAXIMUM USABLE FAR	16,340
USABLE FAR AS BUILT	6,848
UNUSED FAR	9,494
TAX CLASS	4
RE TAX ASSESSMENT	\$7,099,650 (Reduction - \$1,026,715)
TAX RATE	10.592%
PROPERTY TAX	\$643,245

PROPERTY FLOOR PLAN

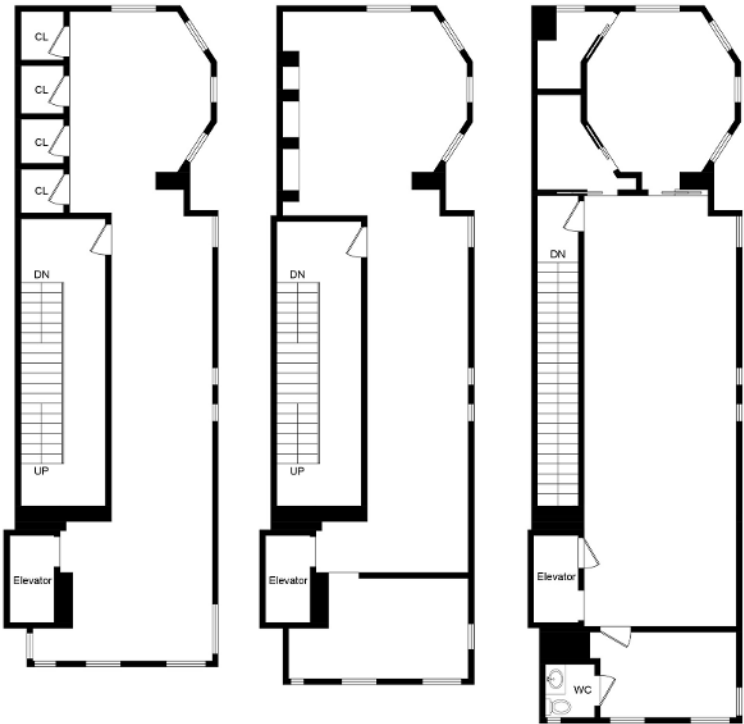
770 Madison Ave



Basement Floor
968.7 sq.foot

First Floor
1151.7 sq.foot

Second Floor
1227.1 sq.foot



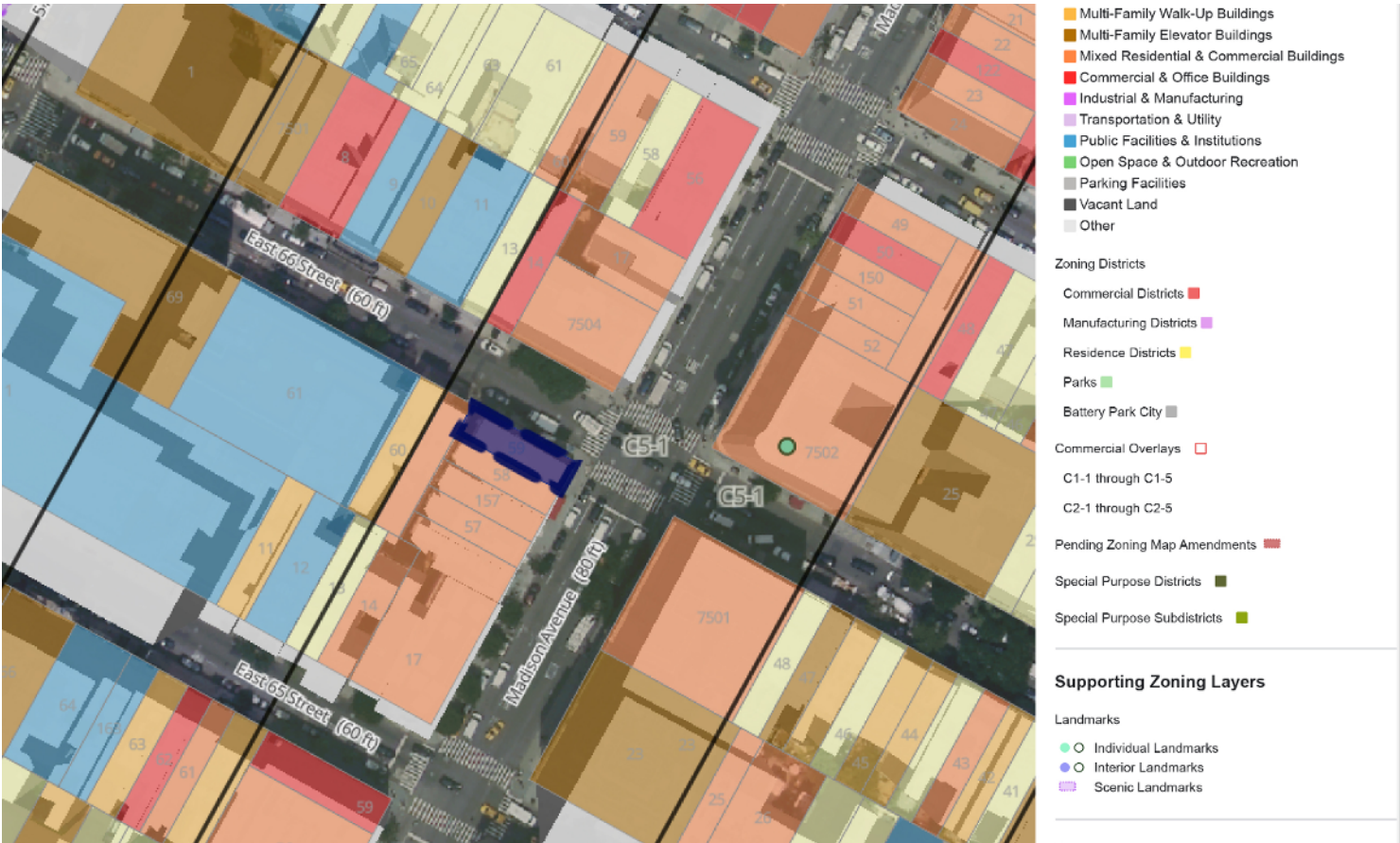
Third Floor
979.5 sq.foot

Fourth Floor
1001 sq.foot

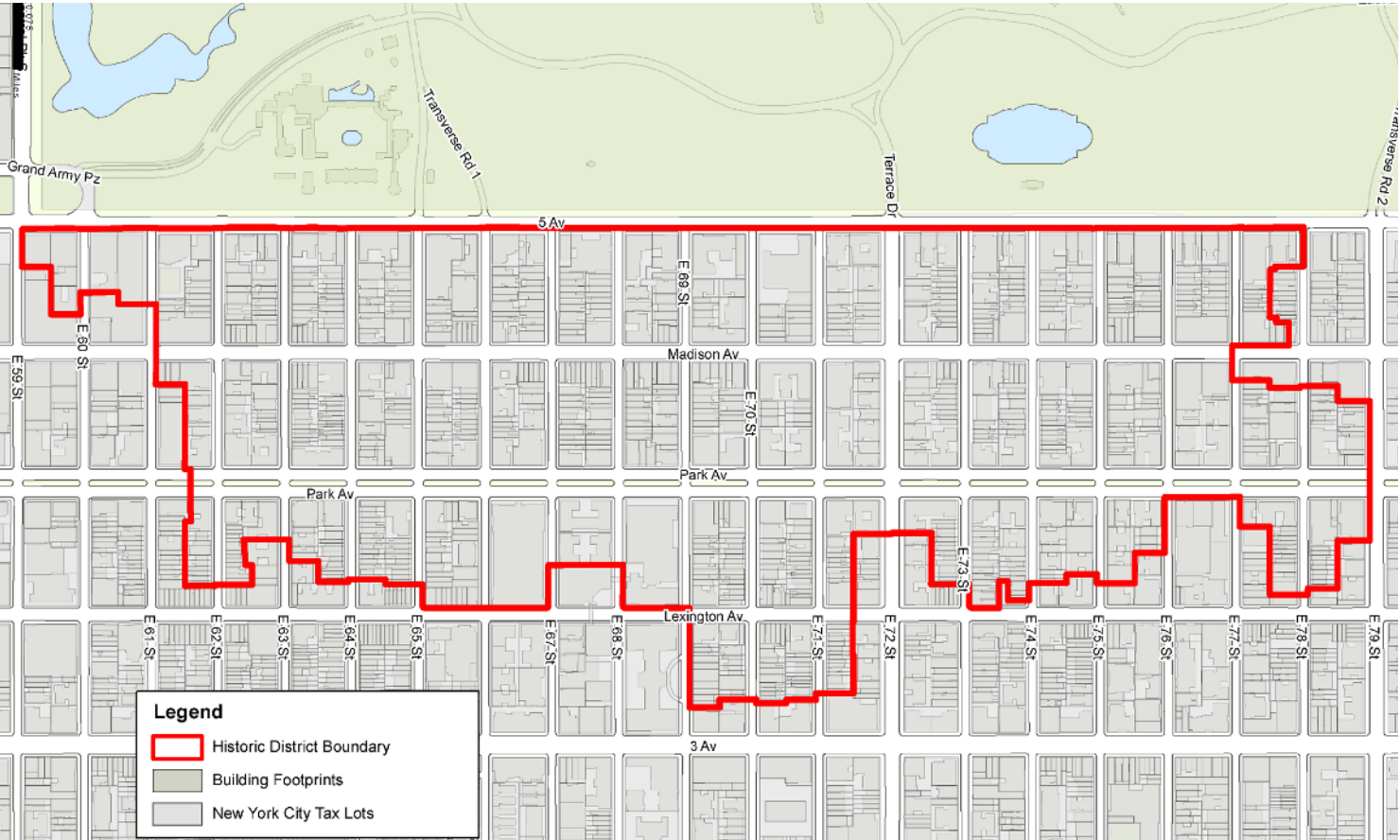
Fifth Floor
1097.8 sq.foot

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

ZONING & HISTORIC DISTRICT MAPS



Source: NYC Planning ZoLa, New York City's Zoning & Land Use Map, Date: 12.12.2023



Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.28.2019

EAST 66TH STREET



LOCATION OVERVIEW

Location Overview:

770 Madison Avenue is located on the Upper East Side of Manhattan, a neighborhood bounded by Central Park and Fifth Avenue to the west, 96th Street to the north, the East River to the east and 59th Street to the south. With a mix of classic brownstones and upscale high rises, the Upper East Side is one of Manhattan's most sought-after locations. The coveted neighborhood has long been known for its affluent residents, elegant restaurants, prestigious schools and museums as well as high-end shops along Madison Avenue. The median household income is \$230,000.

Madison Avenue Retail:

Madison Avenue is one of the most well-known addresses in Manhattan, and has long been considered a premier destination for luxury shopping in the United States. The street is home to prestigious fashion brands including Chanel, Gucci, Prada, Valentino, and Louis Vuitton, among others. The stores on Madison Avenue cater to a wealthy clientele and feature some of the most exclusive and expensive fashion and jewelry collections in the world.

The retail landscape on Madison Avenue has evolved over time, with new fashion, design, and antique stores joining the established brands that have been a part of the corridor for decades. Madison Avenue is also home to a growing stable of blue-chip contemporary art galleries such as Gagosian, Hauser & Wirth, David Zwirner, and White Cube. With Sotheby's Auction House taking over the landmark Breuer building in September 2024, this storied retail walk will continue to thrive as a top global destination for those purchasing luxury design, art, fashion and real estate.

Upper East Side:

The Upper East Side, once a thriving middle-class residential area, has evolved into a haven of mansions, townhouses, and luxurious apartments. Recognized as one of New York's top places to live, work, and play, the neighborhood boasts a perfect intersection of prime Manhattan location, architectural wonders, and modern amenities. Its density makes it a hotspot for restaurants, shopping, and nightlife, complemented by renowned schools, museums, and iconic attractions in Central Park.

Central Park:

Central Park, a world-famous urban oasis, covers 843 acres at the heart of Manhattan. Designed by Frederick Law Olmsted and Calvert Vaux, the park offers a plethora of attractions, including walking paths, bike trails, lakes, ponds, fountains, and renowned landmarks like the Central Park Zoo and Bethesda Fountain. A hub for outdoor activities, cultural events, and performances, Central Park is an iconic symbol of New York City.

Transportation:

The Upper East Side's strategic location allows easy access to all parts of Manhattan, Queens, and Upper Manhattan. Served by subway lines such as 4/5/6 and the recently completed 2nd Avenue Q line, residents enjoy seamless connections throughout the city. Bus options on almost every avenue and convenient access to the FDR provide additional transportation choices. Whether by public transit or private vehicles, the Upper East Side ensures swift connectivity to the island's fastest roadways, making it an ideal hub for both travel and luxury living.

LOCATION OVERVIEW



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Source:

REPRESENTED BY THE OFFICE OF STAN PONTE

Stan Ponte

Senior Global Real Estate Advisor, Associate Broker

M: +1 646.489.3066 | O: +1 212.606.4109

stan.ponte@sothebys.realty

Joshua Judge

Senior Global Real Estate Advisor, Associate Broker

M: +1 917.553.7701 | O: +1 212.431.2476

joshua.judge@sothebys.realty

Colin Montgomery

Associate Broker

M: +1 646.319.3114 | O: +1 212.606.7620

colin.montgomery@sothebys.realty

Matthew Fox

Licensed Salesperson

M: +1 646.238.0078 | O: +1 212.606.7629

matthew.fox@sothebys.realty

East Side Manhattan Brokerage | 650 Madison Avenue, New York, NY 10022

Downtown Manhattan Brokerage | 149 Fifth Avenue, New York, NY 10010

sothebsyrealty.com/nyc

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