

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

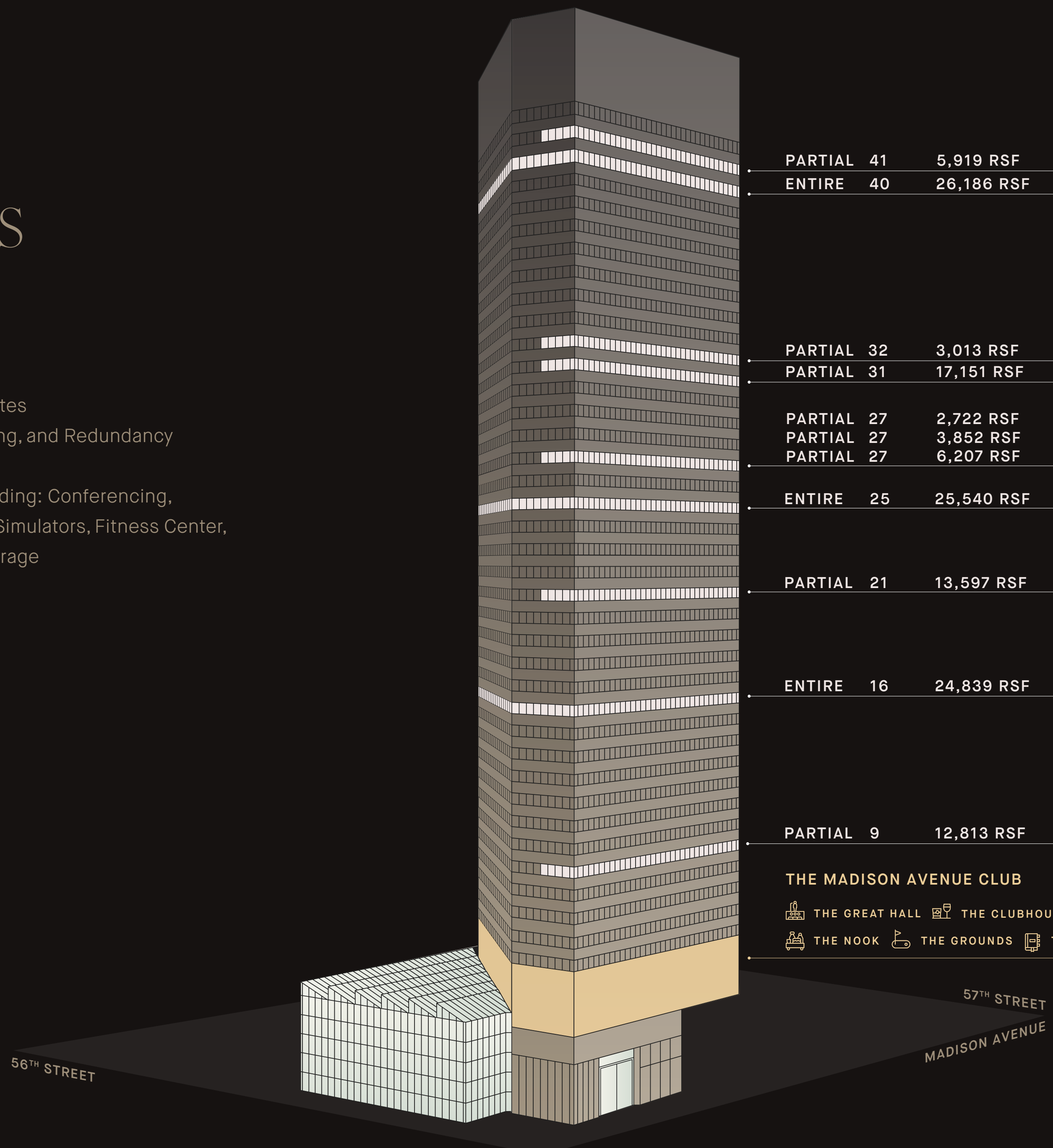
Home to a roster of prestigious tenants including Louis Vuitton, Apollo, Schonfeld Strategic Advisors and American Securities, Five Ninety Madison stands among the icons of Manhattan’s business landscape. Its address signals prestige, stability, and excellence.



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	
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ENTIRE	16	24,839 RSF	
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PARTIAL	9	12,813 RSF	
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THE MADISON AVENUE CLUB

-  THE GREAT HALL
-  THE CLUBHOUSE
-  THE BOARDROOM
-  THE OUTDOOR TERRACE
-  THE NOOK
-  THE GROUNDS
-  THE STUDY
-  LOUNGE & FIREPLACE
-  V FITNESS

27ND FLOOR | SUITE 2704



32ND 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.



41ST FLOOR | SUITE 4100



41ST FLOOR | SUITE 4100



27TH FLOOR | SUITE 2706
DESIGN-FORWARD SUITE DESIGNED FOR FLEXIBILITY AND PERFORMANCE



41ST 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



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 NOOK

 THE BOARDROOM

 THE STUDY

 LOUNGE & FIREPLACE

 THE CLUBHOUSE

 THE GROUNDS

 THE OUTDOOR TERRACE

 V FITNESS

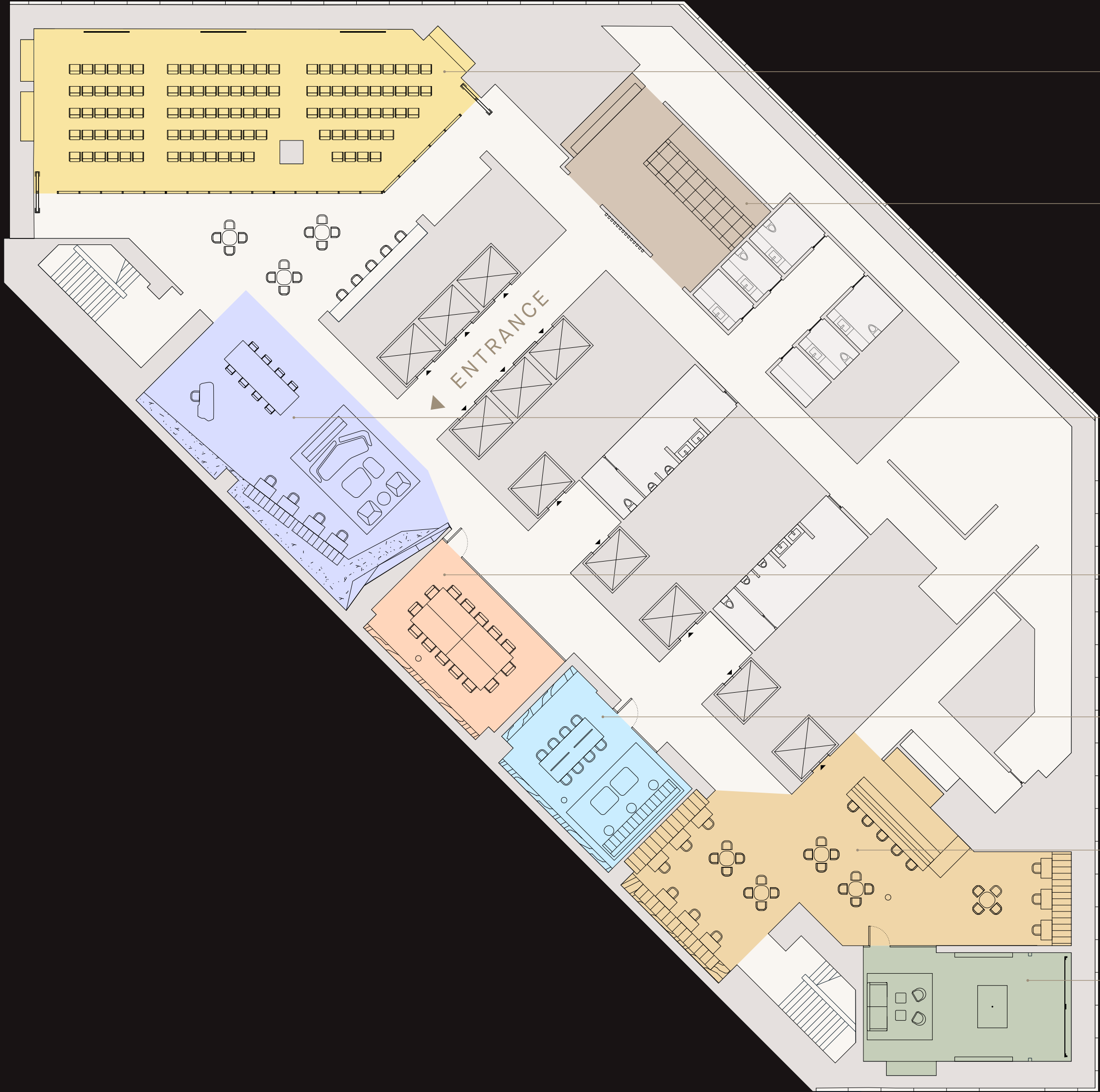
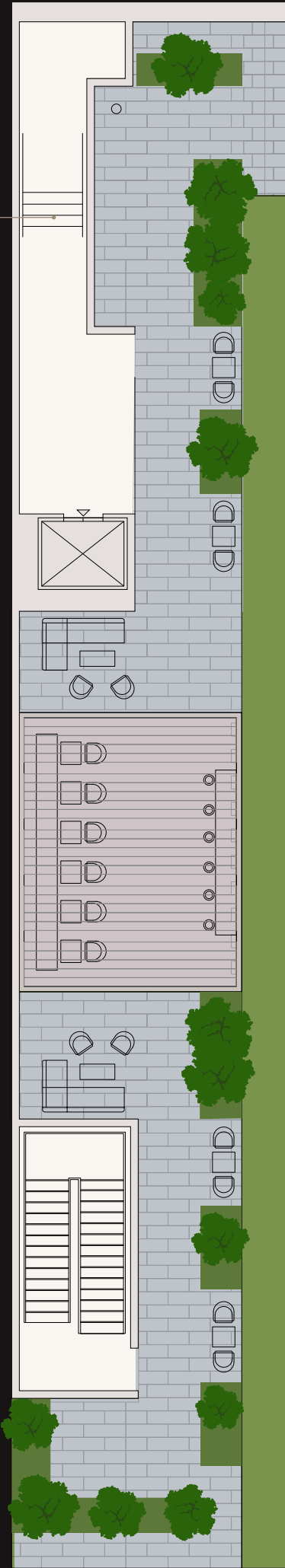
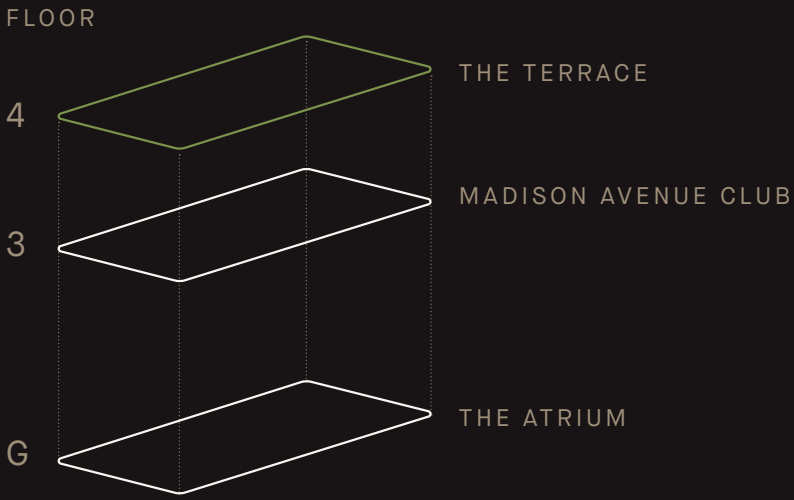


FROM QUIET SPACES TO INVITING LOUNGES,
EACH AREA IS THOUGHTFULLY DESIGNED TO BRING
COMFORT AND BALANCE TO THE WORKDAY.



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 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.



DESIGNED WITH THE INTENSITY AND QUALITY OF
A PRIVATE TRAINING CLUB, V FITNESS ELEVATES THE
EVERYDAY WORKOUT WITH PREMIUM EQUIPMENT,
PURPOSEFUL DESIGN, AND AN ENVIRONMENT
BUILT FOR PEAK PERFORMANCE.

EXCLUSIVE OFFICE EXPERIENCE

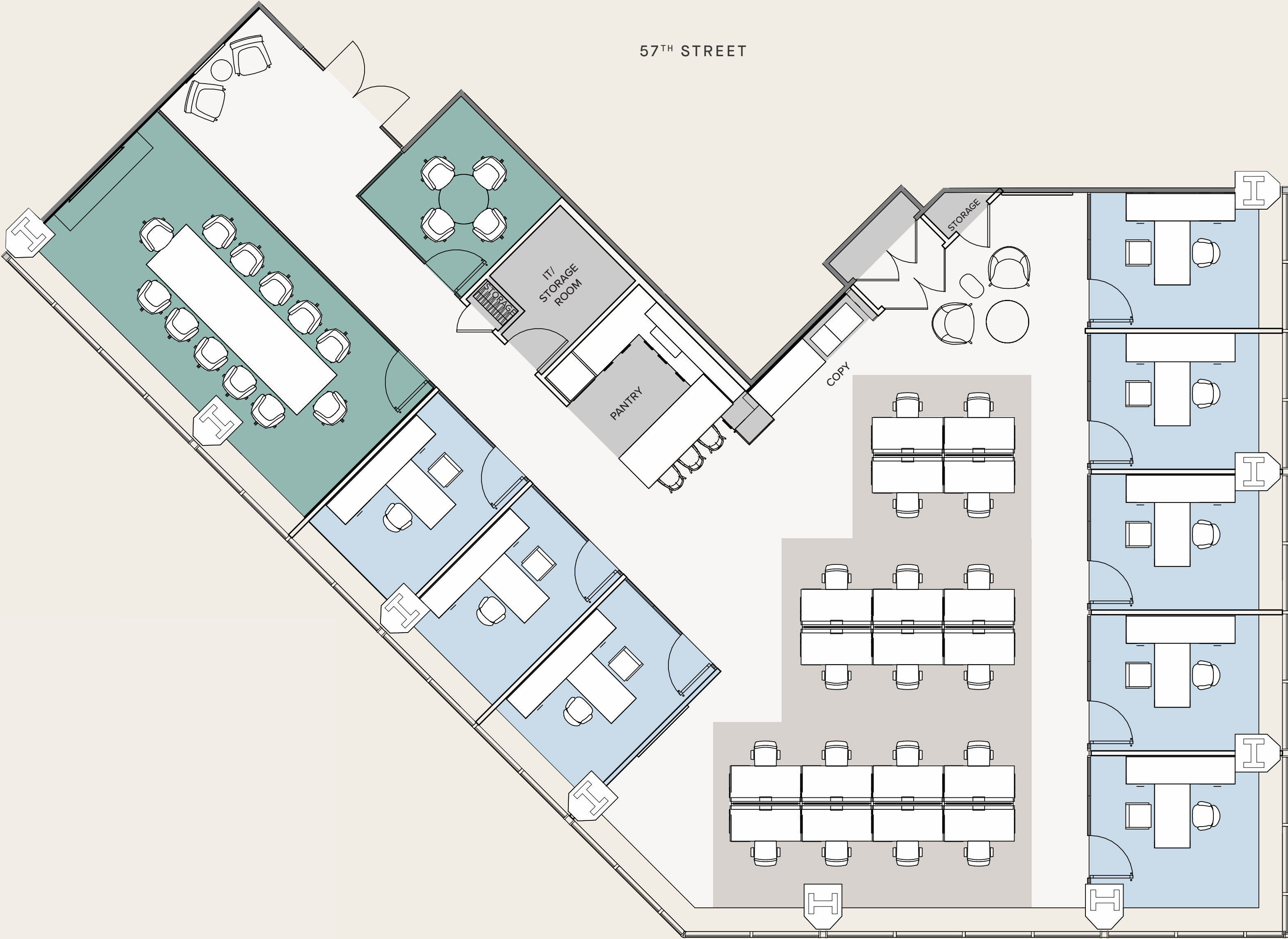
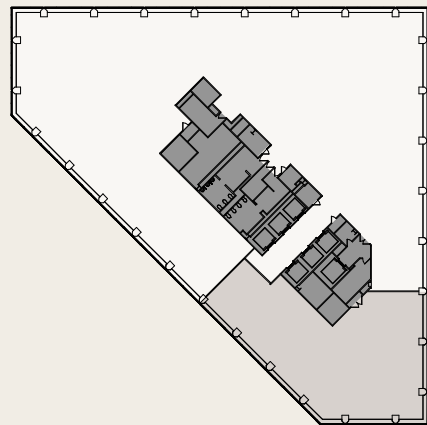
THE OFFICE EXPERIENCE IS DEFINED BY DISCRETION, REFINEMENT,
AND ARCHITECTURAL CLARITY. FLEXIBLE LAYOUTS, ABUNDANT
NATURAL LIGHT, AND ELEVATED MATERIALS CREATE AN
ATMOSPHERE OF QUIET EXCLUSIVITY—AN ENVIRONMENT
TAILORED FOR INFLUENTIAL FIRMS AND LEADERSHIP TEAMS
WHO EXPECT THE EXCEPTIONAL.

PARTIAL 41ST FLOOR
PRE-BUILT

5,919 RSF

CAPACITY	SEAT COUNT
PRIVATE OFFICE	8
WORKSTATIONS	18
TOTAL HEADCOUNT	26

MEETING	SPACES
CONFERENCE ROOM (10-12)	1
CONFERENCE ROOM (4-6)	1
PANTRY/CAFÉ	1
COLLABORATION & MEETING SPACES	2



ENTIRE 40TH FLOOR
CORE & SHELL

26,186 RSF

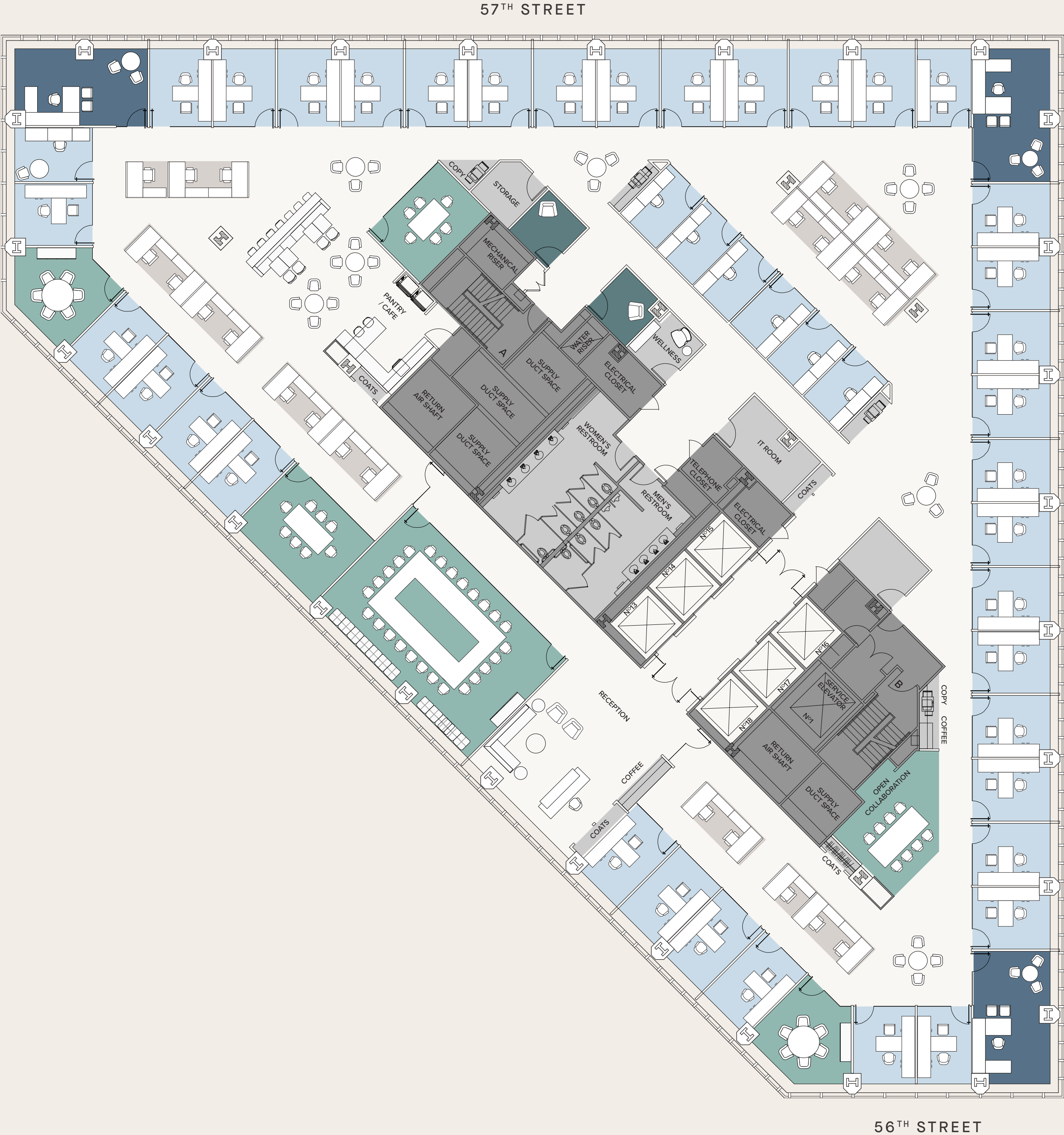


ENTIRE 40TH FLOOR OFFICE INTENSIVE TEST-FIT

26,186 RSF

CAPACITY	SEAT COUNT
PRIVATE OFFICE	43
EXECUTIVE OFFICE	3
WORKSTATIONS	24
TOTAL HEADCOUNT	70

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

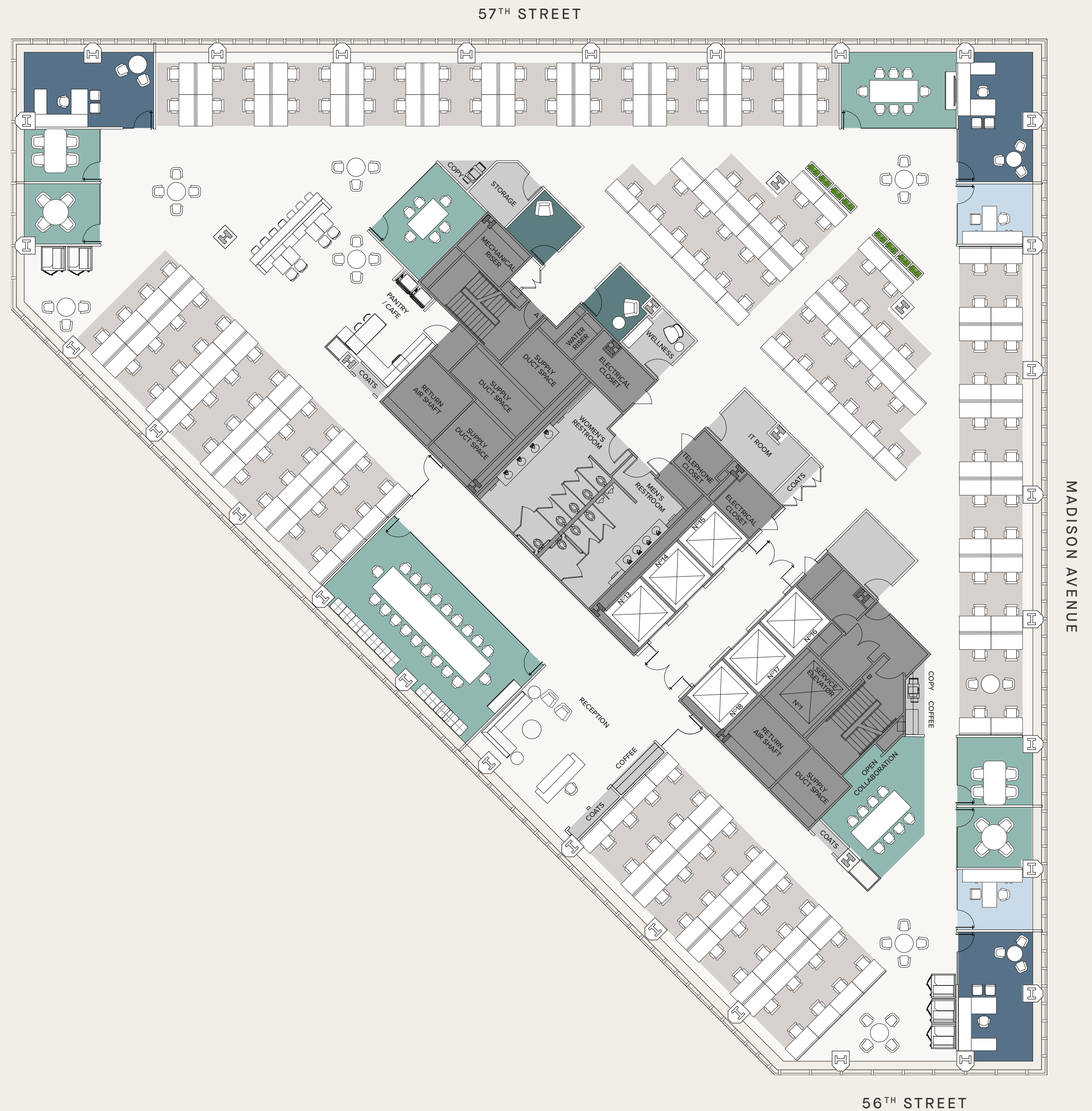


ENTIRE 40TH FLOOR
OPEN TEST-FIT

26,186 RSF

CAPACITY	SEAT COUNT
PRIVATE OFFICE	2
EXECUTIVE OFFICE	3
WORKSTATIONS	162
TOTAL HEADCOUNT	167

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

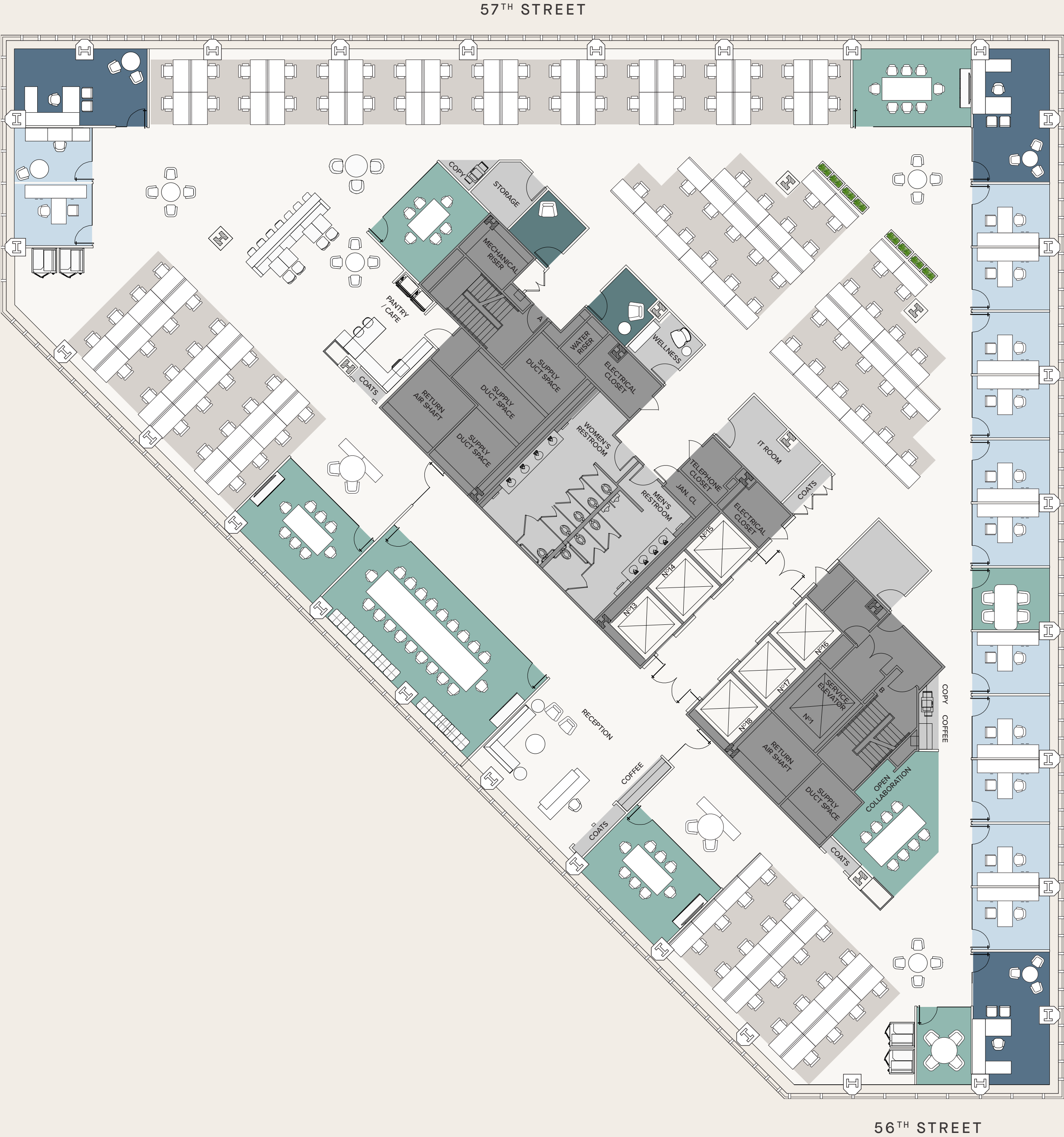


ENTIRE 40TH FLOOR HYBRID TEST-FIT

26,186 RSF

CAPACITY	SEAT COUNT
PRIVATE OFFICE	13
EXECUTIVE OFFICE	3
WORKSTATIONS	114
TOTAL HEADCOUNT	131

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

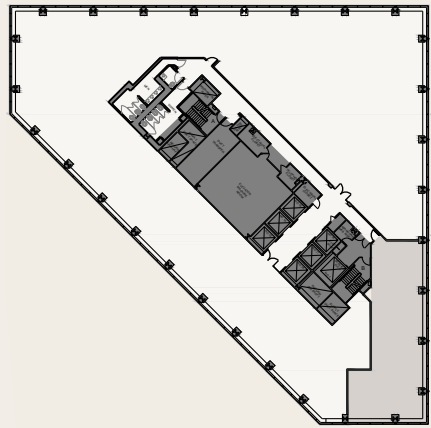


PARTIAL 32ND FLOOR
PRE-BUILT

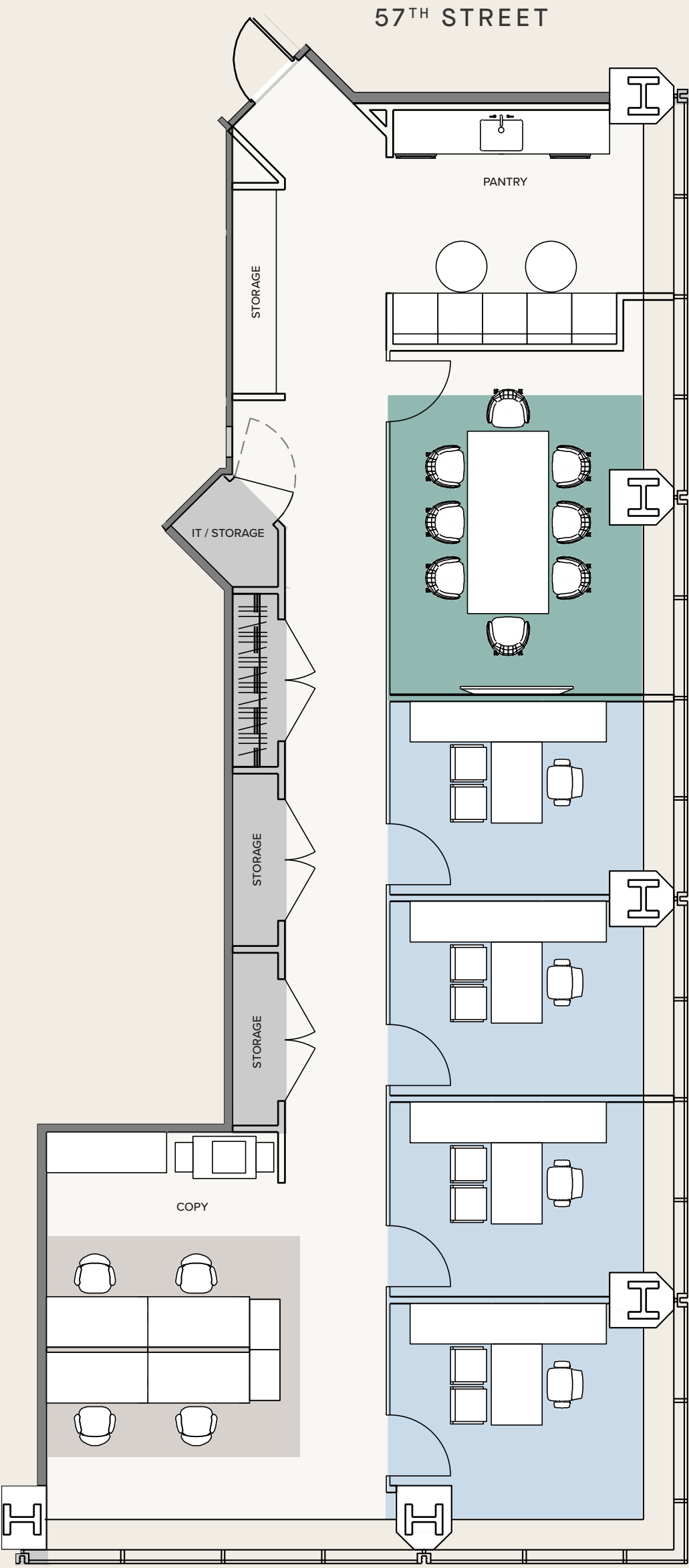
3,013 RSF

CAPACITY	SEAT COUNT	
	LAYOUT OPTION 1	LAYOUT OPTION 2
PRIVATE OFFICE	4	1
WORKSTATIONS	4	12
TOTAL HEADCOUNT	8	13

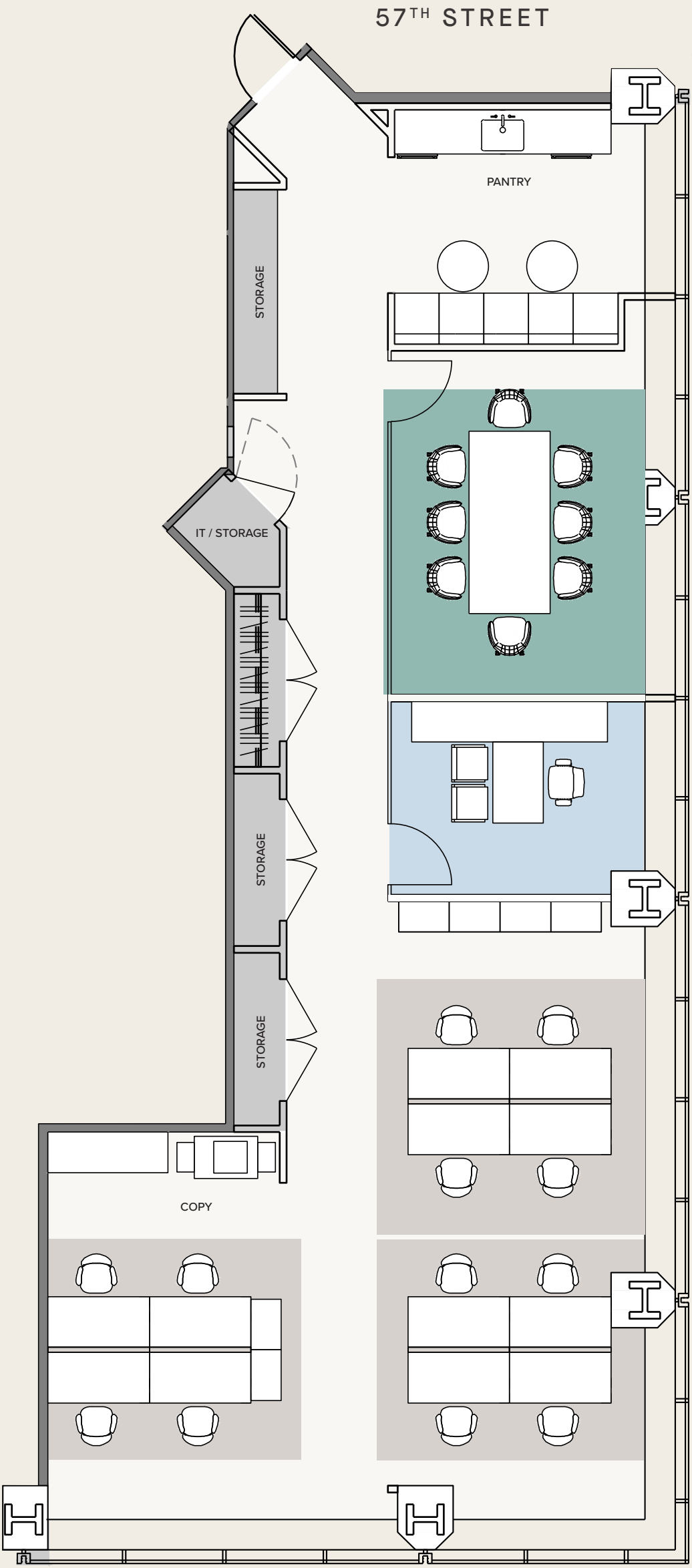
MEETING	SPACES	
	LAYOUT OPTION 1	LAYOUT OPTION 2
CONF. ROOM (6-8)	1	1
PANTRY/CAFÉ	1	1
COLLABORATION & MEETING SPACE	1	1



LAYOUT OPTION 1



LAYOUT OPTION 2



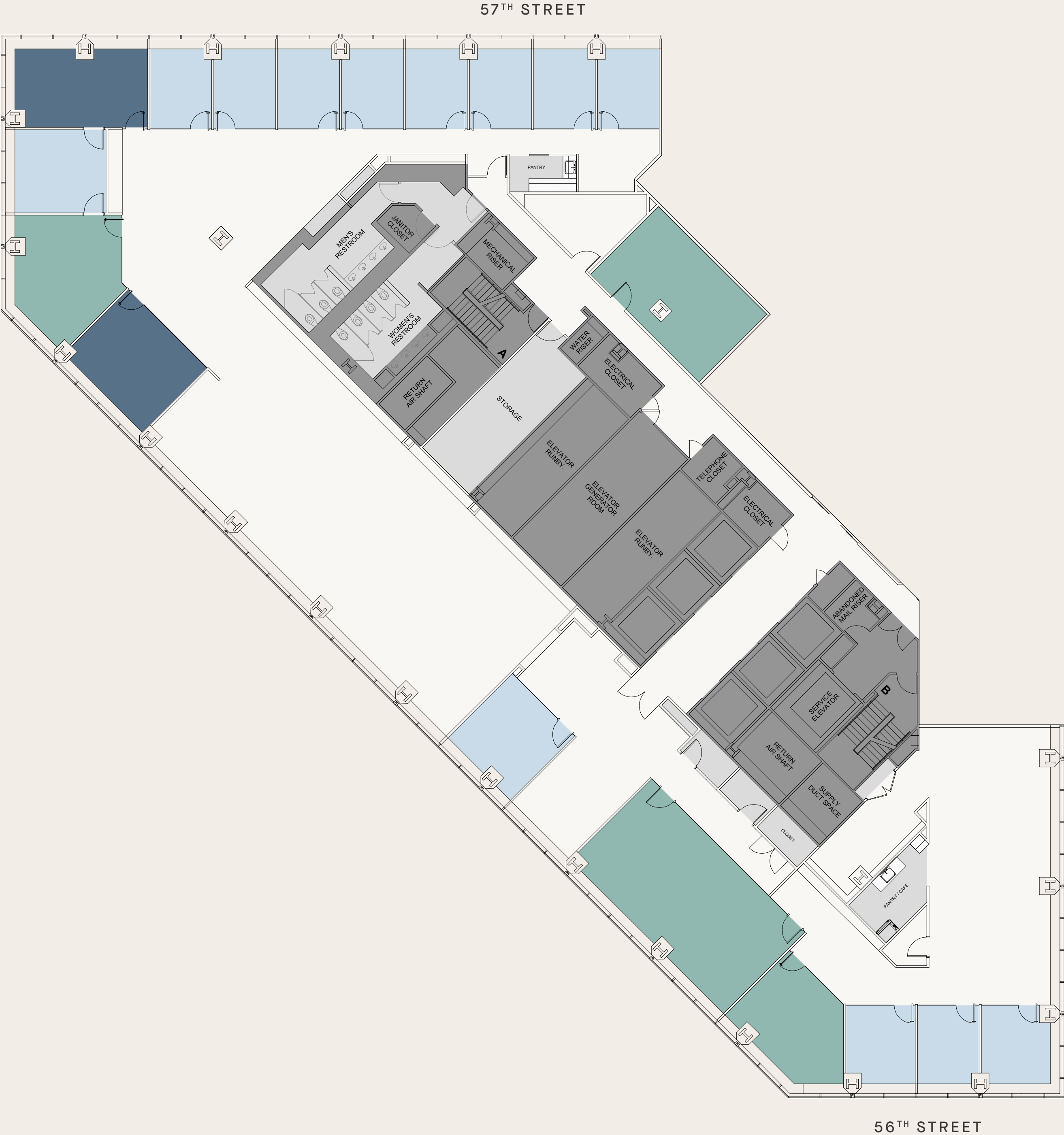
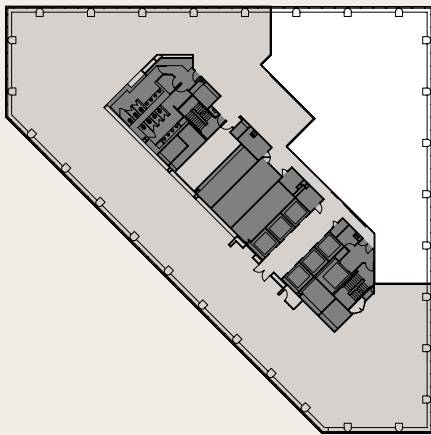
FLOOR PLANS

PARTIAL 31ST FLOOR
AS-BUILT

17,151 RSF

CAPACITY	SEAT COUNT
PRIVATE OFFICE	11
EXECUTIVE OFFICE	2
WORKSTATIONS	61
TOTAL HEADCOUNT	75

MEETING	SPACES
CONFERENCE ROOM	4
BOARD ROOM	1
PANTRY / CAFE	3
COLLABORATION & MEETING SPACES	5

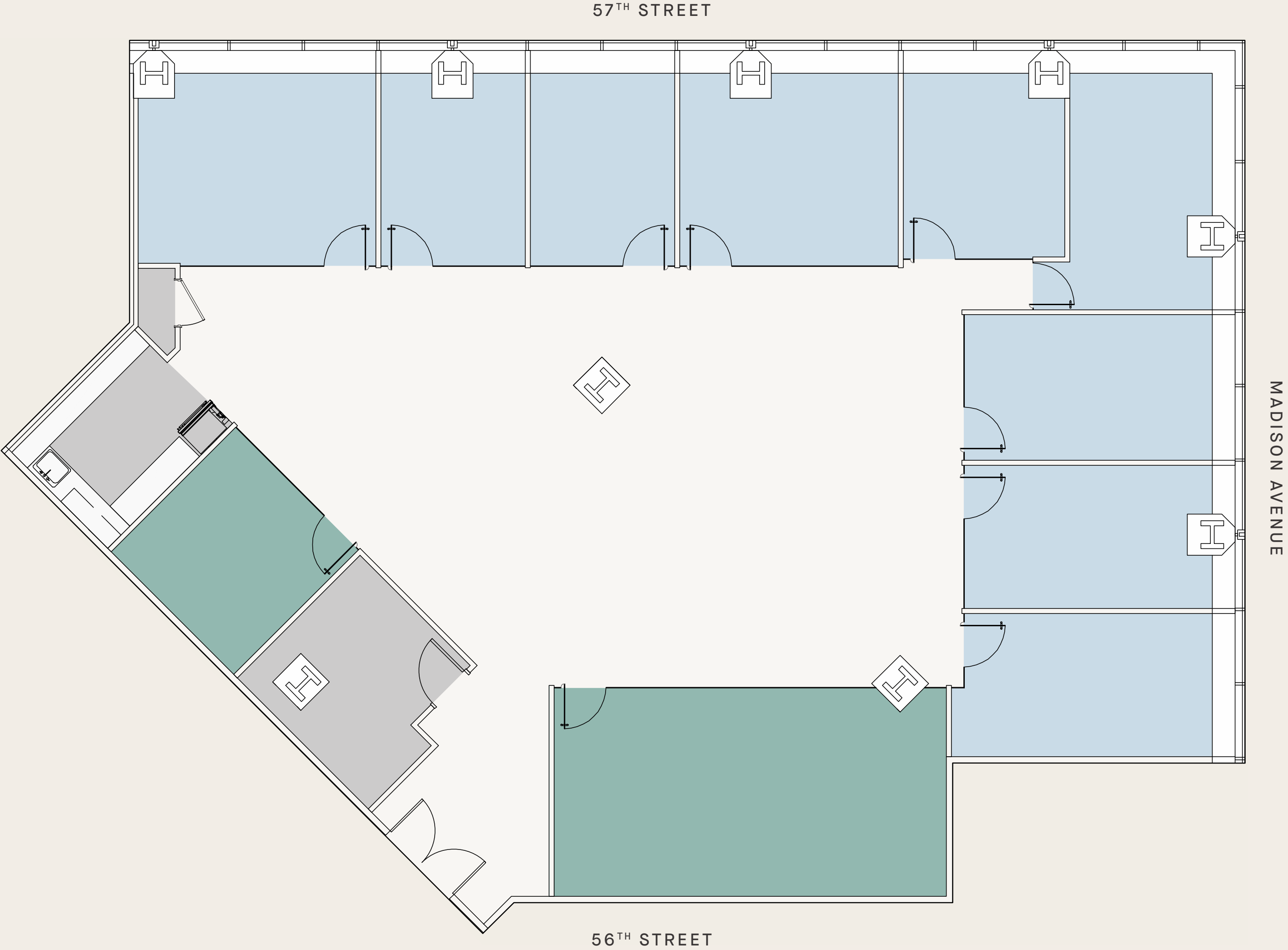
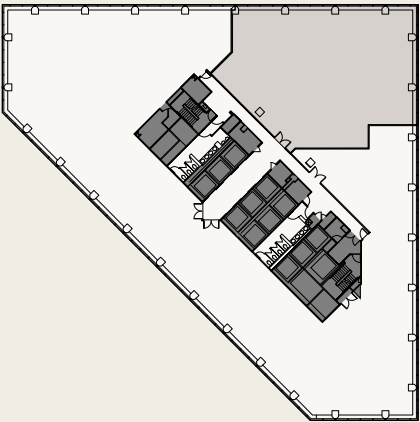


PARTIAL 27TH FLOOR AS-BUILT

6,207 RSF

CAPACITY	SEAT COUNT
PRIVATE OFFICE	9
WORKSTATIONS	16
TOTAL HEADCOUNT	25

MEETING	SPACES
CONFERENCE ROOM (4P)	1
CONFERENCE ROOM (14P)	1
PANTRY / CAFE	1
COLLABORATION & MEETING SPACES	2

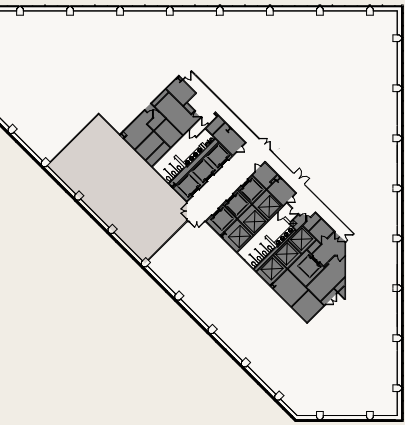


PARTIAL 27TH FLOOR PRE-BUILT

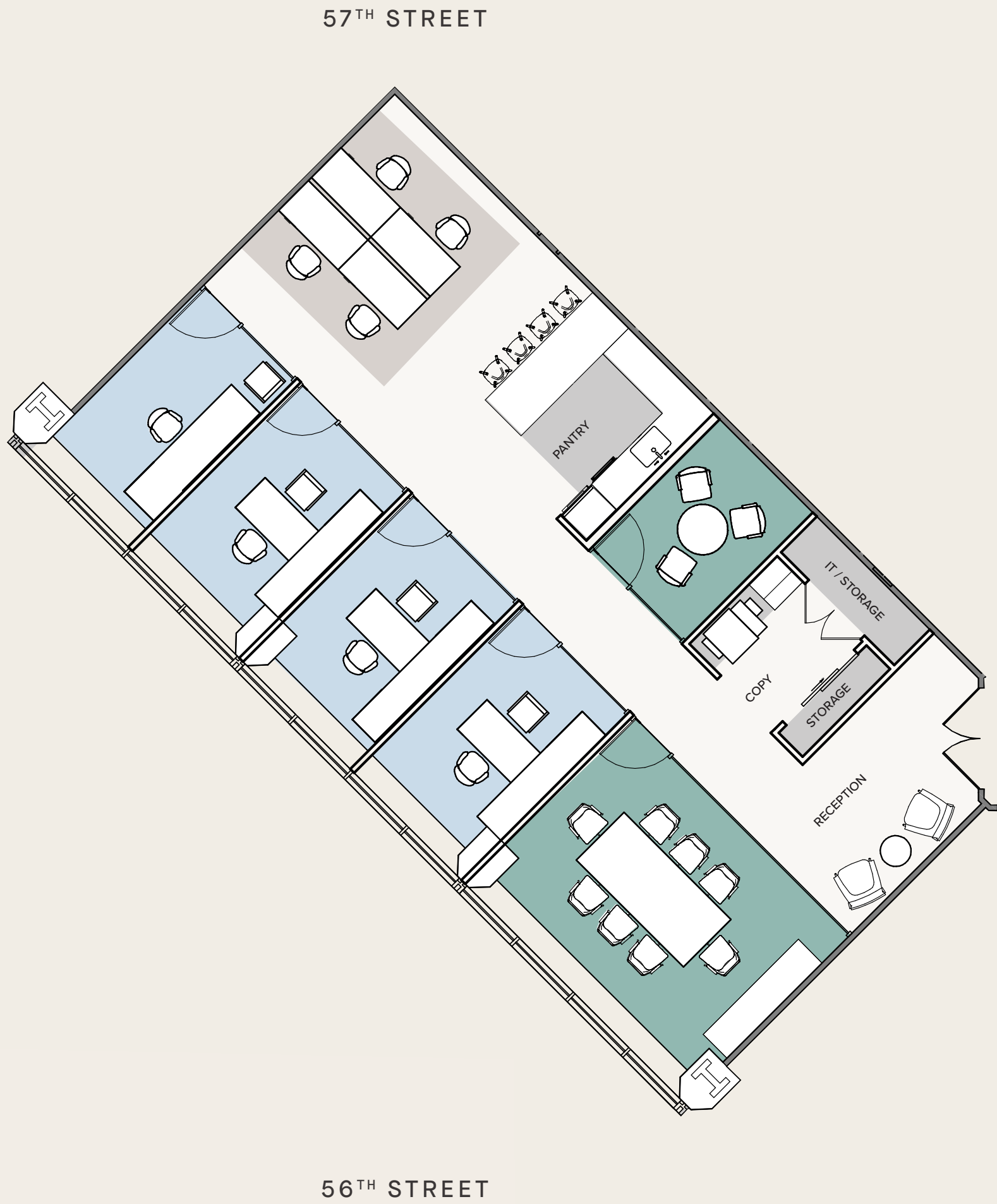
2,722 RSF

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

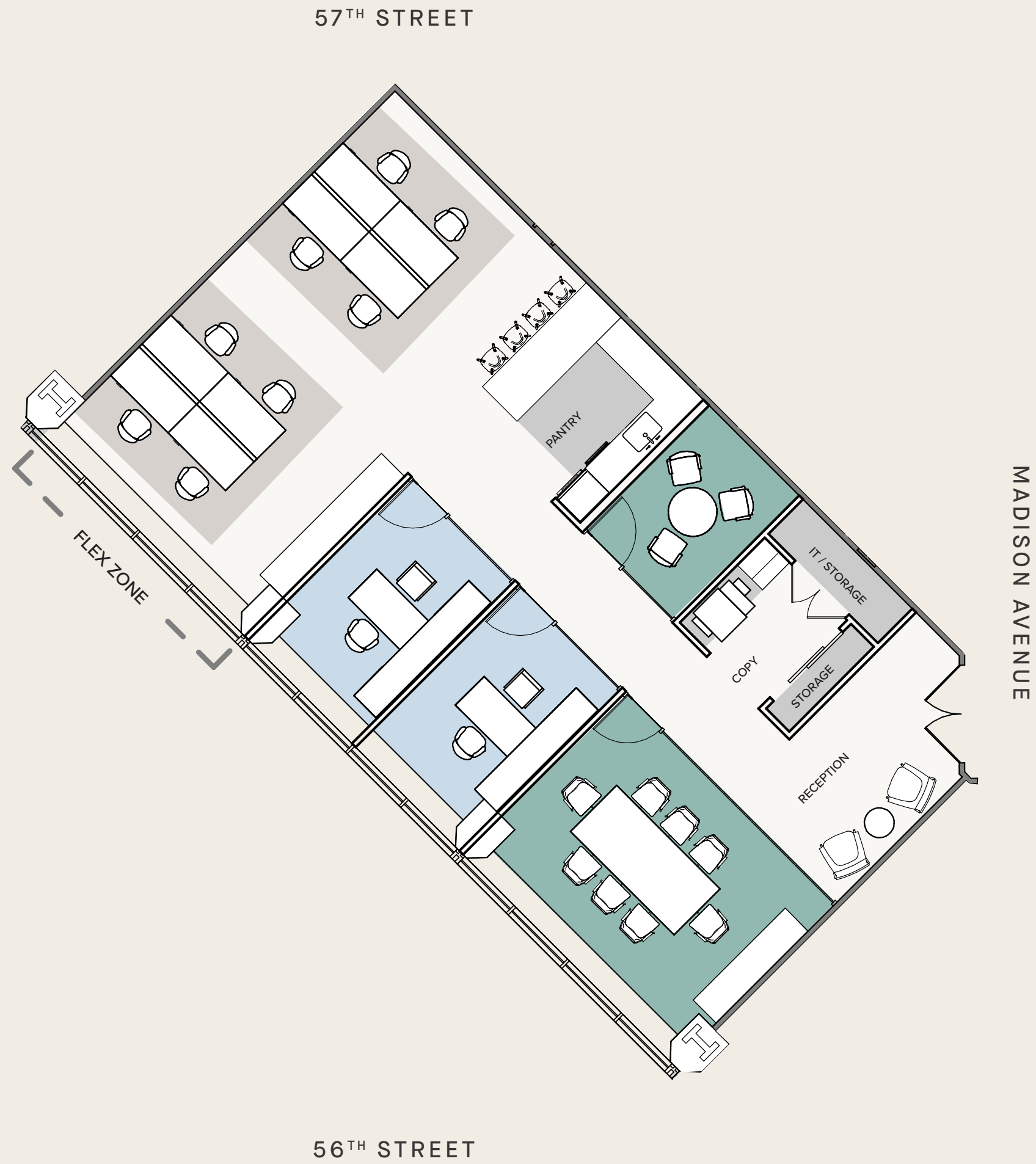
MEETING	SPACES	
	LAYOUT OPTION 1	LAYOUT OPTION 2
CONF. ROOM (6-8)	1	1
CONF. ROOM (2-4)	1	1
PANTRY/CAFÉ	1	1
COLLABORATION & MEETING SPACE	2	2



LAYOUT OPTION 1



LAYOUT OPTION 2

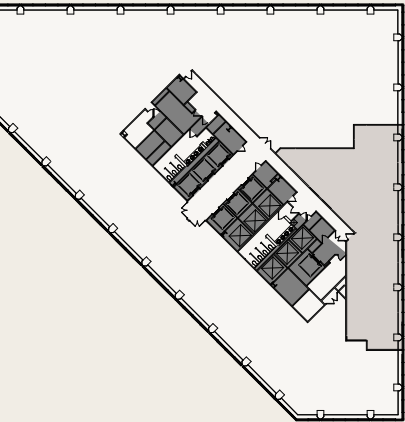


PARTIAL 27TH FLOOR PRE-BUILT

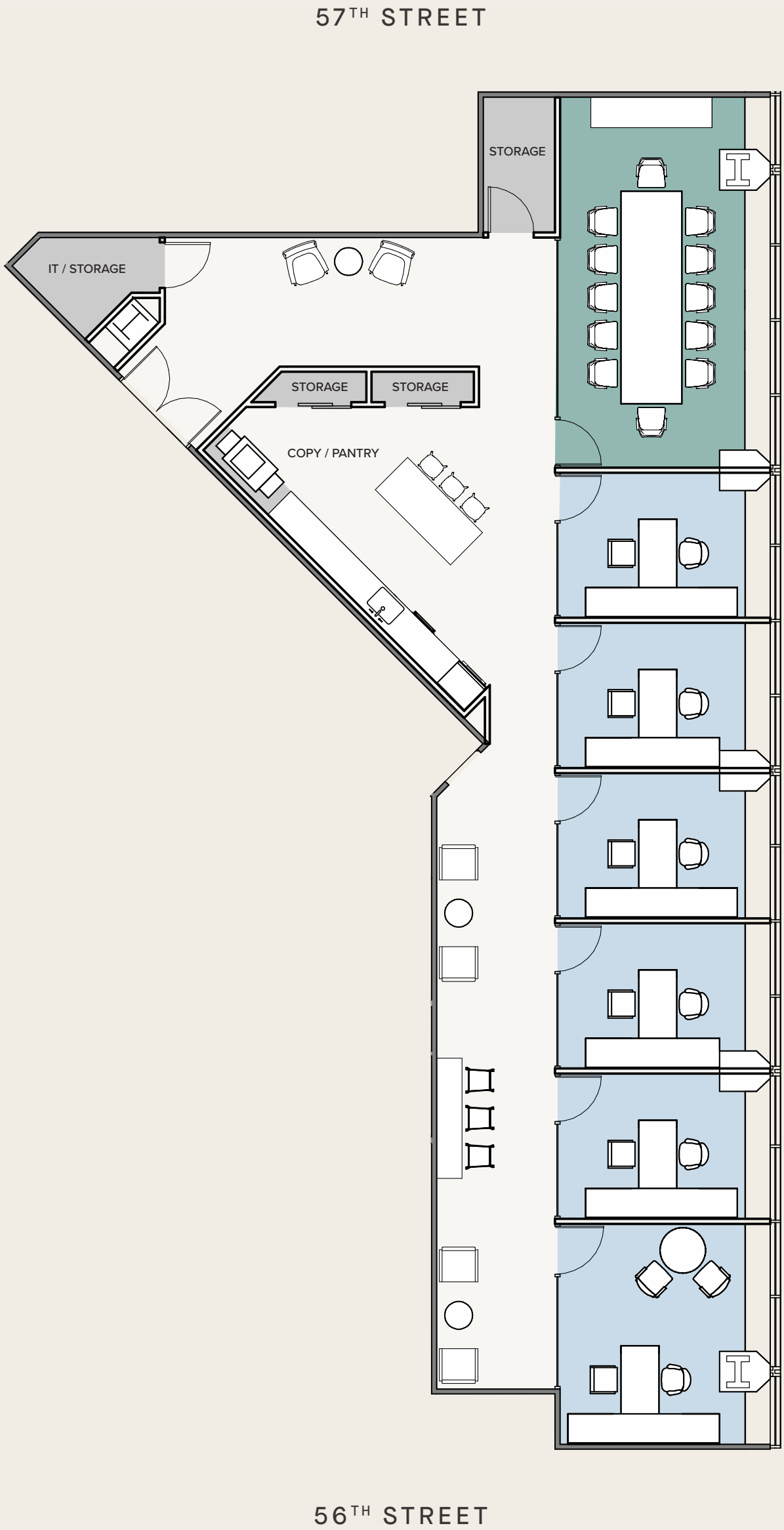
3,852 RSF

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

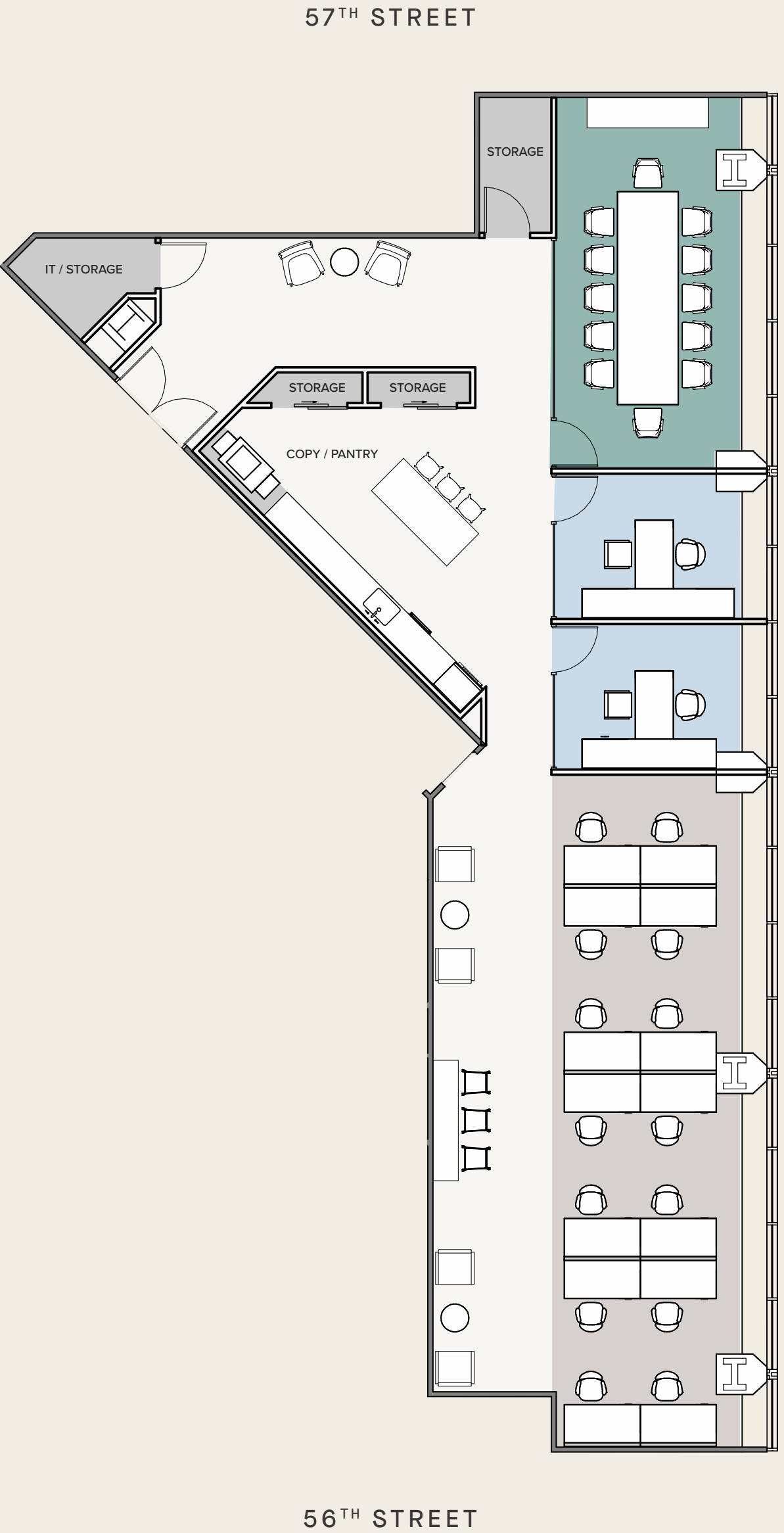
MEETING		SPACES	
	LAYOUT OPTION 1	LAYOUT OPTION 2	
CONF. ROOM (10-12)	1	1	
PANTRY/CAFÉ	1	1	
COLLABORATION & MEETING SPACE	1	1	



LAYOUT OPTION 1

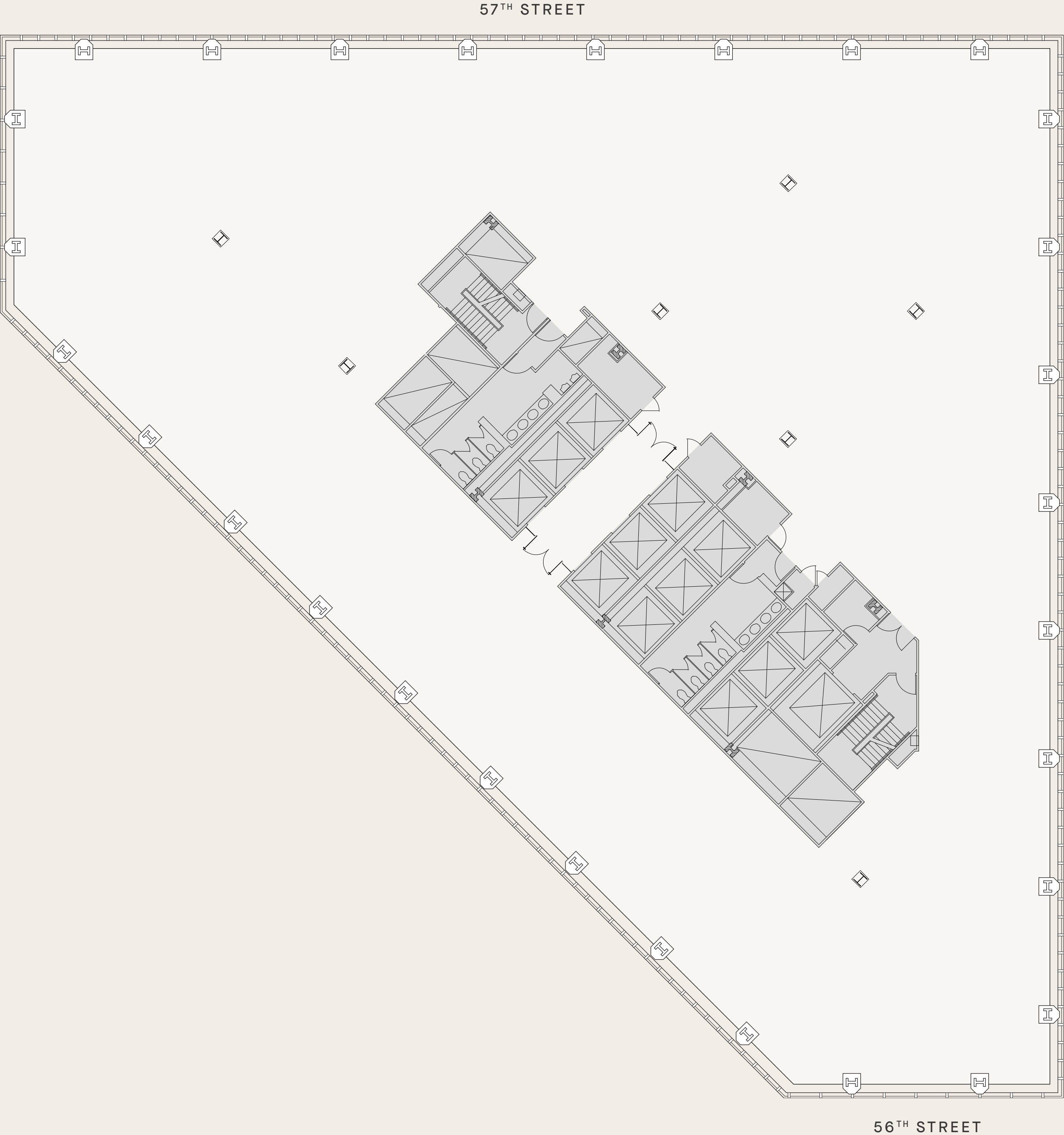


LAYOUT OPTION 2



ENTIRE 25TH FLOOR
CORE & SHELL

25,540 RSF

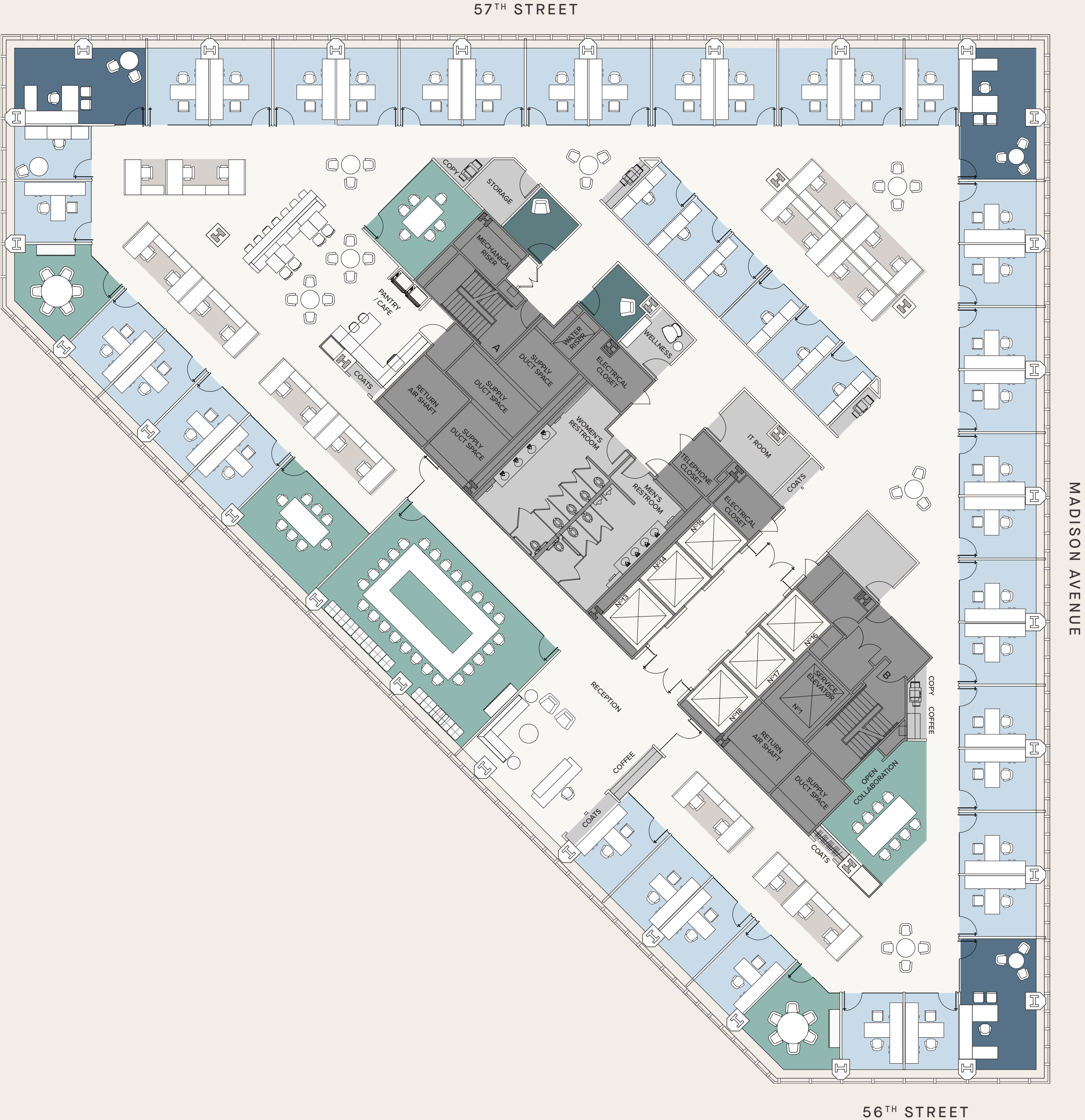


ENTIRE 25TH FLOOR OFFICE INTENSIVE TEST-FIT

25,540 RSF

CAPACITY	SEAT COUNT
PRIVATE OFFICE	44
EXECUTIVE OFFICE	3
WORKSTATIONS	24
TOTAL HEADCOUNT	71

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

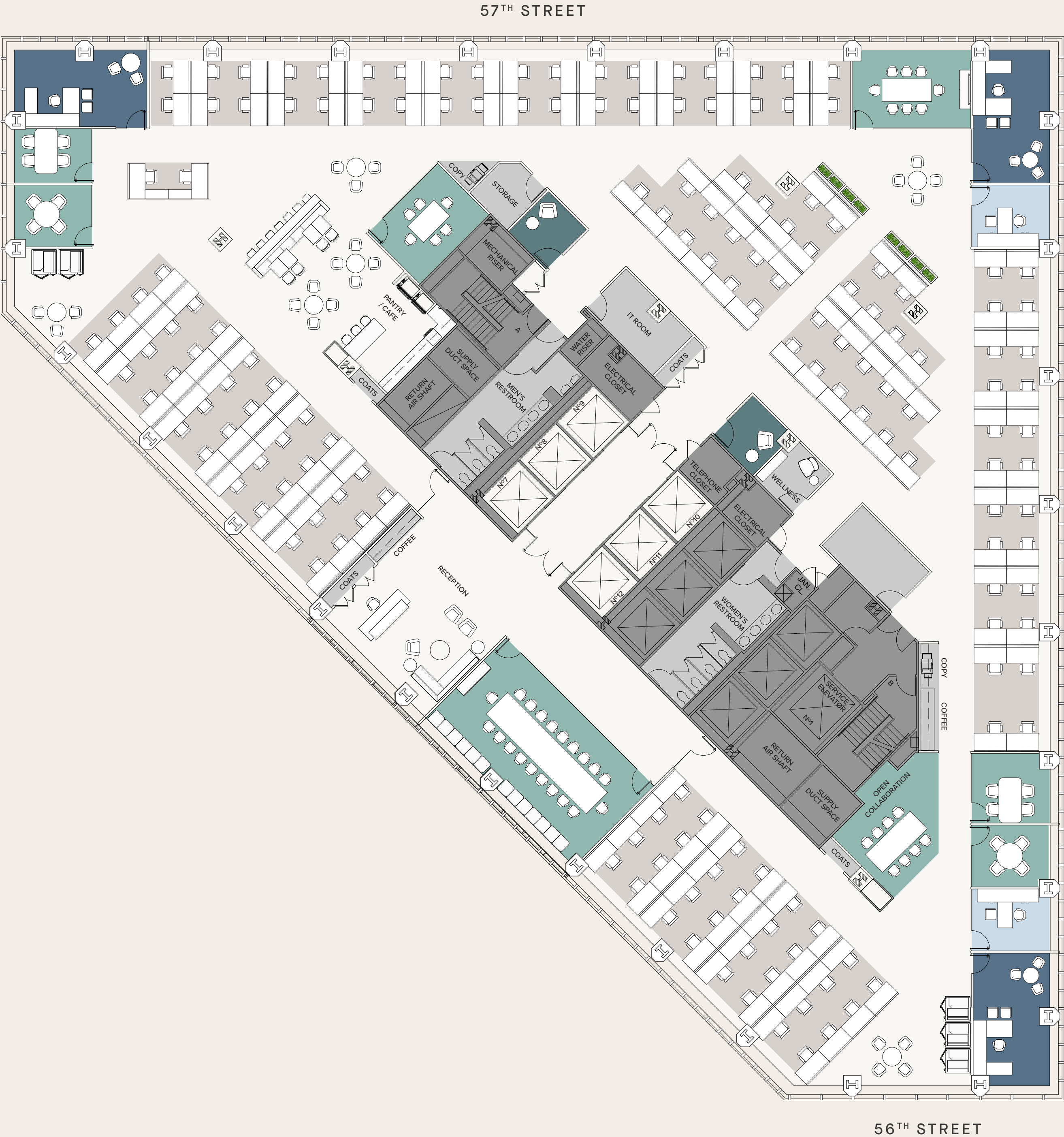


ENTIRE 25TH FLOOR OPEN TEST-FIT

25,540 RSF

CAPACITY	SEAT COUNT
PRIVATE OFFICE	2
EXECUTIVE OFFICE	3
WORKSTATIONS	162
TOTAL HEADCOUNT	167

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

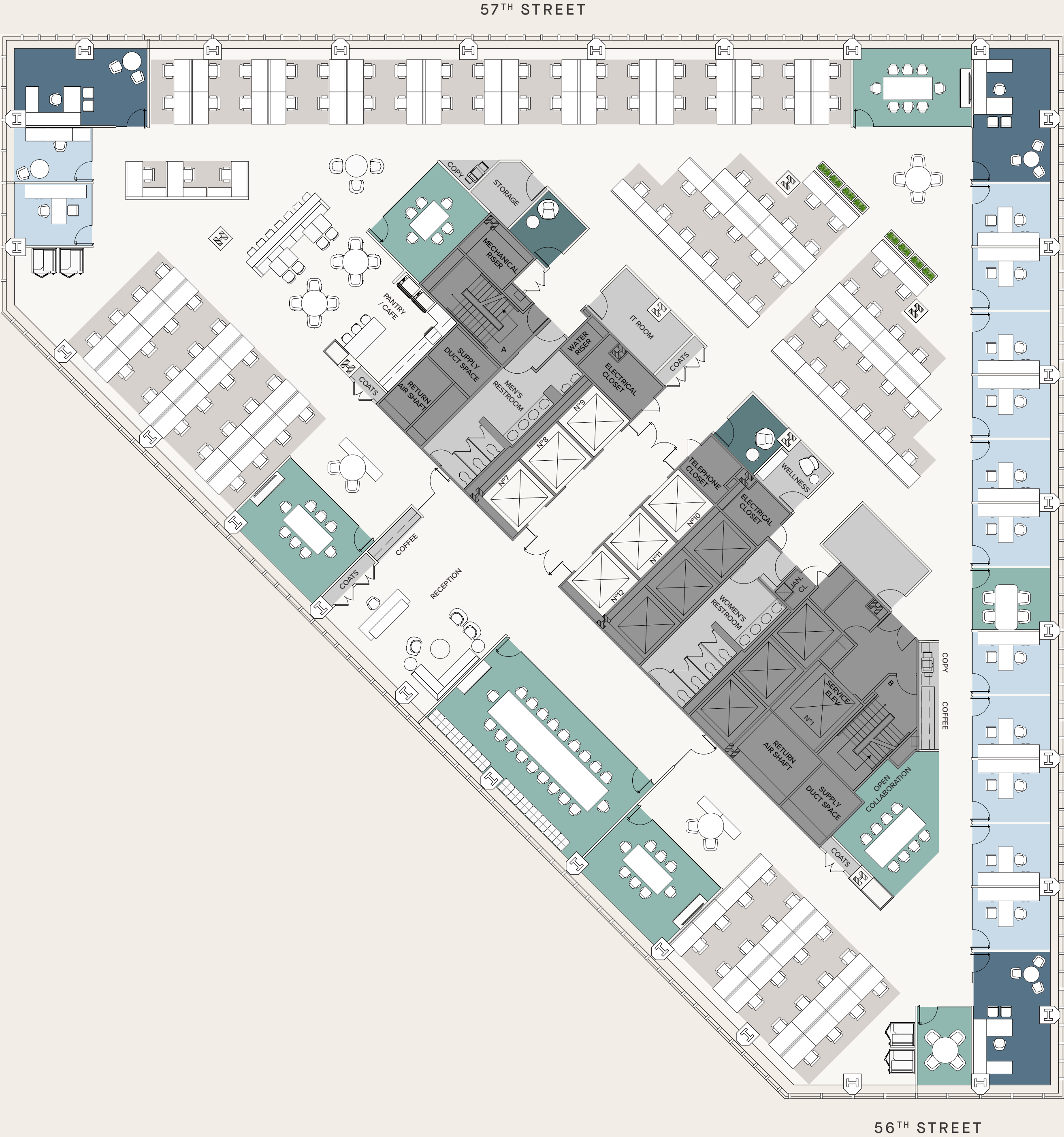


ENTIRE 25TH FLOOR HYBRID TEST-FIT

25,540 RSF

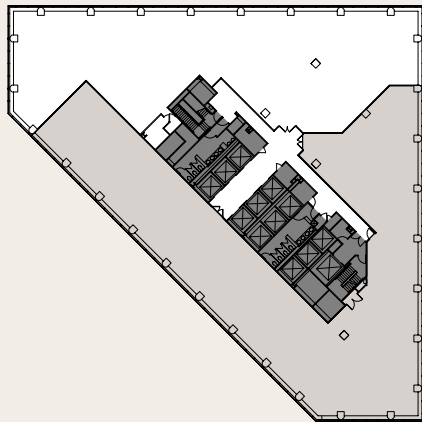
CAPACITY	SEAT COUNT
PRIVATE OFFICE	13
EXECUTIVE OFFICE	3
WORKSTATIONS	117
TOTAL HEADCOUNT	133

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



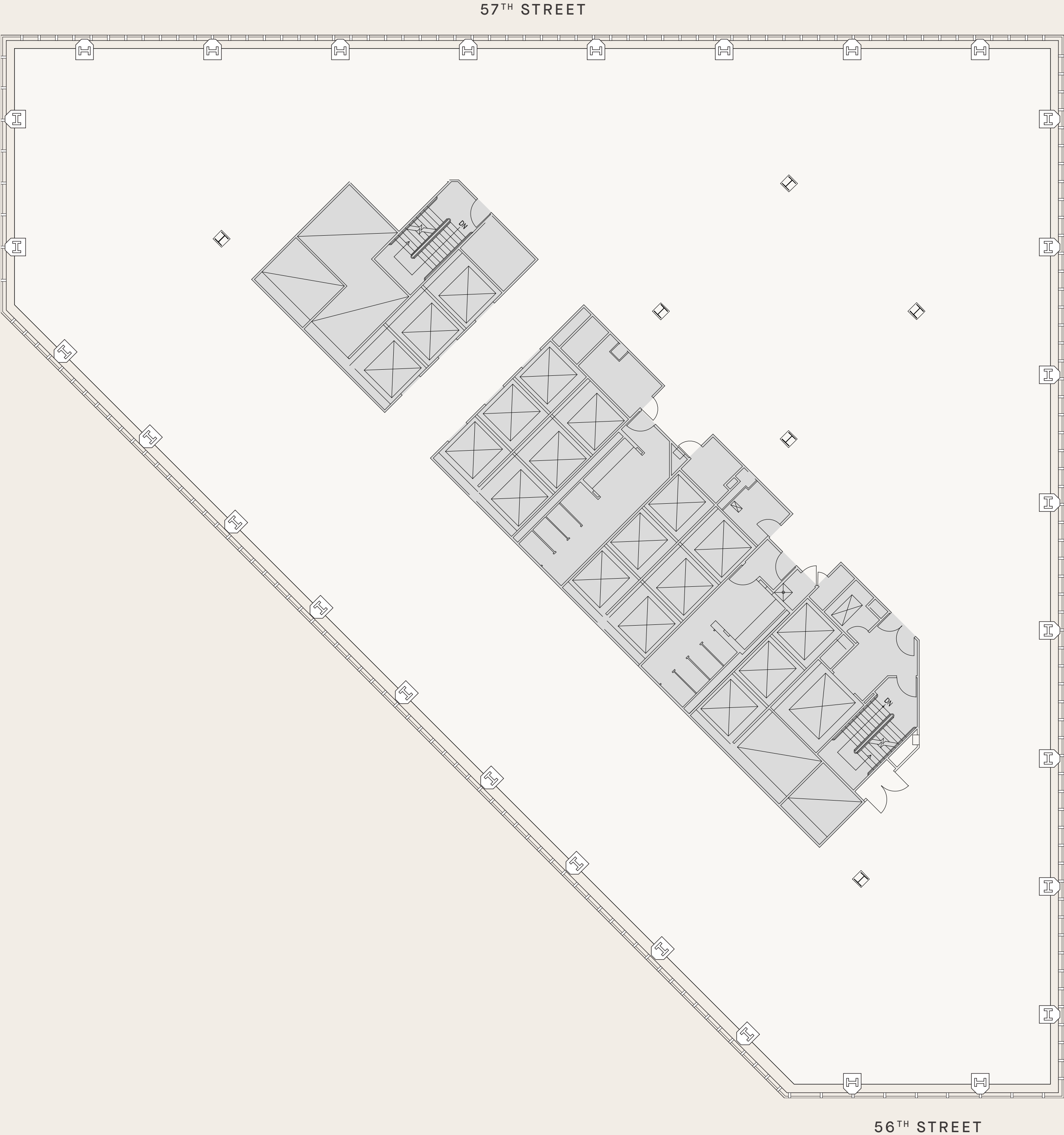
PARTIAL 21ST FLOOR
CORE & SHELL

13,597 RSF



ENTIRE 16TH FLOOR
CORE & SHELL

24,839 RSF

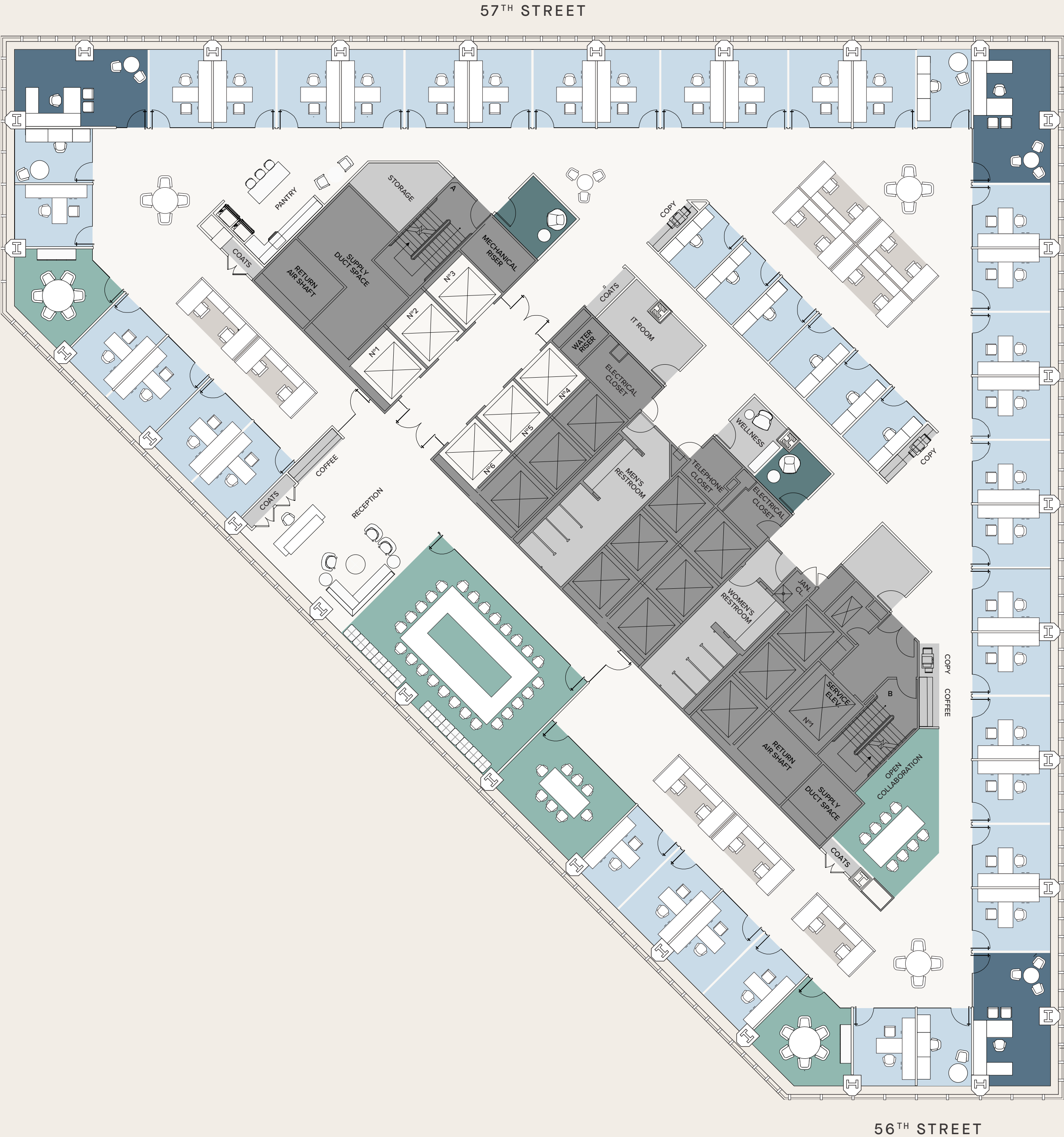


ENTIRE 16TH FLOOR OFFICE INTENSIVE TEST-FIT

24,839 RSF

CAPACITY	SEAT COUNT
PRIVATE OFFICE	43
EXECUTIVE OFFICE	3
WORKSTATIONS	22
TOTAL HEADCOUNT	68

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

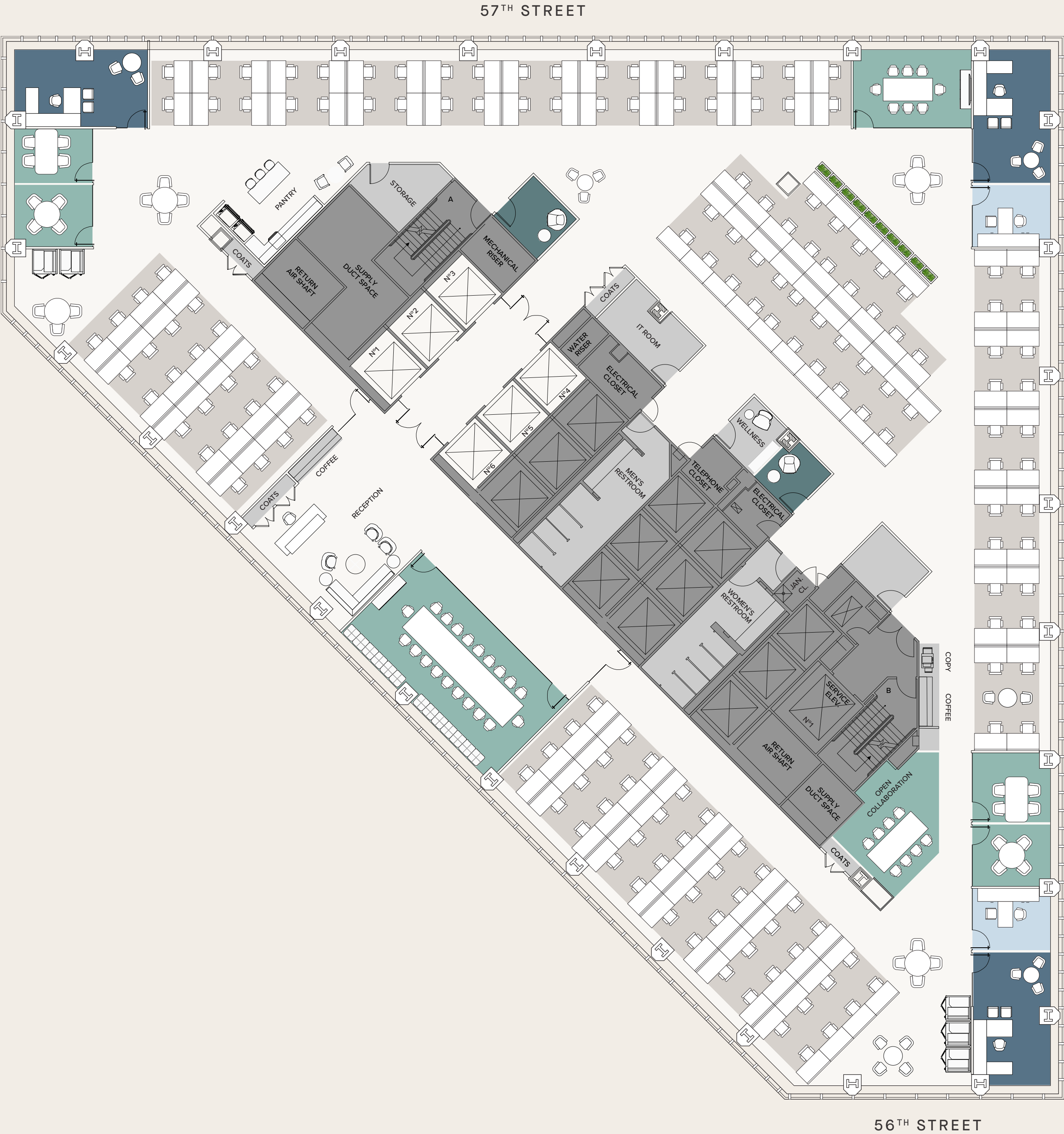


ENTIRE 16TH FLOOR OPEN TEST-FIT

24,839 RSF

CAPACITY	SEAT COUNT
PRIVATE OFFICE	2
EXECUTIVE OFFICE	3
WORKSTATIONS	162
TOTAL HEADCOUNT	167

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

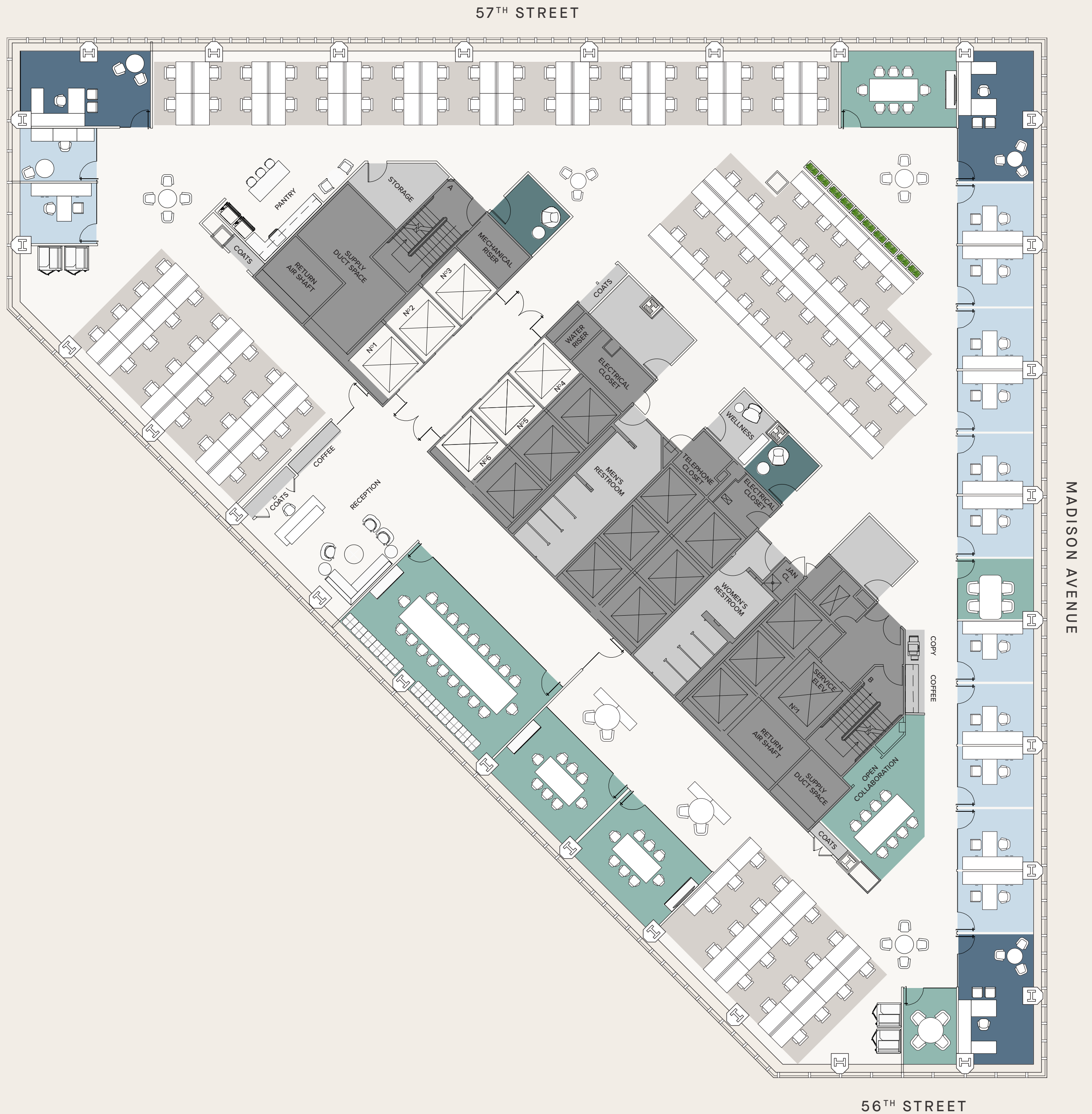


ENTIRE 16TH FLOOR HYBRID TEST-FIT

24,839 RSF

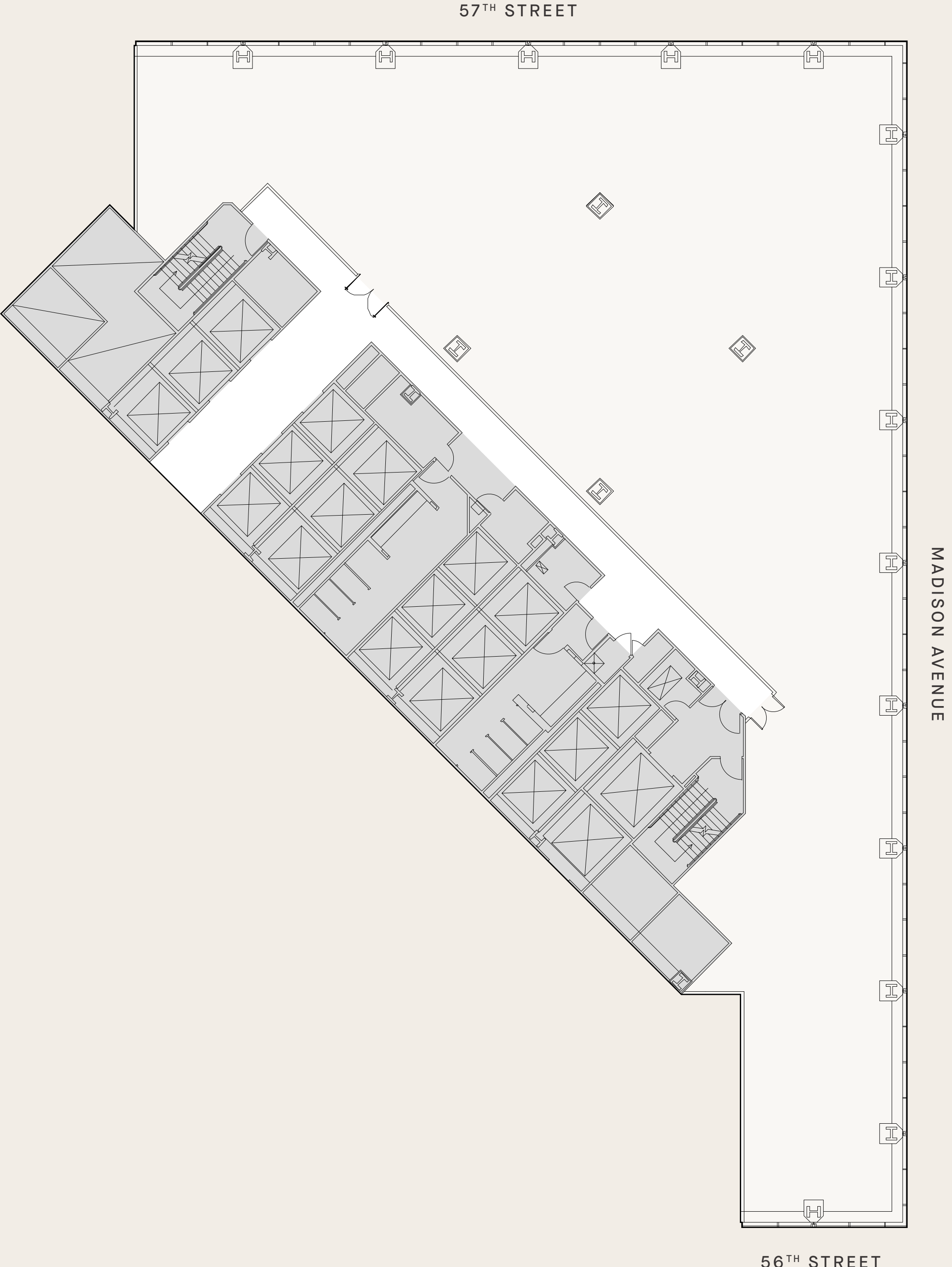
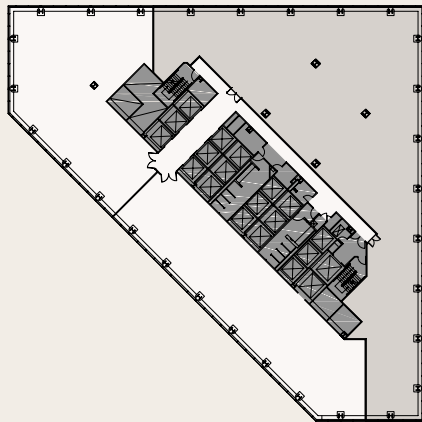
CAPACITY	SEAT COUNT
PRIVATE OFFICE	13
EXECUTIVE OFFICE	3
WORKSTATIONS	113
TOTAL HEADCOUNT	129

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



PARTIAL 9TH FLOOR
CORE & SHELL

12,813 RSF



FIVE NINETY
MADISON

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