

FIVE NINETY

MADISON



REFINED WORKPLACE

# AN EXCLUSIVE OFFICE EXPERIENCE

Set in the Plaza District, where finance, fashion, and culture converge, Five Ninety Madison is home to firms and brands that shape global markets. Its refined spaces, world-class amenities, and distinguished tenant roster create an environment where leadership thrives.



PRESTIGIOUS TENANTS

# AN ADDRESS OF INFLUENCE

Home to a roster of prestigious tenants including Louis Vuitton, Apollo, Schonfeld Strategic Advisors and American Securities, Five Ninety Madison stands among the icons of Manhattan's business landscape. Its address signals prestige, stability, and excellence.



APOLLO



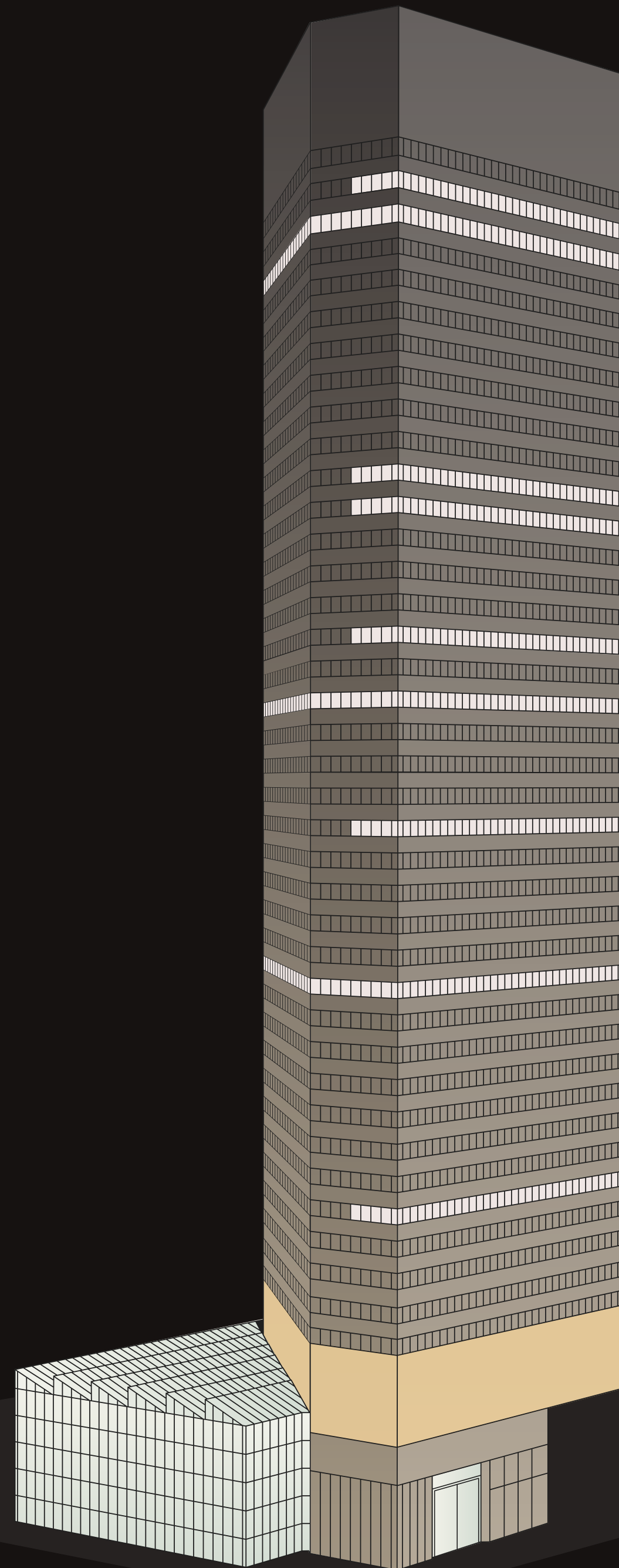
LVMH

**schonfeld**

Disclaimer: Third party logos included herein are provided for illustrative purposes only. Inclusion of such logos does not imply affiliation with or endorsement by such firms or businesses.

# EXCLUSIVE AVAILABILITES

- Virtually Column-Free Floor Plates
- Highly Efficient Center-Core Design
- Panoramic City Views
- Full Floor Opportunities and Pre-Built Suites
- Enhanced Infrastructure for Power, Cooling, and Redundancy
- Prestigious Tenant Roster
- Exclusive Tenant Amenity Offerings Including: Conferencing, Lounge Space, Food and Beverage, Golf Simulators, Fitness Center, Private Terrace and Executive Parking Garage



PARTIAL	41	5,919 RSF	PRE-BUILT
ENTIRE	40	26,186 RSF	
PARTIAL	32	3,013 RSF	PRE-BUILT
PARTIAL	31	17,151 RSF	
PARTIAL	27	2,722 RSF	PRE-BUILT
PARTIAL	27	3,852 RSF	PRE-BUILT
PARTIAL	27	6,207 RSF	
ENTIRE	25	25,540 RSF	
PARTIAL	21	13,597 RSF	
ENTIRE	16	24,839 RSF	
PARTIAL	9	12,813 RSF	
<b>THE MADISON AVENUE CLUB</b>			
<span>🍷 THE GREAT HALL</span> <span>🏠 THE CLUBHOUSE</span> <span>🏢 THE BOARDROOM</span> <span>🌳 THE OUTDOOR TERRACE</span>			
<span>🍷 THE NOOK</span> <span>🏠 THE GROUNDS</span> <span>📖 THE STUDY</span> <span>🚗 LOUNGE &amp; FIREPLACE</span> <span>🏋️ V FITNESS</span>			

56<sup>TH</sup> STREET

57<sup>TH</sup> STREET  
MADISON AVENUE

27<sup>ND</sup> FLOOR | SUITE 2704



32<sup>ND</sup> FLOOR | SUITE 3204



# PRESTIGIOUS PRE-BUILT COLLECTION

The Pre-Built Collection offers an elevated workplace solution without compromise, balancing efficiency and elegance through refined materials, flexible WorxWell-designed layouts, and hospitality-inspired interiors.

With immediate occupancy available, teams can move seamlessly from vision to operation. Enhanced by trophy-caliber finishes, integrated infrastructure, curated amenities, and the prestige of a Madison Avenue address, each suite is thoughtfully designed to support evolving teams, hybrid workstyles, and long-term growth.



41<sup>ST</sup> FLOOR | SUITE 4100



41<sup>ST</sup> FLOOR | SUITE 4100

PRE-BUILT COLLECTION



27<sup>TH</sup> FLOOR | SUITE 2706

DESIGN-FORWARD SUITE DESIGNED FOR FLEXIBILITY AND PERFORMANCE



41<sup>ST</sup> FLOOR | SUITE 4100

CONFERENCE SPACE FOR MEETINGS, TEAM COLLABORATION, AND EXECUTIVE PRESENTATIONS

SENSE OF PLACE

EXPANSIVE OFFICE VIEWS OF CENTRAL PARK AND  
THE SURROUNDING SKYLINE BRING A SENSE OF  
CLARITY AND CALM TO THE WORKDAY.



# CENTRAL PARK



# CENTRAL PARK

1  
A C  
B D

COLUMBUS CIRCLE

MAREA

JW MARRIOTT ESSEX HOUSE

TUSCANY STEAKHOUSE

QUALITY MEATS

THE PLAZA

N R W

HARRY CIPRIANI

AVRA MADISON

TOD'S

LE BILBOQUET

ARORA

4 5 6

BLOOMINGDALE'S

N R W

W 59th ST

E 60th ST

W 58th ST

E 59th ST

W 57th ST

E 58th ST

N Q R W

CARNEGIE HALL

F

NOBU

AMAN NEW YORK

THE JAZZ CLUB AT AMAN

PRADA

TIFFANY & CO. LOUIS VUITTON  
FIVE NINETY MADISON  
GUCCI

5 MIN

RESERVE CUT

ROCCO STEAKHOUSE

10 MIN

W 56th ST

E 56th ST

W 55th ST

E 55th ST

W 54th ST

E 54th ST

W 53rd ST

E 53rd ST

B D E

OSTERA LA BAIA

OCEAN PRIME

NUSR-ET STEAKHOUSE

BACCARAT HOTEL

EQUINOX

OMNI BERKSHIRE PLACE

RACQUET & TENNIS CLUB

THE LOBSTER CLUB

SUGARFISH

W 52nd ST

E 52nd ST

W 51st ST

E 51st ST

C E

1

EQUINOX

PENN STATION  
36 MIN WALK

RADIO CITY MUSIC HALL

LE ROCK

EQUINOX

ST. PATRICKS CATHEDRAL

LOTTE NEW YORK PALACE

GRAND CENTRAL  
14 MIN WALK  
4 5 6 S 7  
METRO-NORTH  
LONG ISLAND RAILROAD

N

W 50th ST

E 50th ST

DEL FRISCO'S DOUBLE EAGLE STEAKHOUSE

B D

F M

ROCKEFELLER CENTER

SAKS FIFTH AVENUE

WALDORF ASTORIA

# AT THE CENTER OF IT ALL

The Plaza District stands as Manhattan's premier business destination—an upscale, amenity-rich neighborhood where prestigious corporate addresses meet world-class culture, dining, and retail. With Michelin-starred restaurants, luxury hotels, iconic institutions like MoMA, and the finest retail on Fifth and Madison Avenues, the Plaza District offers a dynamic environment that elevates every workday.





MADISON AVENUE CLUB

# AMENITIES TO ELEVATE YOUR EVERYDAY

The Madison Avenue Club, spanning a full floor, brings a hospitality-forward vision to the workplace experience. A terrace, boardroom, conference rooms, study, café, and bar create spaces for collaboration, reflection, and community—an extension of the workplace that feels effortless, refined, and alive.

 THE GREAT HALL

 THE CLUBHOUSE

 THE NOOK

 THE GROUNDS

 THE BOARDROOM

 THE OUTDOOR TERRACE

 THE STUDY

 V FITNESS

 LOUNGE & FIREPLACE

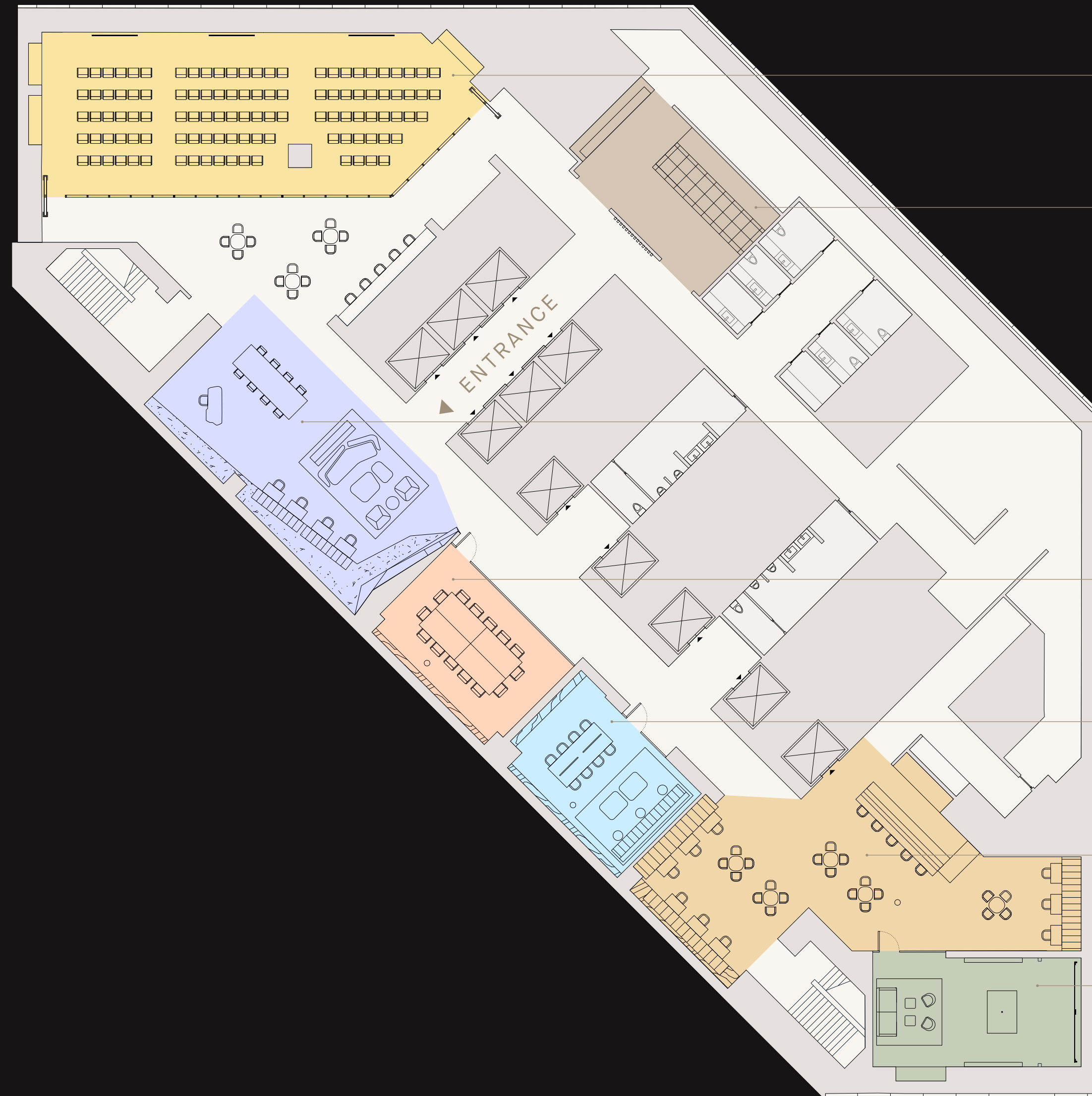
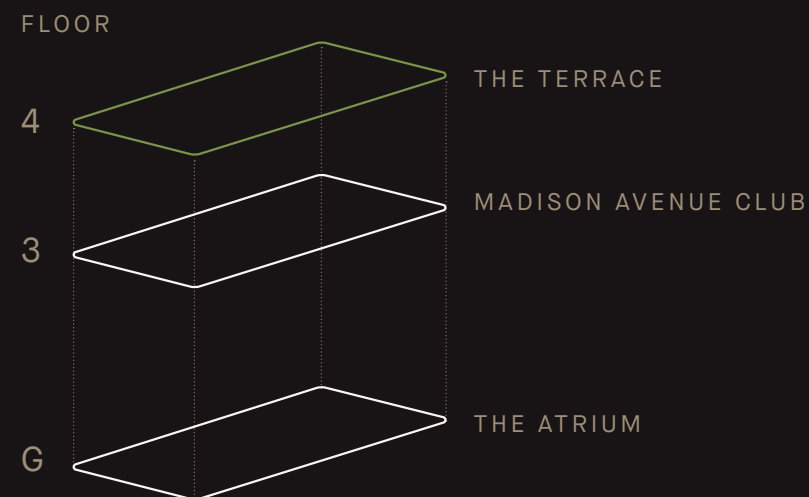
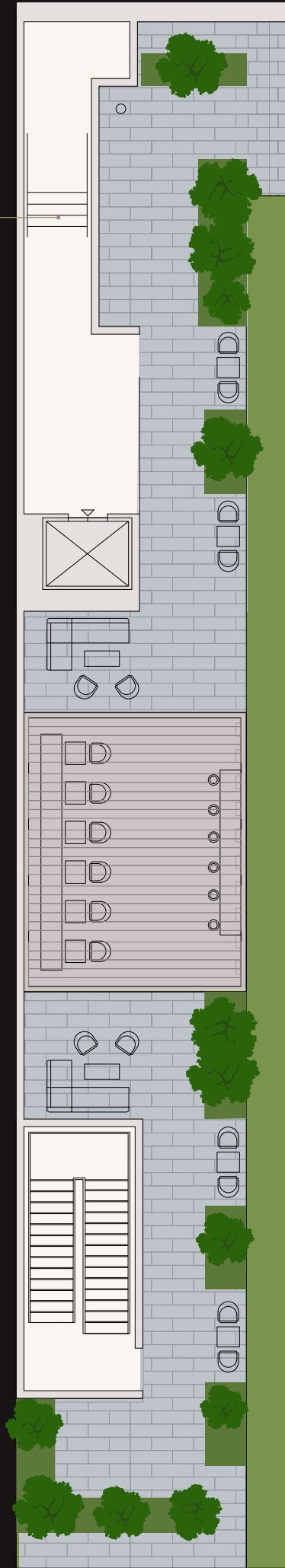


FROM QUIET SPACES TO INVITING LOUNGES,  
EACH AREA IS THOUGHTFULLY DESIGNED TO BRING  
COMFORT AND BALANCE TO THE WORKDAY.

FLOOR 4

THE TERRACE

All-Season Outdoor Rooftop Terrace for Sunny Days or Small Gatherings, with Integrated Heat Lamps for Cooler Weather



FLOOR 3

THE GREAT HALL

Conference Space Equipped for Lectures and Networking Events

THE NOOK

Grab-N-Go Cafe Serving Breakfast, Lunch and Snacks Throughout the Day

LOUNGE & FIREPLACE

Lounge and Fireplace Setting Designed for Informal Meetings and Everyday Use

THE BOARDROOM

Sunlit, High-Tech Conference Room for Large Scale Meetings or Making a Big Impression

THE STUDY

Tranquil Library and Connection Lounge for Quiet Moments or Working in Peace

THE CLUBHOUSE

Large Bar and Seating for Socializing or Reservable for Large Gatherings

THE GROUNDS

Indoor Experience Space with Multi-Sport Simulator

G FLOOR

THE ATRIUM

A Three-Story Glass Atrium Delivers Light, Energy, and an Unmistakable Sense of Arrival

# HOSPITALITY-INSPIRED

The Madison Avenue Club delivers a hospitality-inspired environment that blends luxury with functionality. Warm materials, refined finishes, and thoughtfully designed spaces create a seamless extension of the workplace—crafted for comfort, connection, and productivity.

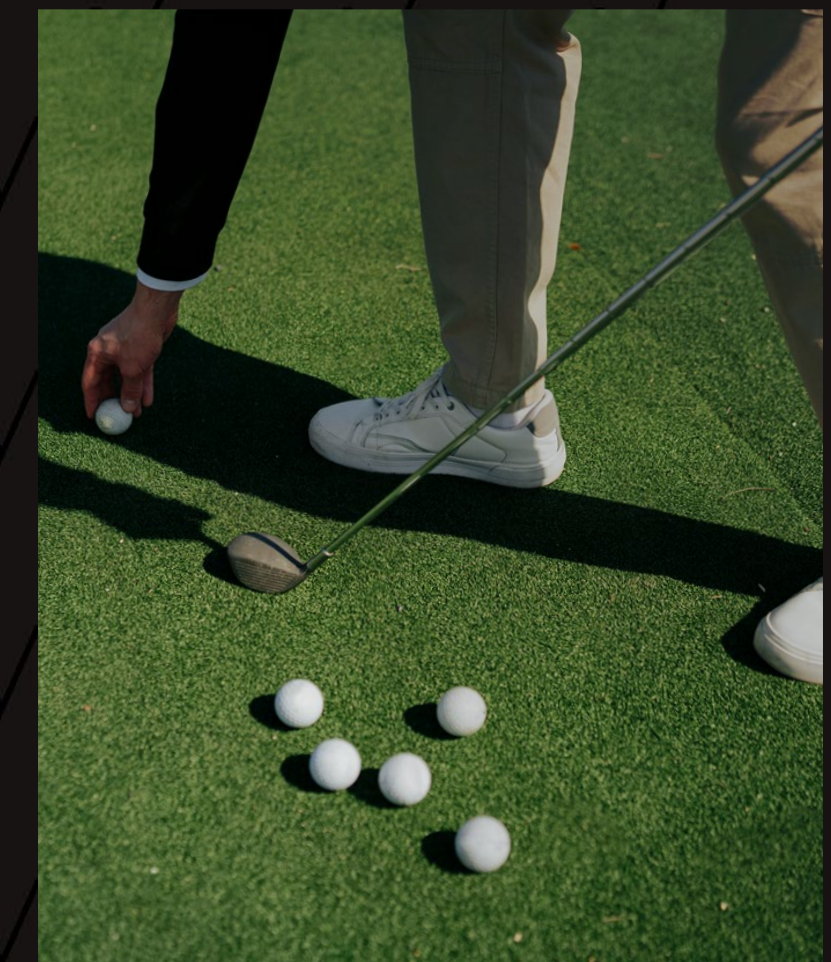


# HIGH PERFORMANCE FITNESS



## V FITNESS

V Fitness brings wellness and momentum to the workplace with a state-of-the-art training facility. Featuring the latest equipment, flexible workout spaces, modern locker rooms, and multi-sport golf simulators, it's where tenants recharge, refocus, and perform at their best.



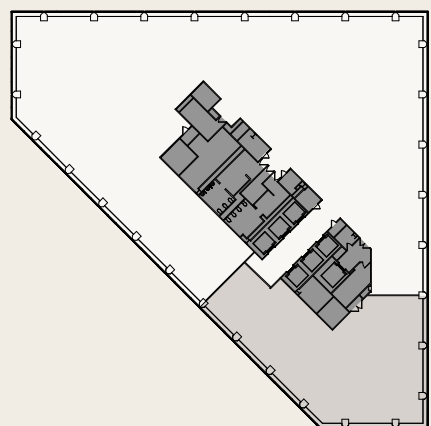
THE OFFICE EXPERIENCE IS DEFINED BY DISCRETION, REFINEMENT,  
AND ARCHITECTURAL CLARITY. FLEXIBLE LAYOUTS, ABUNDANT  
NATURAL LIGHT, AND ELEVATED MATERIALS CREATE AN  
ATMOSPHERE OF QUIET EXCLUSIVITY—AN ENVIRONMENT  
TAILORED FOR INFLUENTIAL FIRMS AND LEADERSHIP TEAMS  
WHO EXPECT THE EXCEPTIONAL.

# PARTIAL 41<sup>ST</sup> FLOOR PRE-BUILT

5,919 RSF

CAPACITY	SEAT COUNT
PRIVATE OFFICE	8
WORKSTATIONS	18
<b>TOTAL HEADCOUNT</b>	<b>26</b>

MEETING	SPACES
CONFERENCE ROOM (10-12)	1
CONFERENCE ROOM (4-6)	1
PANTRY/CAFÉ	1
<b>COLLABORATION &amp; MEETING SPACES</b>	<b>2</b>



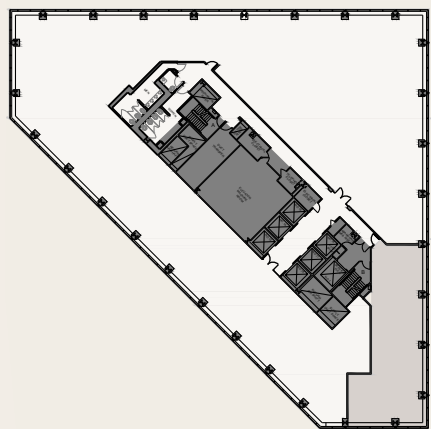
FLOOR PLANS

# PARTIAL 32<sup>ND</sup> FLOOR PRE-BUILT

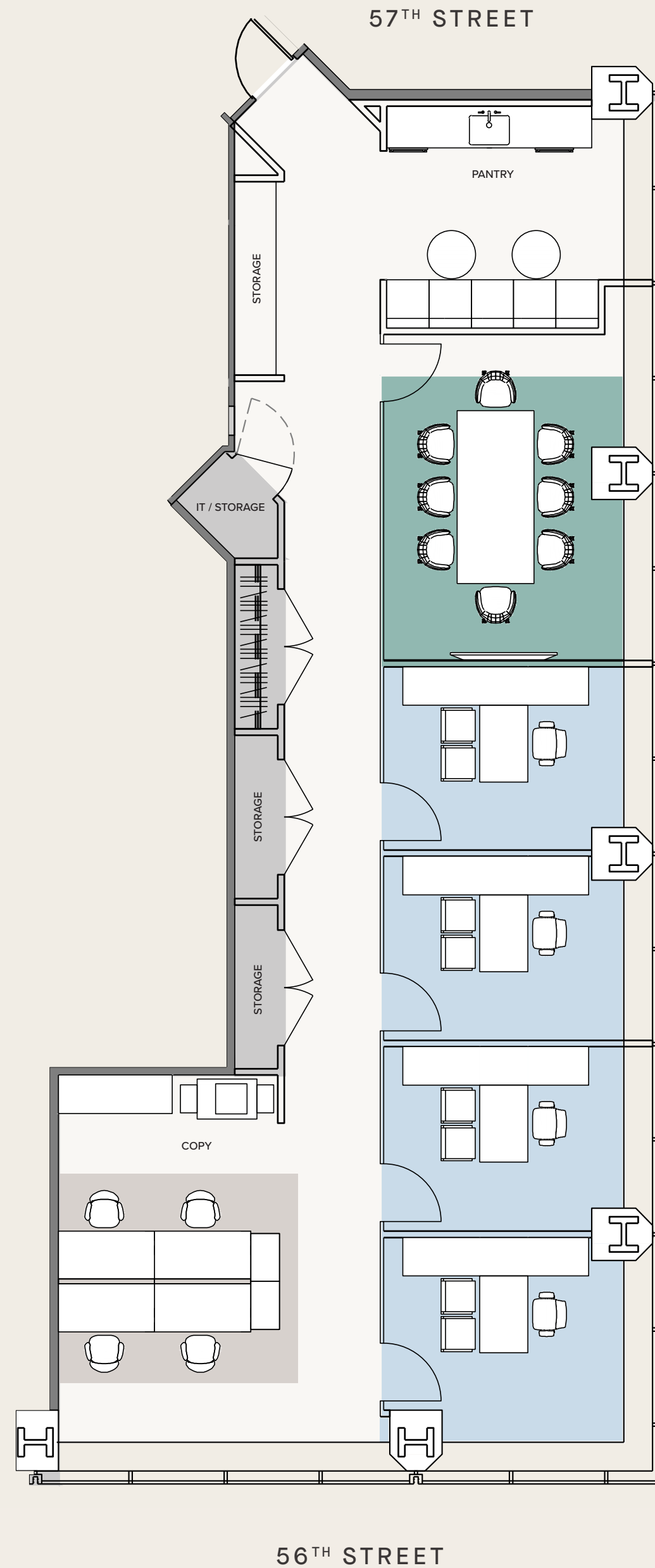
3,013 RSF

CAPACITY	SEAT COUNT	
	LAYOUT OPTION 1	LAYOUT OPTION 2
PRIVATE OFFICE	4	1
WORKSTATIONS	4	12
TOTAL HEADCOUNT	8	26

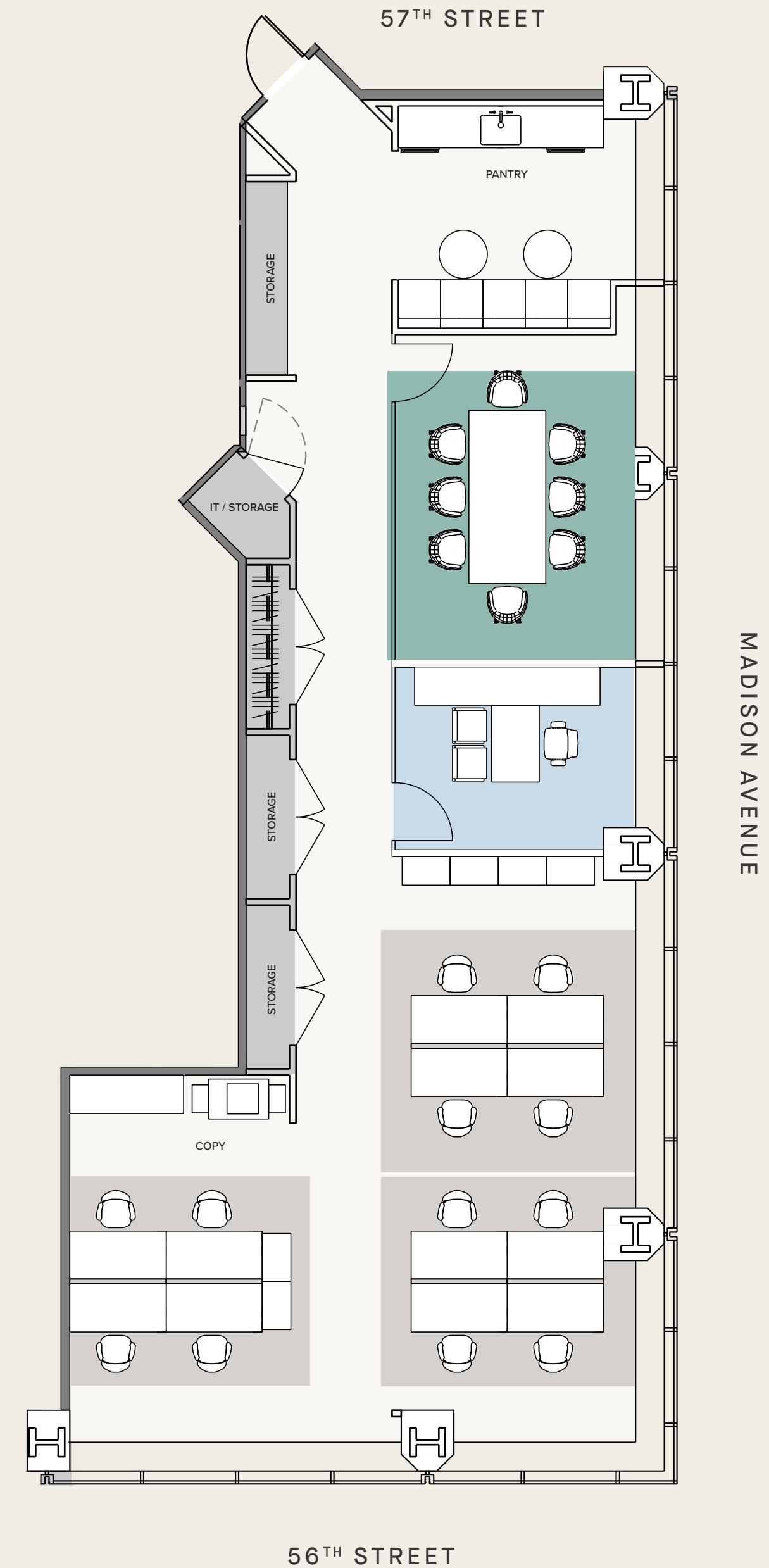
MEETING	SPACES	
	LAYOUT OPTION 1	LAYOUT OPTION 2
CONF. ROOM (6-8)	1	1
PANTRY/CAFÉ	1	1
COLLABORATION & MEETING SPACE	1	1



LAYOUT OPTION 1



LAYOUT OPTION 2

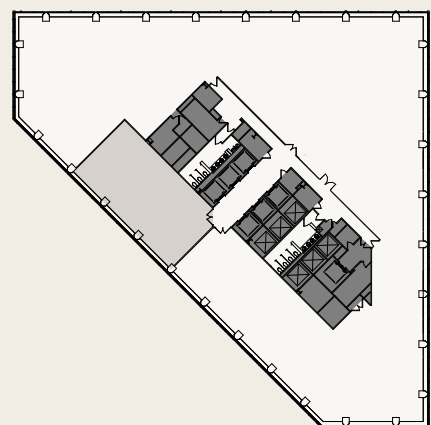


# PARTIAL 27<sup>ND</sup> FLOOR PRE-BUILT

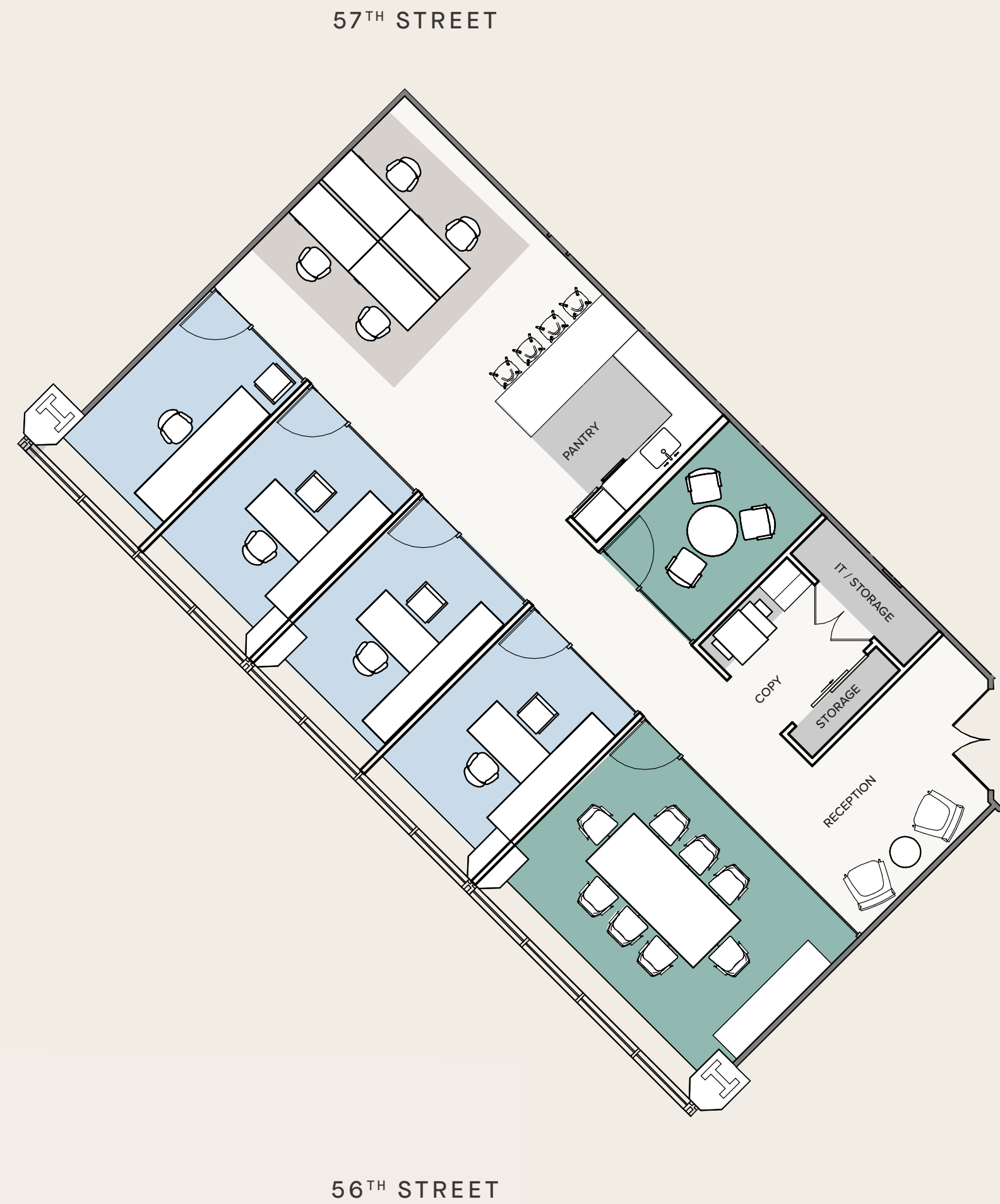
2,722 RSF

CAPACITY	SEAT COUNT	
	LAYOUT OPTION 1	LAYOUT OPTION 2
PRIVATE OFFICE	4	2
WORKSTATIONS	4	8
TOTAL HEADCOUNT	8	10

MEETING	SPACES	
	LAYOUT OPTION 1	LAYOUT OPTION 2
CONF. ROOM (6-8)	1	1
CONF. ROOM (2-4)	1	1
PANTRY/CAFÉ	1	1
COLLABORATION & MEETING SPACE	2	2



LAYOUT OPTION 1



LAYOUT OPTION 2



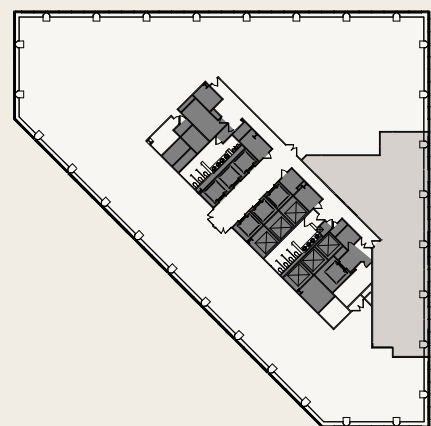
FLOOR PLANS

# PARTIAL 27<sup>ND</sup> FLOOR PRE-BUILT

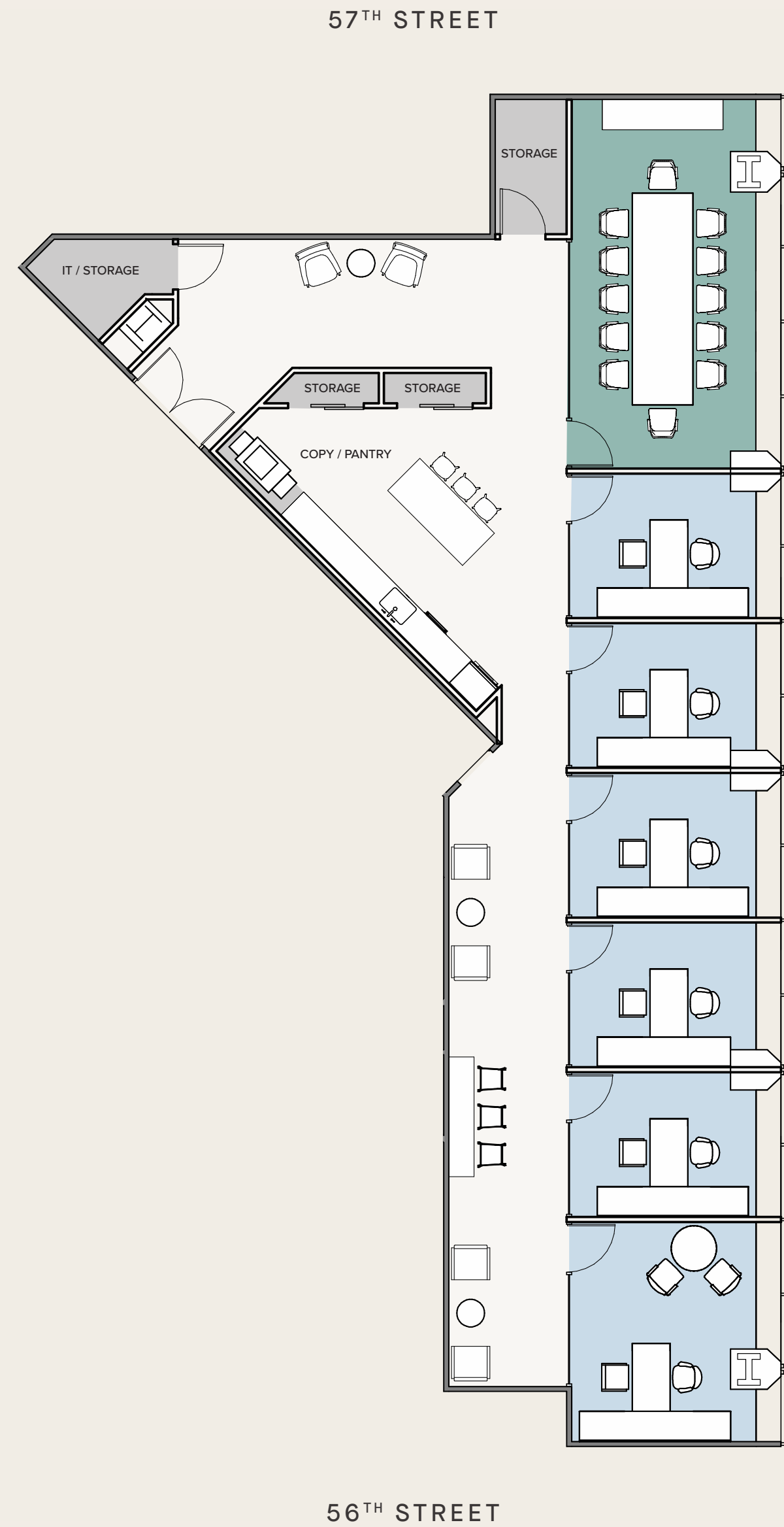
3,852 RSF

CAPACITY	SEAT COUNT	
	LAYOUT OPTION 1	LAYOUT OPTION 2
PRIVATE OFFICE	6	2
WORKSTATIONS	-	14
TOTAL HEADCOUNT	6	16

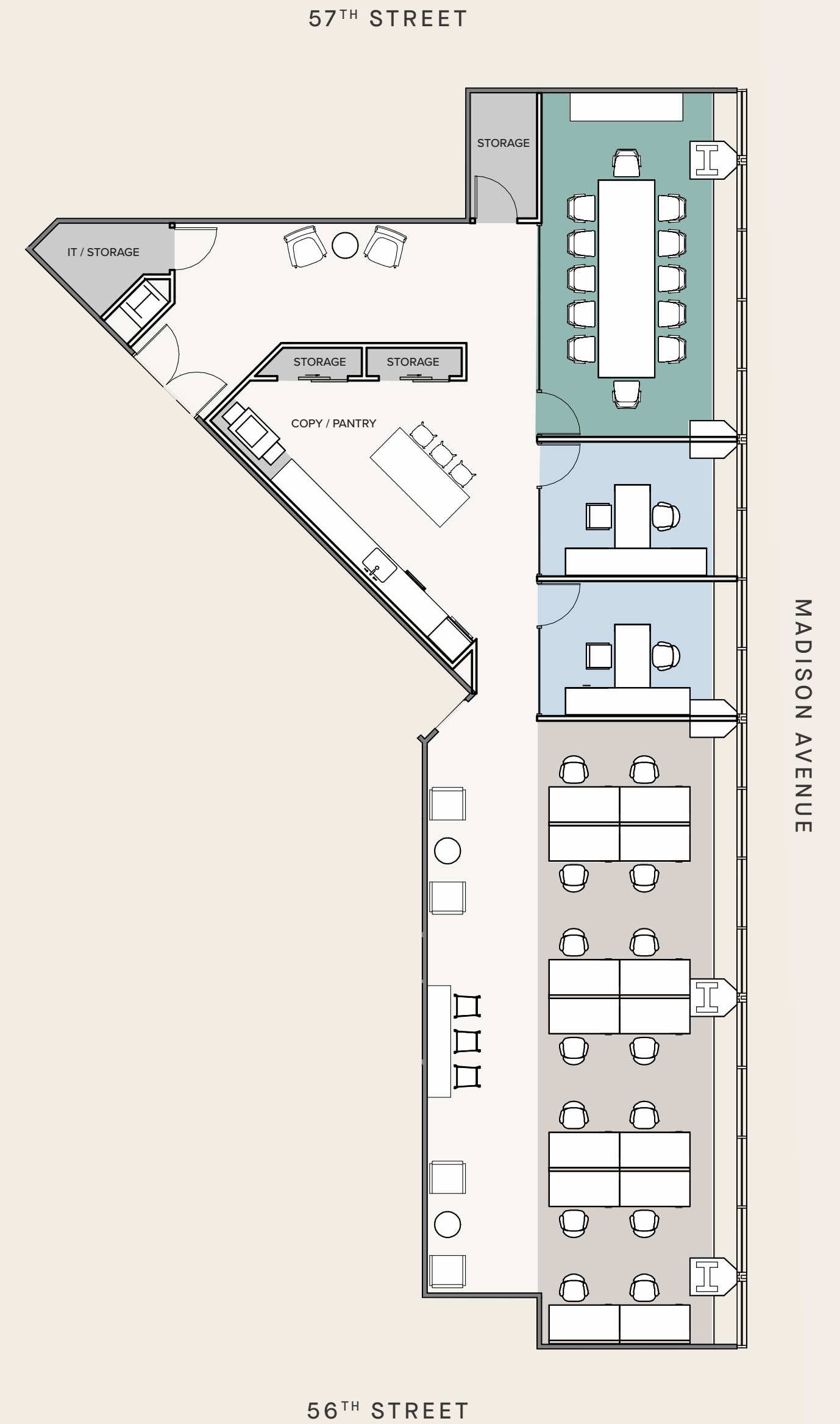
MEETING	SPACES	
	LAYOUT OPTION 1	LAYOUT OPTION 2
CONF. ROOM (10-12)	1	1
PANTRY/CAFÉ	1	1
COLLABORATION & MEETING SPACE	1	1



LAYOUT OPTION 1



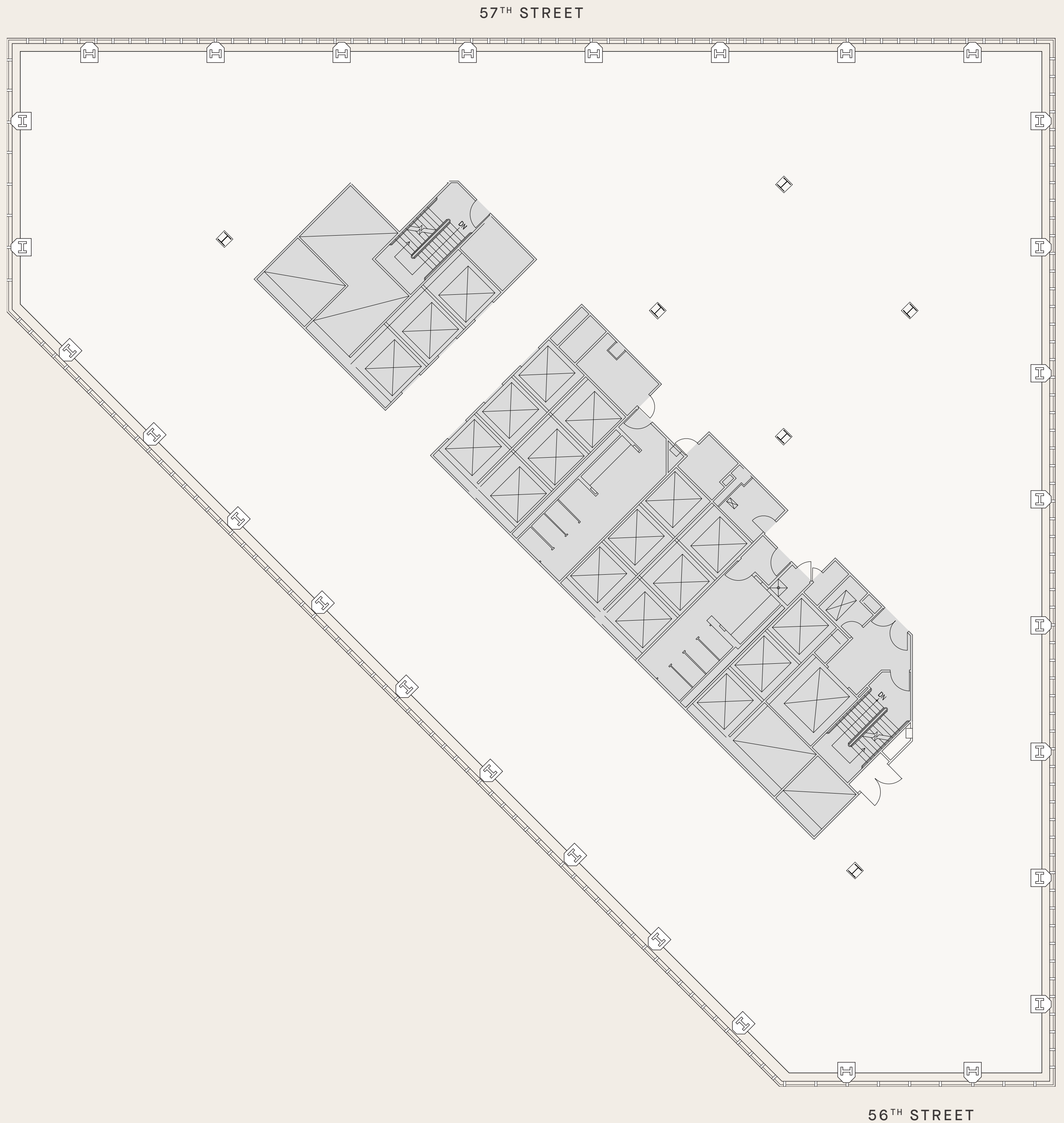
LAYOUT OPTION 2



FLOOR PLANS

ENTIRE 16<sup>TH</sup> FLOOR  
CORE PLAN

24,839 RSF



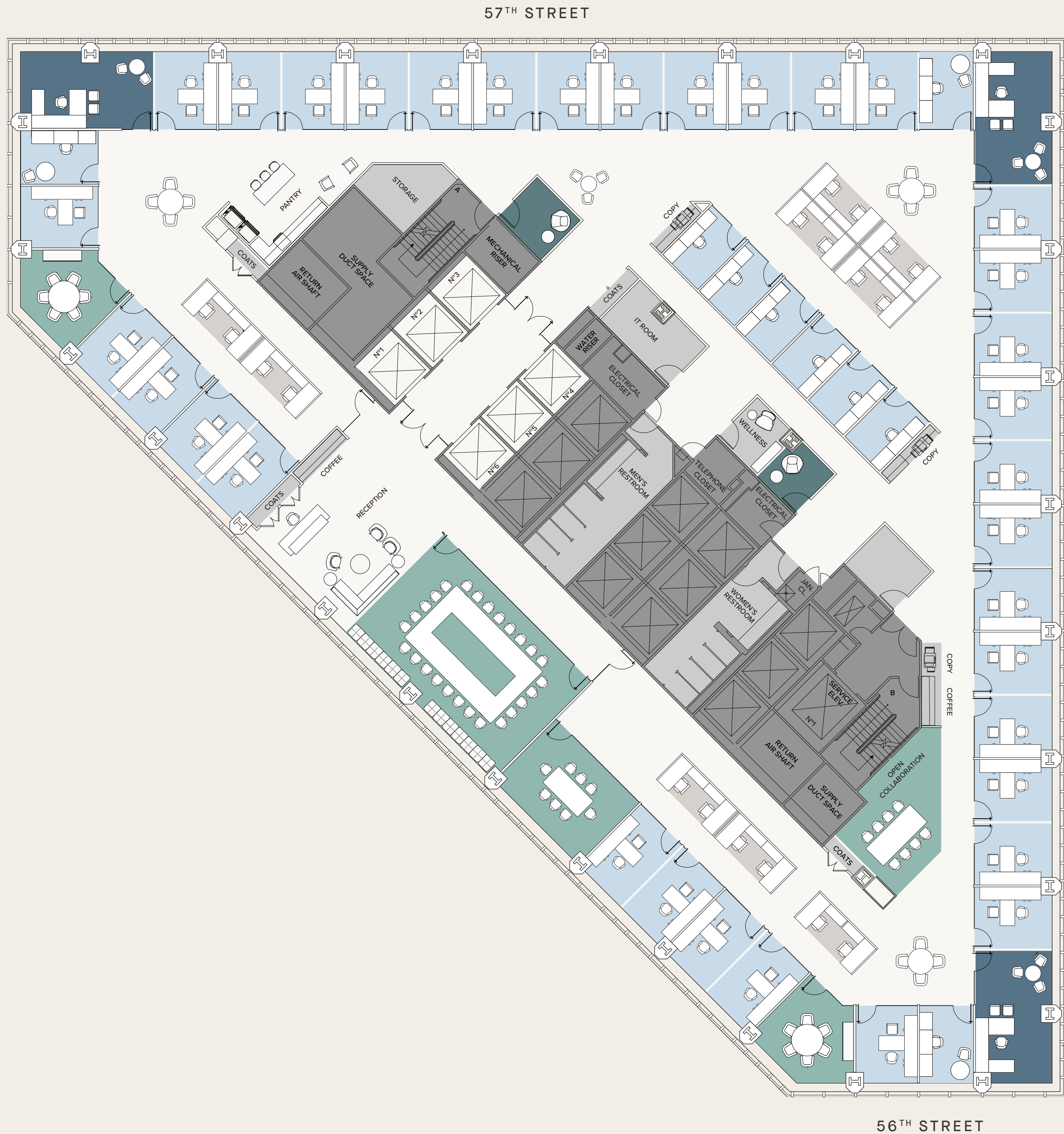
FLOOR PLANS

# ENTIRE 16<sup>TH</sup> FLOOR OFFICE INTENSIVE TEST-FIT

24,839 RSF

CAPACITY	SEAT COUNT
PRIVATE OFFICE	43
EXECUTIVE OFFICE	3
WORKSTATIONS	22
<b>TOTAL HEADCOUNT</b>	<b>68</b>

MEETING	SPACES
CONFERENCE ROOM (4-6P)	2
CONFERENCE ROOM (8-10P)	2
BOARD ROOM (26P)	1
PHONE ROOMS	2
PANTRY / CAFE	1
<b>COLLABORATION &amp; MEETING SPACES</b>	<b>5</b>



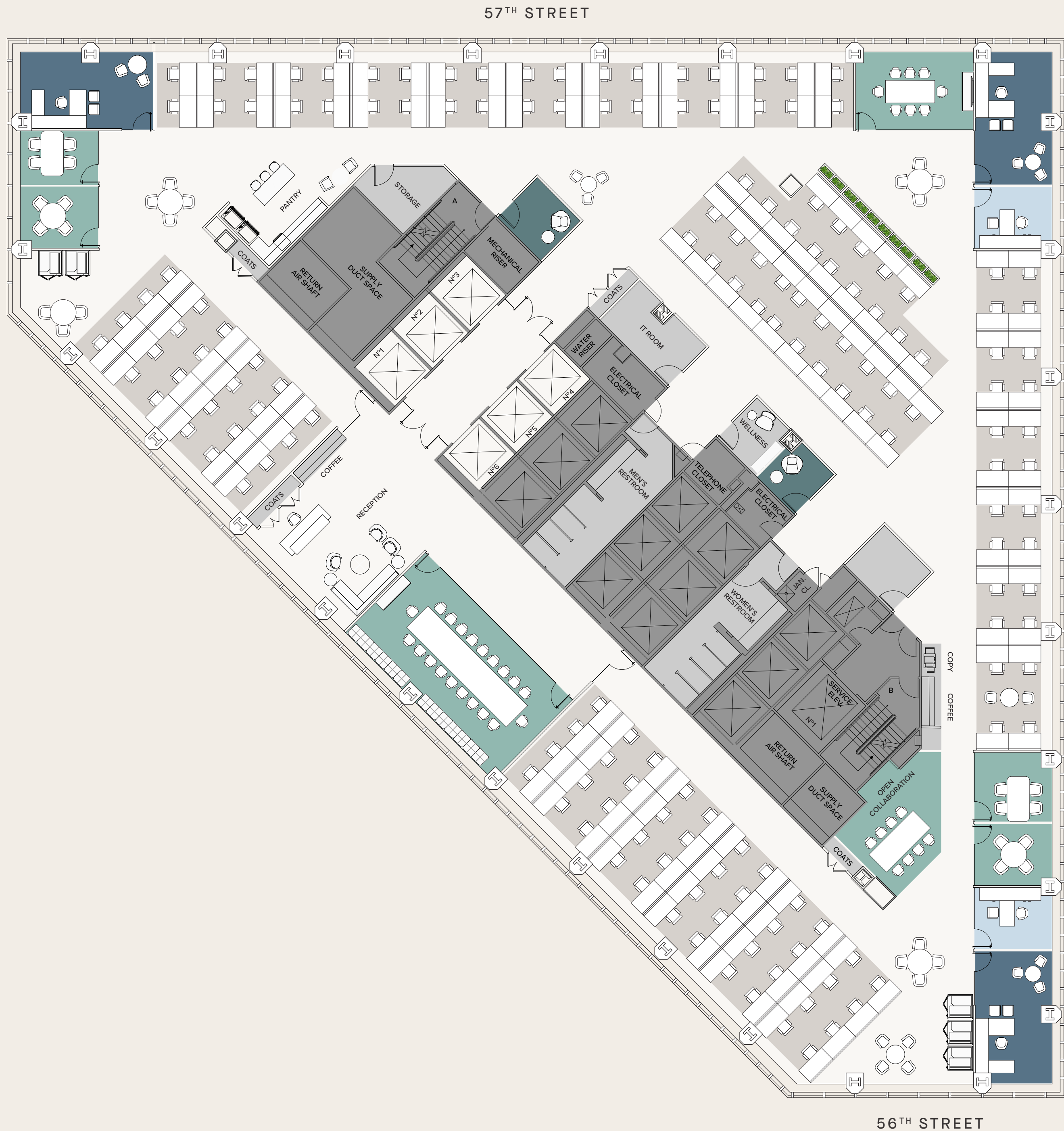
FLOOR PLANS

# ENTIRE 16<sup>TH</sup> FLOOR OPEN TEST-FIT

24,839 RSF

CAPACITY	SEAT COUNT
PRIVATE OFFICE	2
EXECUTIVE OFFICE	3
WORKSTATIONS	162
<b>TOTAL HEADCOUNT</b>	<b>167</b>

MEETING	SPACES
CONFERENCE ROOM (4-6P)	4
CONFERENCE ROOM (8-10P)	2
BOARD ROOM (20P)	1
PHONE ROOMS	2
PANTRY / CAFE	1
<b>COLLABORATION &amp; MEETING SPACES</b>	<b>7</b>



FLOOR PLANS

# ENTIRE 16<sup>TH</sup> FLOOR HYBRID TEST-FIT

24,839 RSF

CAPACITY	SEAT COUNT
PRIVATE OFFICE	13
EXECUTIVE OFFICE	3
WORKSTATIONS	113
<b>TOTAL HEADCOUNT</b>	<b>129</b>

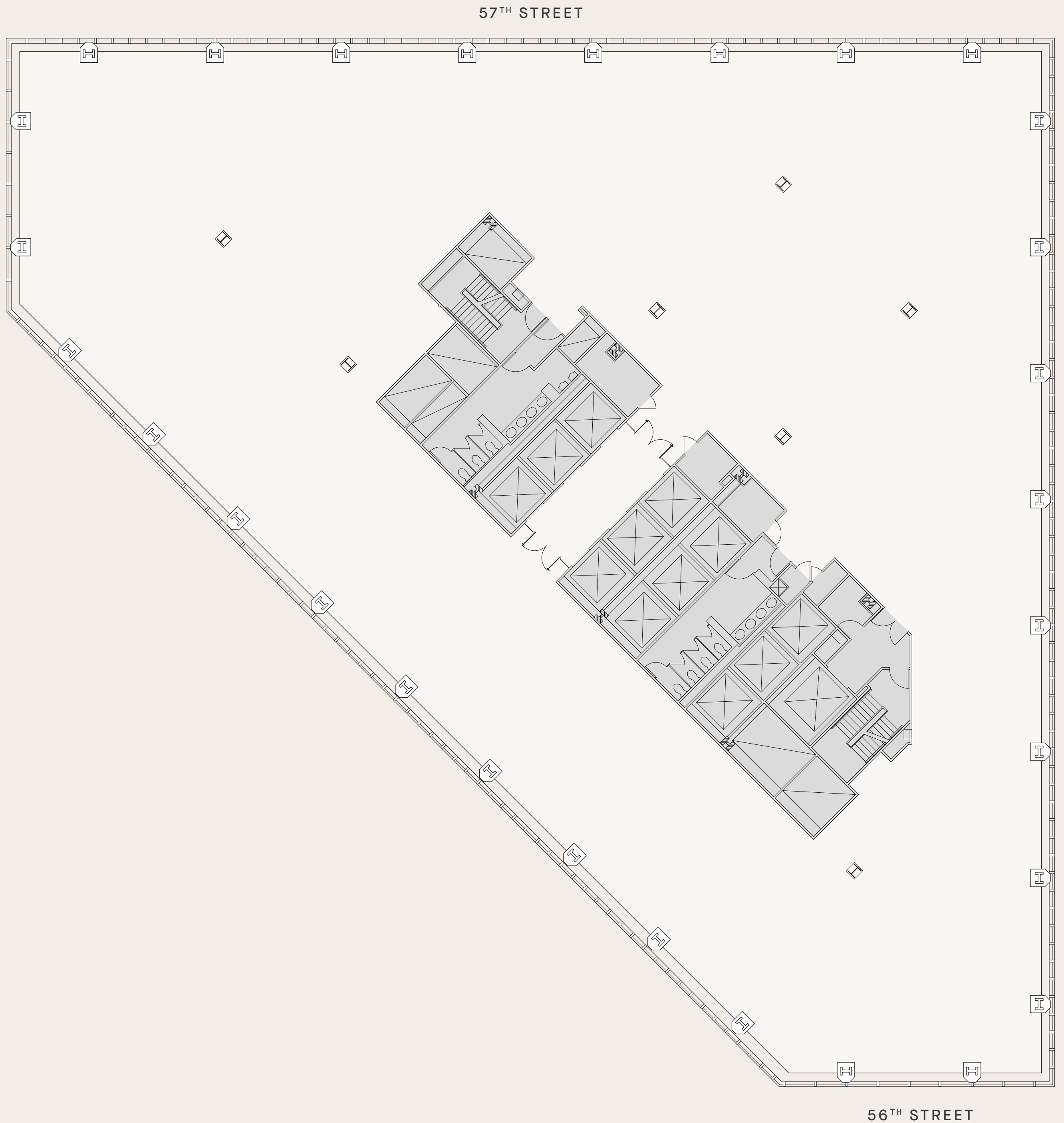
MEETING	SPACES
CONFERENCE ROOM (4-6P)	2
CONFERENCE ROOM (8-10P)	4
BOARD ROOM (20P)	1
PHONE ROOMS	2
PANTRY / CAFE	1
<b>COLLABORATION &amp; MEETING SPACES</b>	<b>7</b>



FLOOR PLANS

# ENTIRE 25<sup>TH</sup> FLOOR CORE PLAN

25,540 RSF



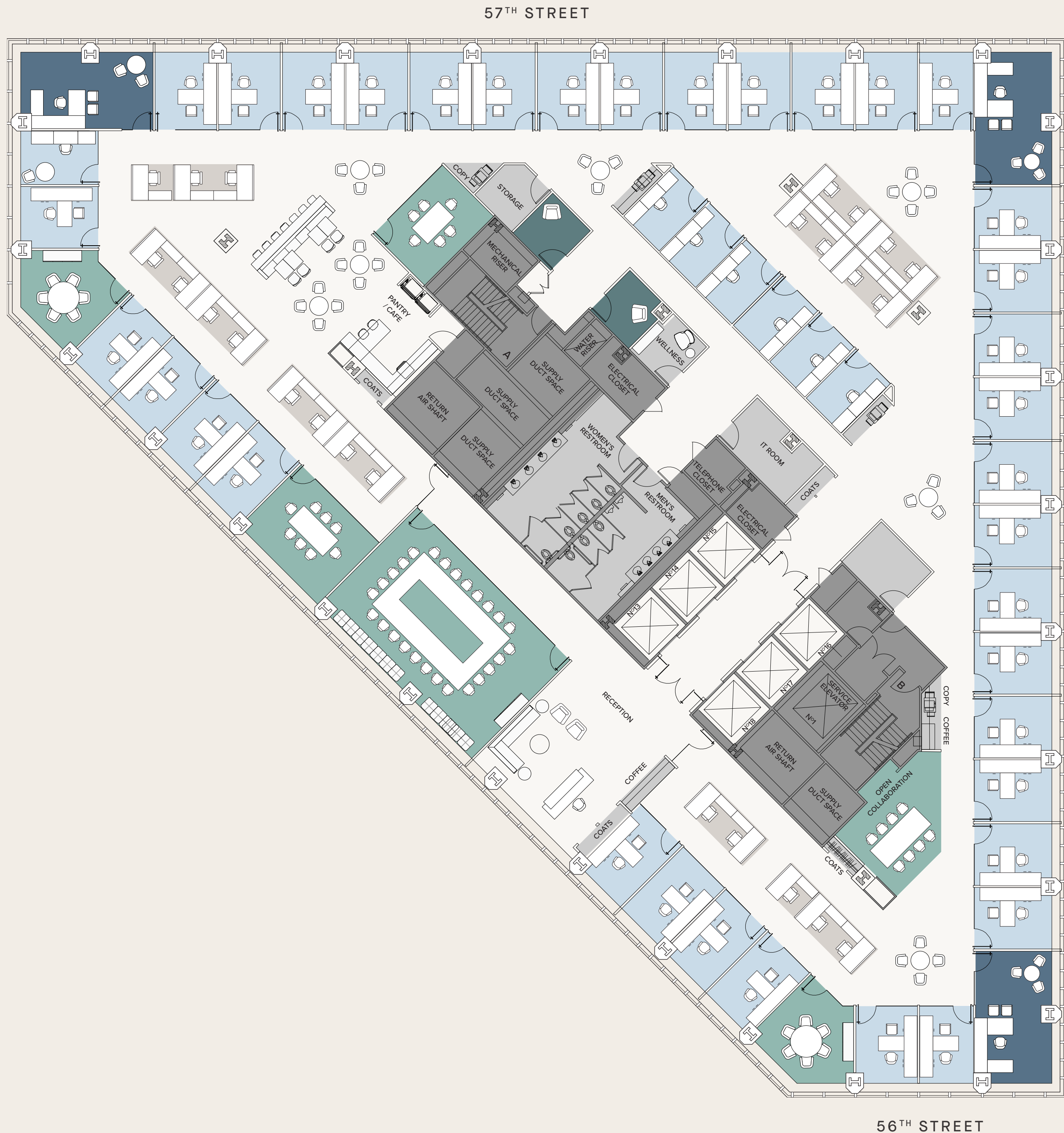
FLOOR PLANS

# ENTIRE 25<sup>TH</sup> FLOOR OFFICE INTENSIVE TEST-FIT

25,540 RSF

CAPACITY	SEAT COUNT
PRIVATE OFFICE	44
EXECUTIVE OFFICE	3
WORKSTATIONS	24
<b>TOTAL HEADCOUNT</b>	<b>71</b>

MEETING	SPACES
CONFERENCE ROOM (4-6P)	3
CONFERENCE ROOM (8-10P)	2
BOARD ROOM (26P)	1
PHONE ROOMS	2
PANTRY / CAFE	1
<b>COLLABORATION &amp; MEETING SPACES</b>	<b>6</b>



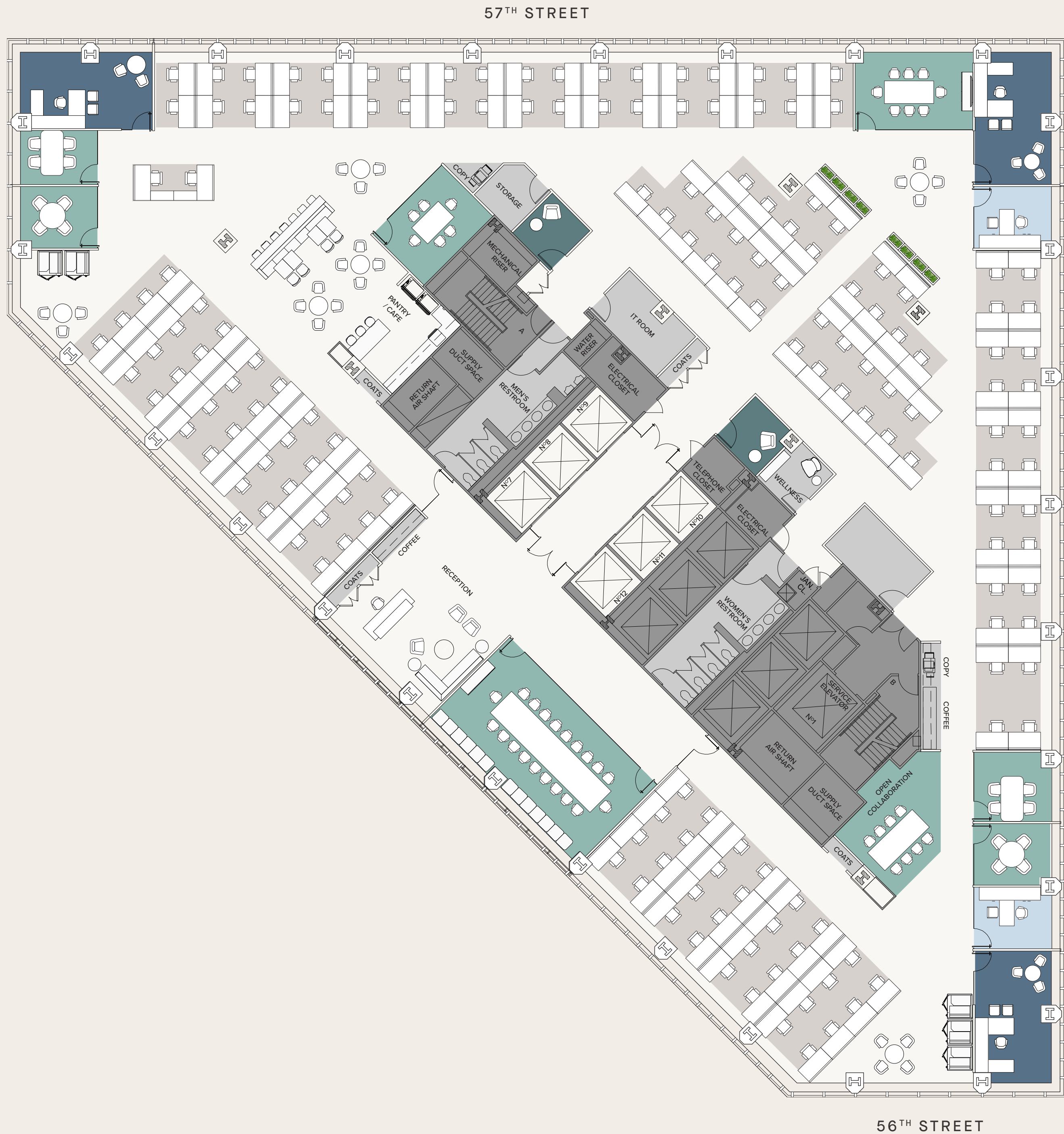
FLOOR PLANS

# ENTIRE 25<sup>TH</sup> FLOOR OPEN TEST-FIT

25,540 RSF

CAPACITY	SEAT COUNT
PRIVATE OFFICE	2
EXECUTIVE OFFICE	3
WORKSTATIONS	162
<b>TOTAL HEADCOUNT</b>	<b>167</b>

MEETING	SPACES
CONFERENCE ROOM (4-6P)	5
CONFERENCE ROOM (8-10P)	2
BOARD ROOM (20P)	1
PHONE ROOMS	2
PANTRY / CAFE	1
<b>COLLABORATION &amp; MEETING SPACES</b>	<b>8</b>



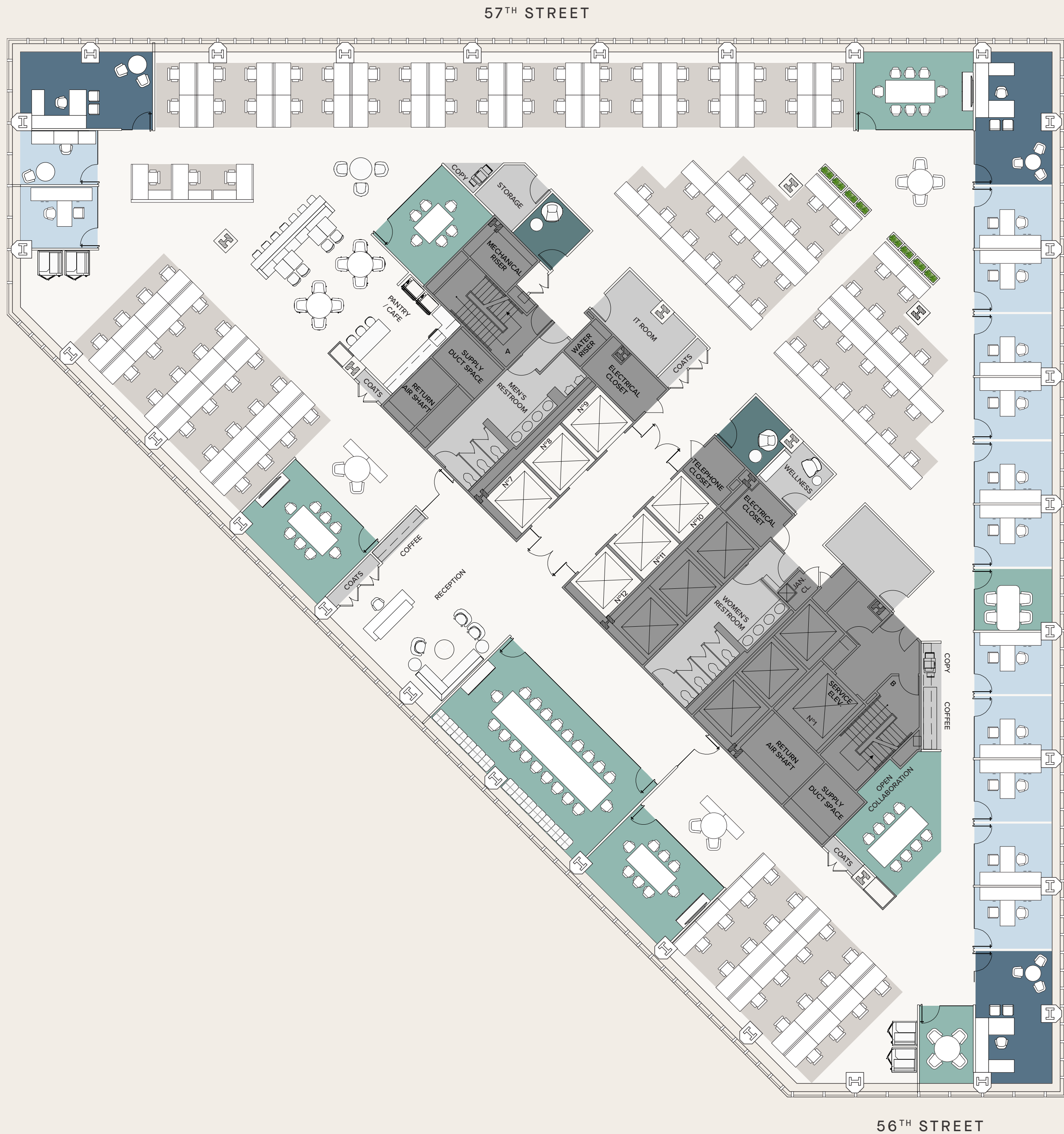
FLOOR PLANS

# ENTIRE 25<sup>TH</sup> FLOOR HYBRID TEST-FIT

25,540 RSF

CAPACITY	SEAT COUNT
PRIVATE OFFICE	13
EXECUTIVE OFFICE	3
WORKSTATIONS	117
<b>TOTAL HEADCOUNT</b>	<b>133</b>

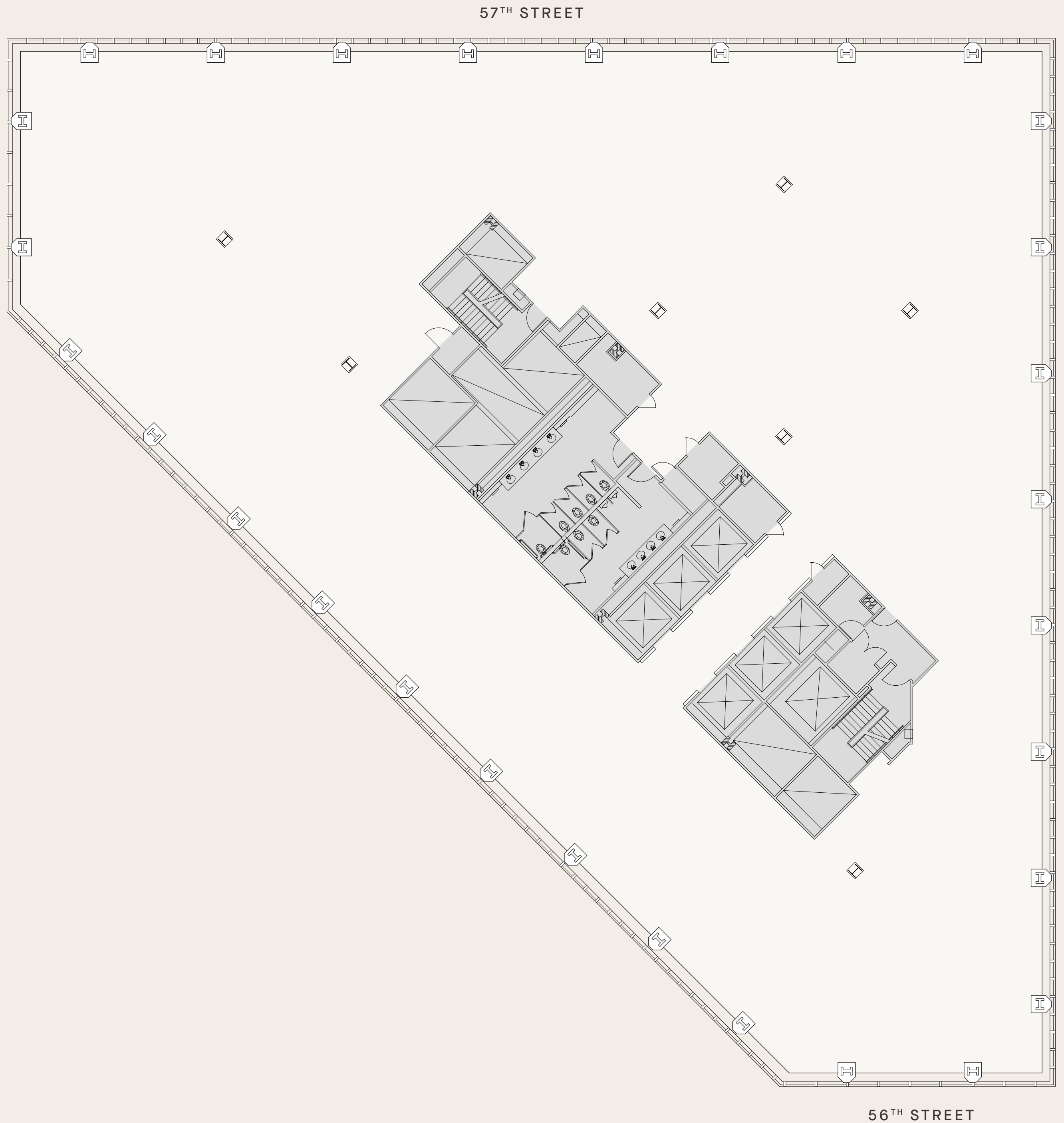
MEETING	SPACES
CONFERENCE ROOM (4-6P)	3
CONFERENCE ROOM (8-10P)	4
BOARD ROOM (20P)	1
PHONE ROOMS	2
PANTRY / CAFE	1
<b>COLLABORATION &amp; MEETING SPACES</b>	<b>8</b>



FLOOR PLANS

ENTIRE 40<sup>TH</sup> FLOOR  
CORE PLAN

26,186 RSF



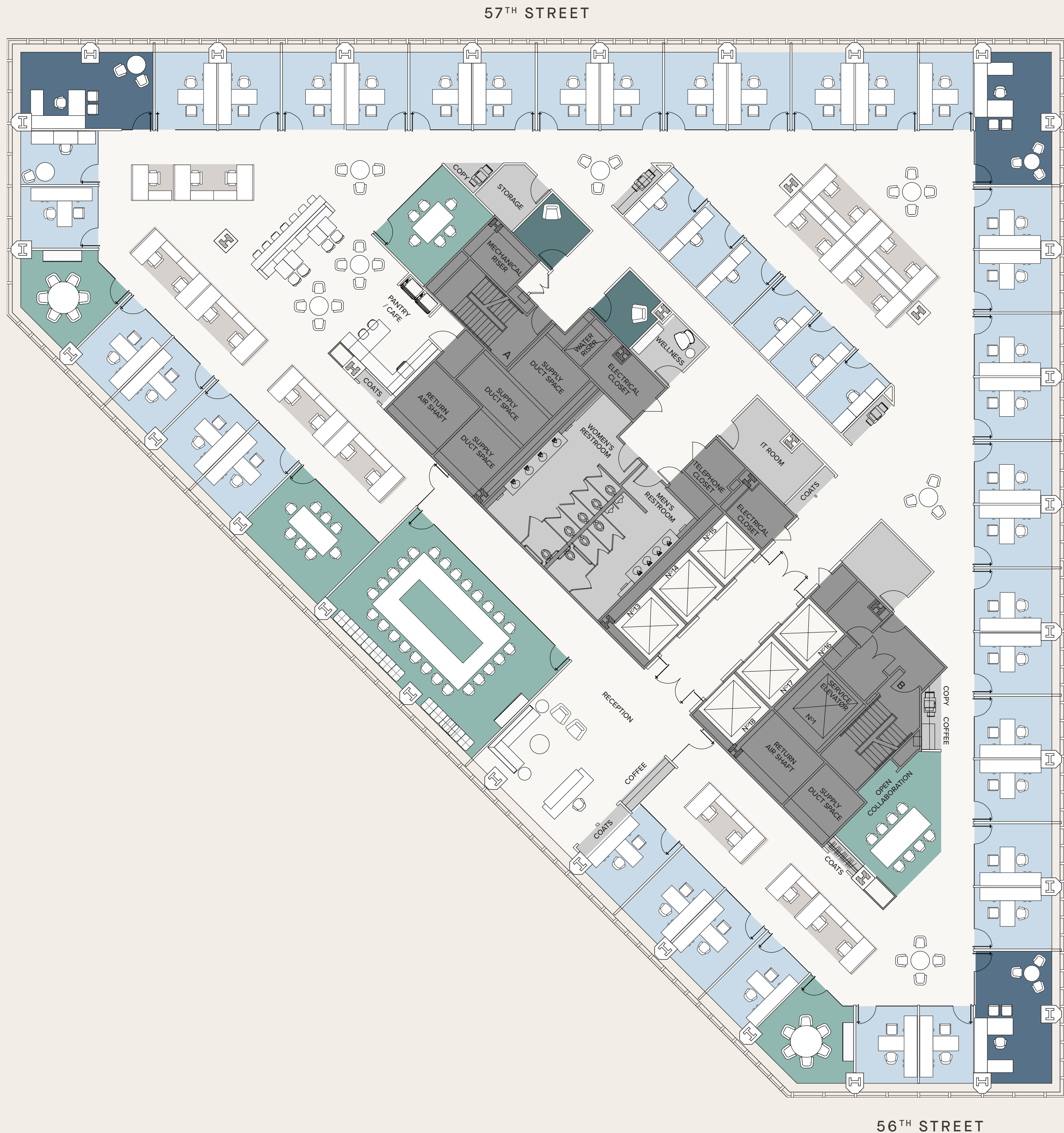
FLOOR PLANS

# ENTIRE 40<sup>TH</sup> FLOOR OFFICE INTENSIVE TEST-FIT

26,186 RSF

CAPACITY	SEAT COUNT
PRIVATE OFFICE	43
EXECUTIVE OFFICE	3
WORKSTATIONS	24
<b>TOTAL HEADCOUNT</b>	<b>70</b>

MEETING	SPACES
CONFERENCE ROOM (4-6P)	3
CONFERENCE ROOM (8-10P)	2
BOARD ROOM (26P)	1
PHONE ROOMS	2
PANTRY / CAFE	1
<b>COLLABORATION &amp; MEETING SPACES</b>	<b>6</b>



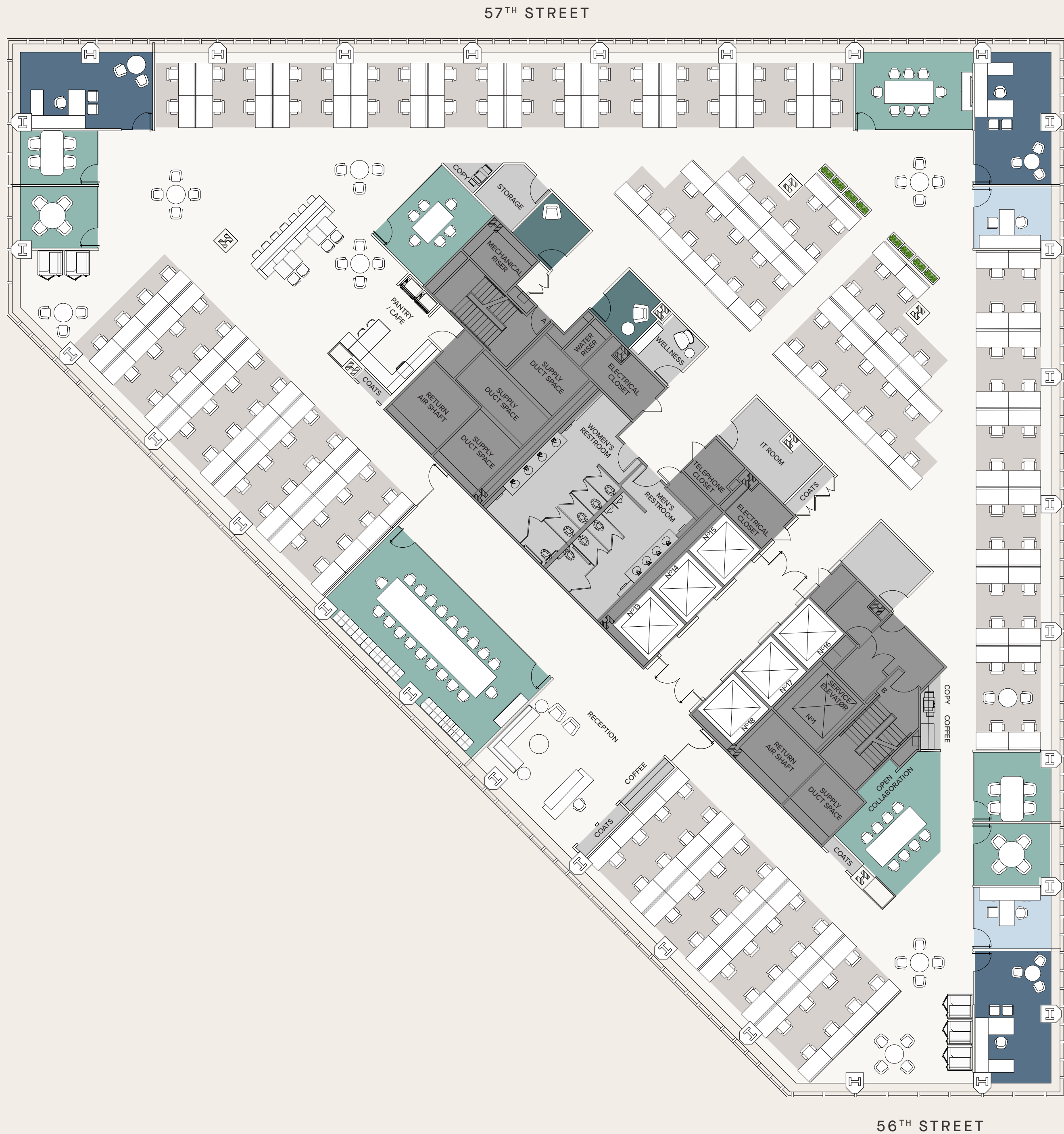
FLOOR PLANS

# ENTIRE 40<sup>TH</sup> FLOOR OPEN TEST-FIT

26,186 RSF

CAPACITY	SEAT COUNT
PRIVATE OFFICE	2
EXECUTIVE OFFICE	3
WORKSTATIONS	162
<b>TOTAL HEADCOUNT</b>	<b>167</b>

MEETING	SPACES
CONFERENCE ROOM (4-6P)	5
CONFERENCE ROOM (8-10P)	2
BOARD ROOM (20P)	1
PHONE ROOMS	2
PANTRY / CAFE	1
<b>COLLABORATION &amp; MEETING SPACES</b>	<b>8</b>



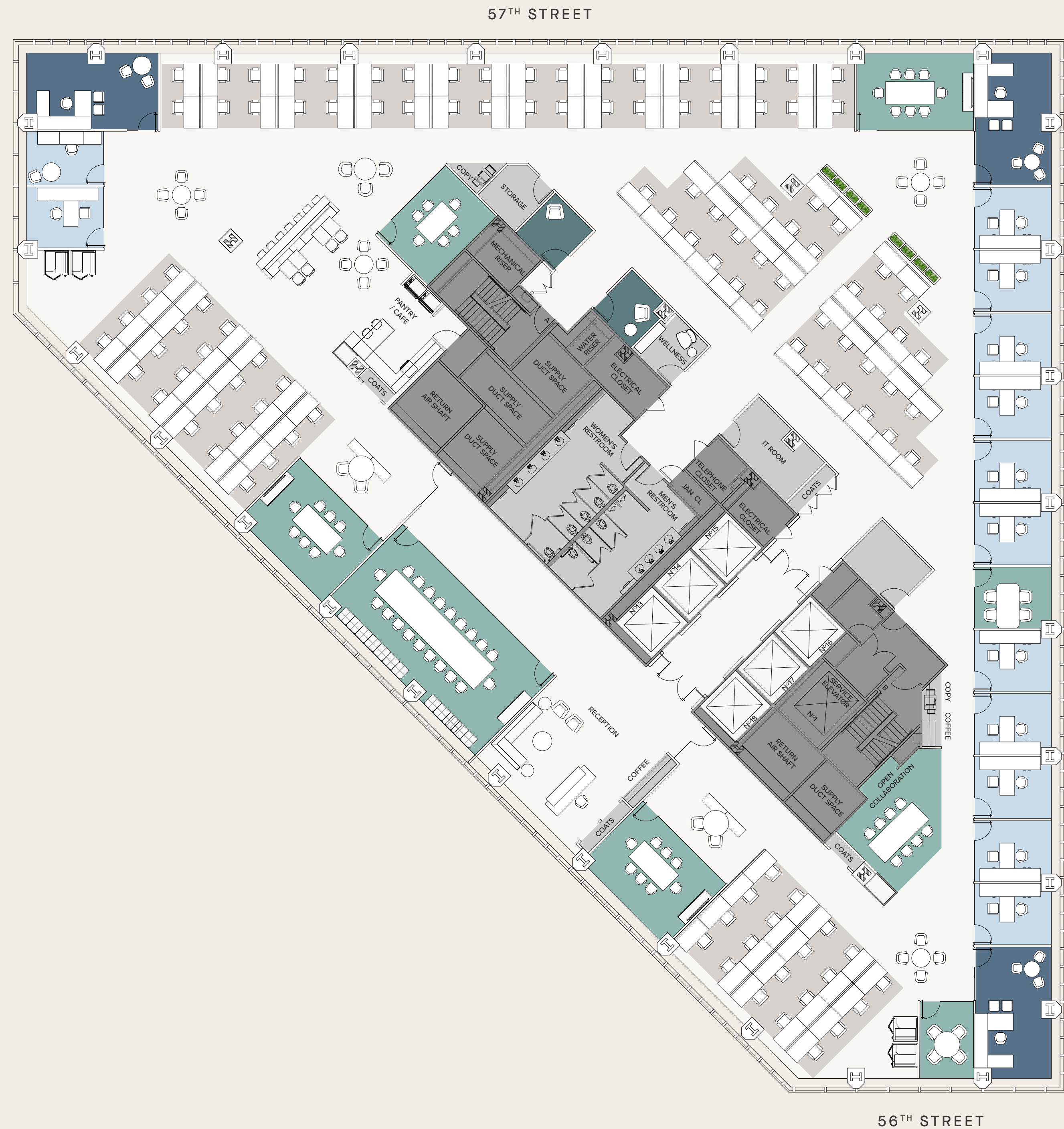
FLOOR PLANS

# ENTIRE 40<sup>TH</sup> FLOOR HYBRID TEST-FIT

26,186 RSF

CAPACITY	SEAT COUNT
PRIVATE OFFICE	13
EXECUTIVE OFFICE	3
WORKSTATIONS	114
<b>TOTAL HEADCOUNT</b>	<b>131</b>

MEETING	SPACES
CONFERENCE ROOM (4-6P)	3
CONFERENCE ROOM (8-10P)	4
BOARD ROOM (20P)	1
PHONE ROOMS	2
PANTRY / CAFE	1
<b>COLLABORATION &amp; MEETING SPACES</b>	<b>8</b>



FIVE NINETY  
MADISON

590MADISON.COM

DANIEL BIRNEY

DBIRNEY@RXR.COM  
212.715.6153

WALTER ROONEY

WROONEY@RXR.COM  
212.715.6122

HEIDI STEINEGGER

HSTEINEGGER@RXR.COM  
212.444.3792

RXR