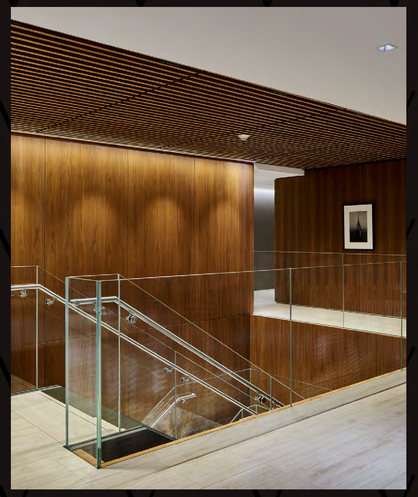
FIVE NINETY

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.

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.

Tiger Infrastructure Partners

American Securities

APOLLO

Crestview

LVMH

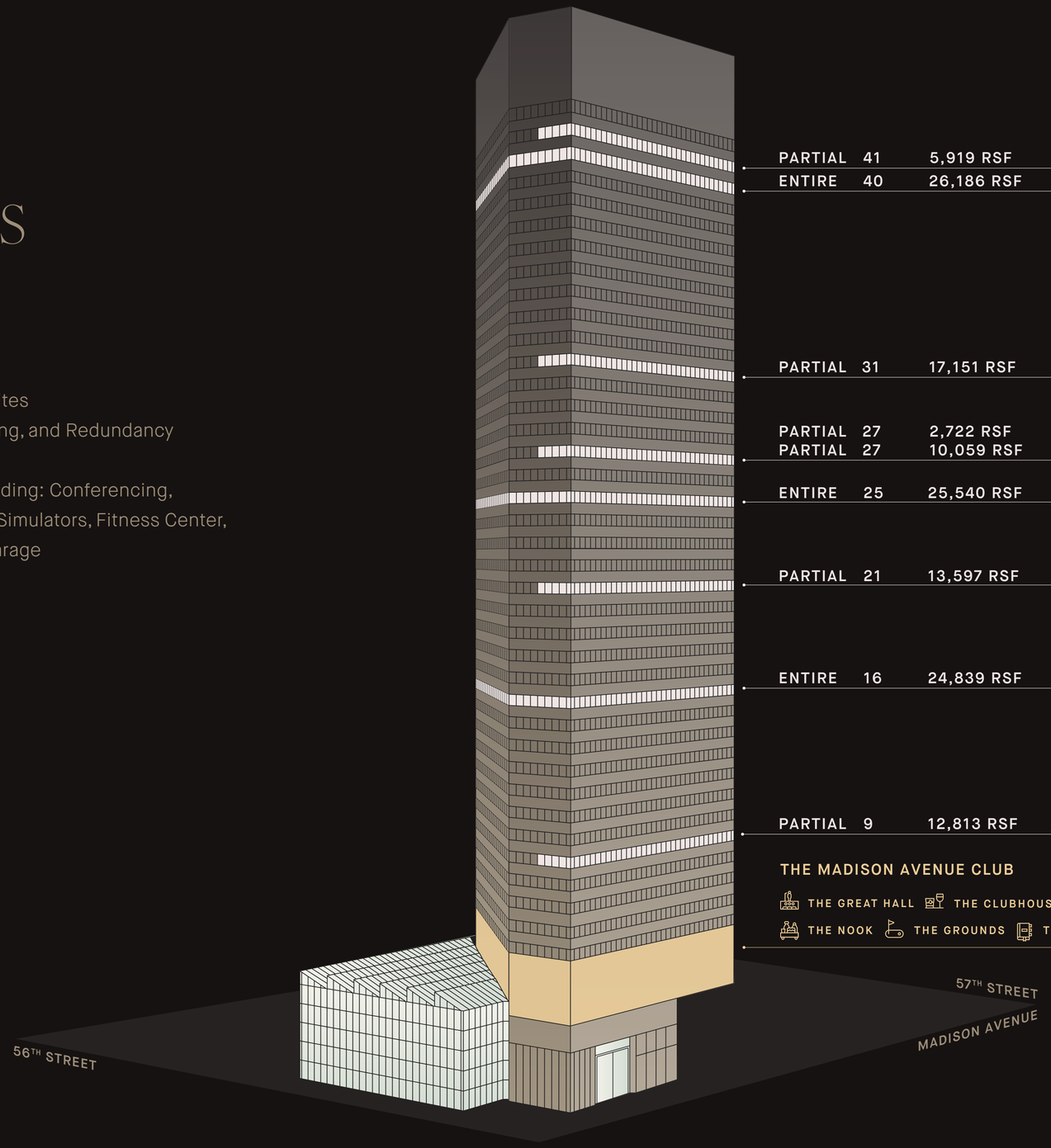
schonfeld



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	31	17,151 RSF	
PARTIAL	27	2,722 RSF	PRE-BUILT
PARTIAL	27	10,059 RSF	PRE-BUILT
ENTIRE	25	25,540 RSF	
PARTIAL	21	13,597 RSF	
ENTIRE	16	24,839 RSF	
PARTIAL	9	12,813 RSF	

THE MADISON AVENUE CLUB

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

REFINED DESIGN & PREMIUM FINISHES



27ND FLOOR | SUITE 2704





41ST FLOOR | SUITE 4100



41ST FLOOR | SUITE 4100

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.



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

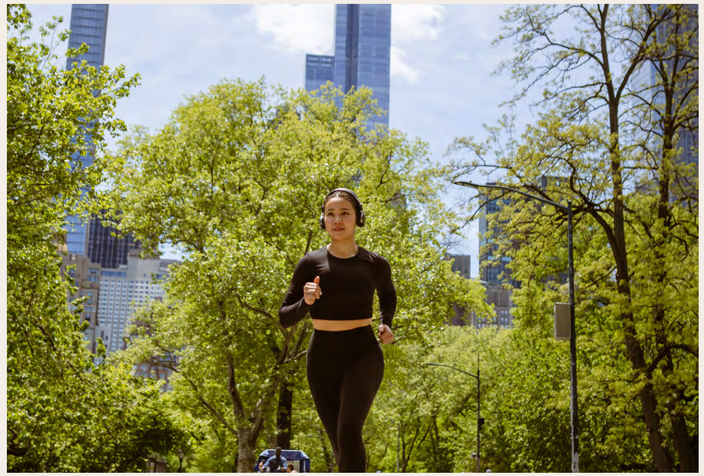
EXPANSIVE OFFICE VIEWS OF CENTRAL PARK AND THE SURROUNDING SKYLINE BRING A SENSE OF CLARITY AND CALM TO THE WORKDAY.




CENTRAL PARK
COLUMBUS CIRCLE
MAREA
JW MARRIOTT ESSEX HOUSE
TUSCANY STEAKHOUSE
QUALITY MEATS
THE PLAZA
HARRY CIPRIANI
AVRA MADISON
TOD'S
LE BILBOQUET
ARORA
BLOOMINGDALE'S
APPLE
COCO'S AT COLETTE
YUGIN
HUTONG NEW YORK
NORDSTOM
10CUBED
PARK HYATT NEW YORK
ACADIA
1 HOTEL
QUALITY ITALIAN
BERGDORF GOODMAN
DAVID YURMAN
BURBERRY
CHANEL
HOUSE OF DIOR
TAO UPTOWN
CANALI
CLUB A STEAKHOUSE
CARNEGIE HALL
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
SUGARFISH
THE CARNEGIE CLUB
ESTIATORIO MILOS
THE CONSULATE MIDTOWN
THE WHITBY
OMEGA
POLO BAR
ALLEN EDMONDS
AQUAVIT
IZAKAYA TORIBAR
THE RICKEY
QUALITY BISTRO
WARWICK HOTEL
IL GATTOPARDO
THE PENINSULA
THE ST. REGIS
CAVIAR RUSSE
NERAI
CELLINI
BOBBY VANS
MIKE'S BISTRO
THE BOARDROOM
LA GRANDE BOUCHERIE
MOMA
THE MODERN
PAPILLON
SANTI
MONKEY BAR
CASA LEVER
THE GRILL
WOLFGANG STEAKHOUSE
OSTERA LA BAIA
OCEAN PRIME
NUSR-ET STEAKHOUSE
BACCARAT HOTEL
EQUINOX
OMNI BERKSHIRE PLACE
RACQUET & TENNIS CLUB
THE LOBSTER CLUB
SUGARFISH
LE BERNARDIN
MASTRO'S STEAKHOUSE
DUOMO51
CARTIER
FRESCO BY SCOTTO
PENN STATION
36 MIN WALK
EQUINOX
RADIO CITY MUSIC HALL
LE ROCK
EQUINOX
ST. PATRICKS CATHEDRAL
LOTTE NEW YORK PALACE
GRAND CENTRAL
14 MIN WALK
METRO-NORTH LONG ISLAND RAILROAD
DEL FRISCO'S DOUBLE EAGLE STEAKHOUSE
ROCKEFELLER CENTER
SAKS FIFTH AVENUE
WALDORF ASTORIA
W 59TH ST
W 58TH ST
W 57TH ST
W 56TH ST
W 55TH ST
W 54TH ST
W 53RD ST
W 52ND ST
W 51ST ST
W 50TH ST
E 60TH ST
E 59TH ST
E 58TH ST
E 57TH ST
E 56TH ST
E 55TH ST
E 54TH ST
E 53RD ST
E 52ND ST
E 51ST ST
E 50TH ST
8TH AVE
BROADWAY
7TH AVE
6TH AVE
5TH AVE
MADISON AVE
PARK AVE
LEXINGTON AVE
3RD AVE
ROCKEFELLER PLAZA
A C B D 1
N Q R W
F
E M
B D E
C E 1
B D F M
4 5 6
S 7
N R W

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

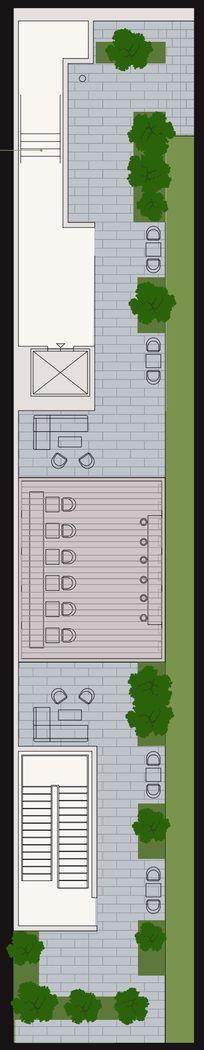


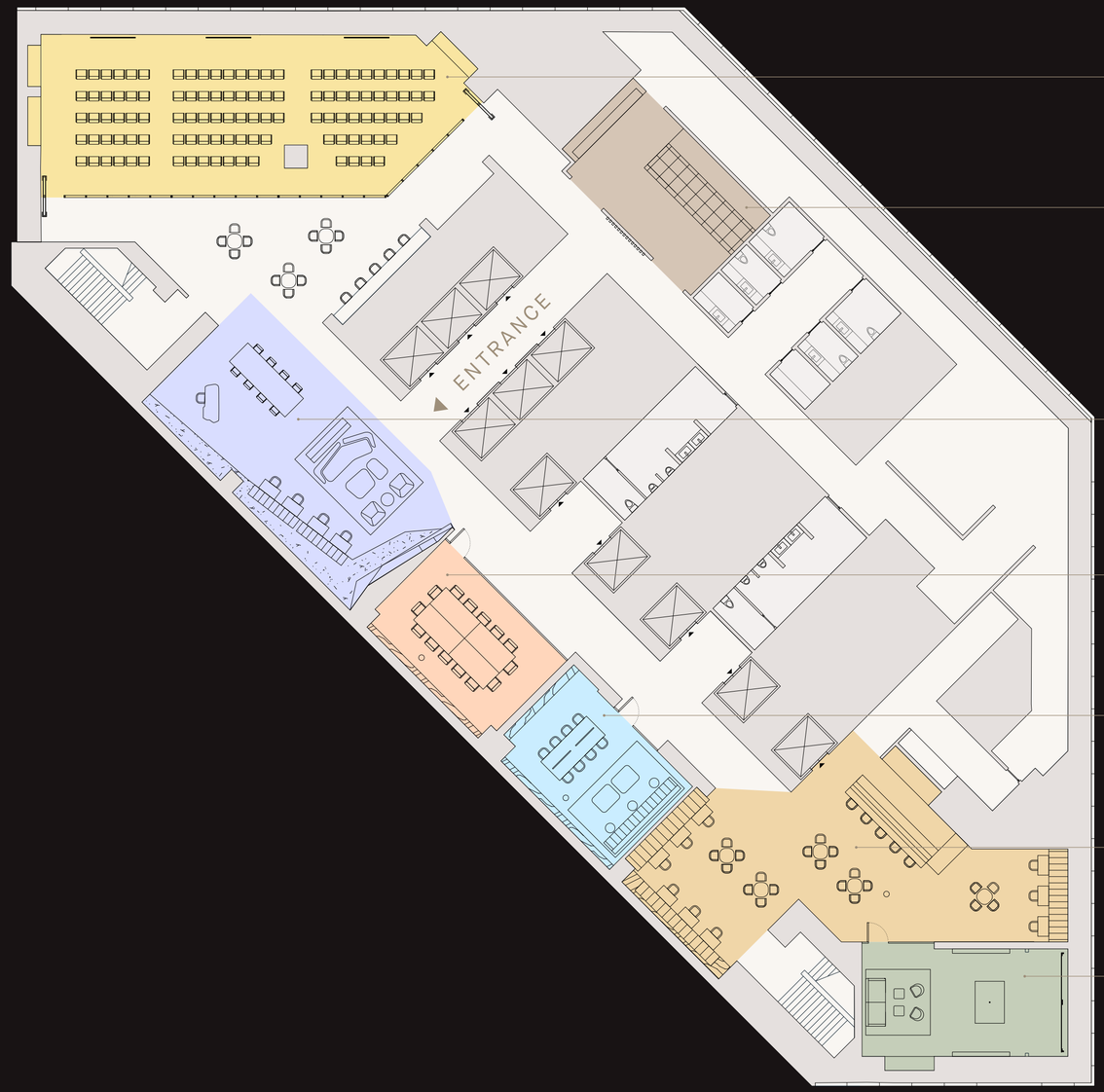
FROM QUIET SPACES TO INVITING LOUNGES,
EACH AREA IS THOUGHTFULLY DESIGNED TO BRING
COMFORT AND BALANCE TO THE WORKDAY.

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

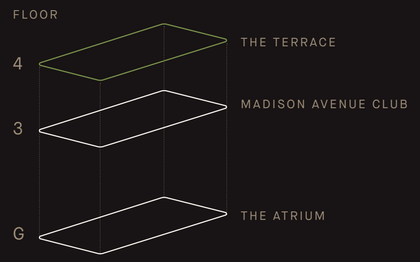
THE GROUNDS

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

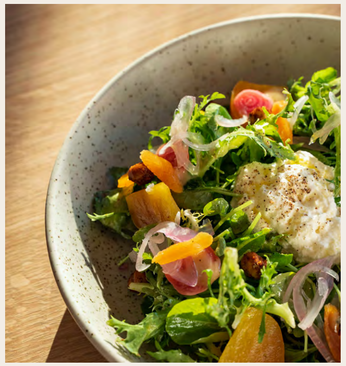
The Madison Avenue Club delivers a hospitality-inspired environment that blends luxury with functionality. Warm materials, refined finishes, and thoughtfully designed spaces create a seamless extension of the workplace—crafted for comfort, connection, and productivity.

























V FITNESS

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.

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.

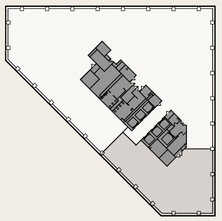


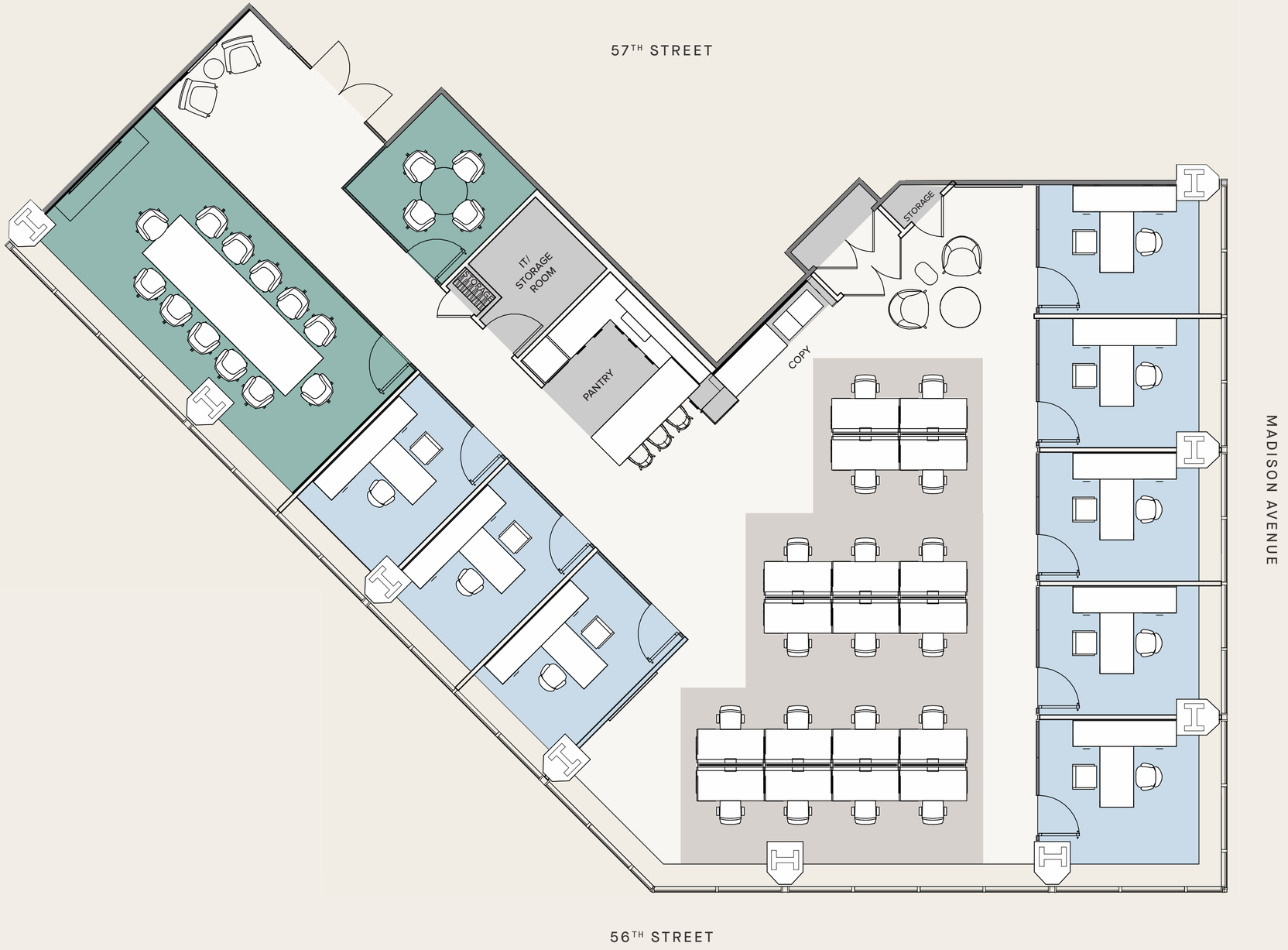
PARTIAL 41ST FLOOR PRE-BUILT

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





FIVE NINETY
MADISON

ENTIRE 40TH FLOOR
CORE & SHELL

26,186 RSF

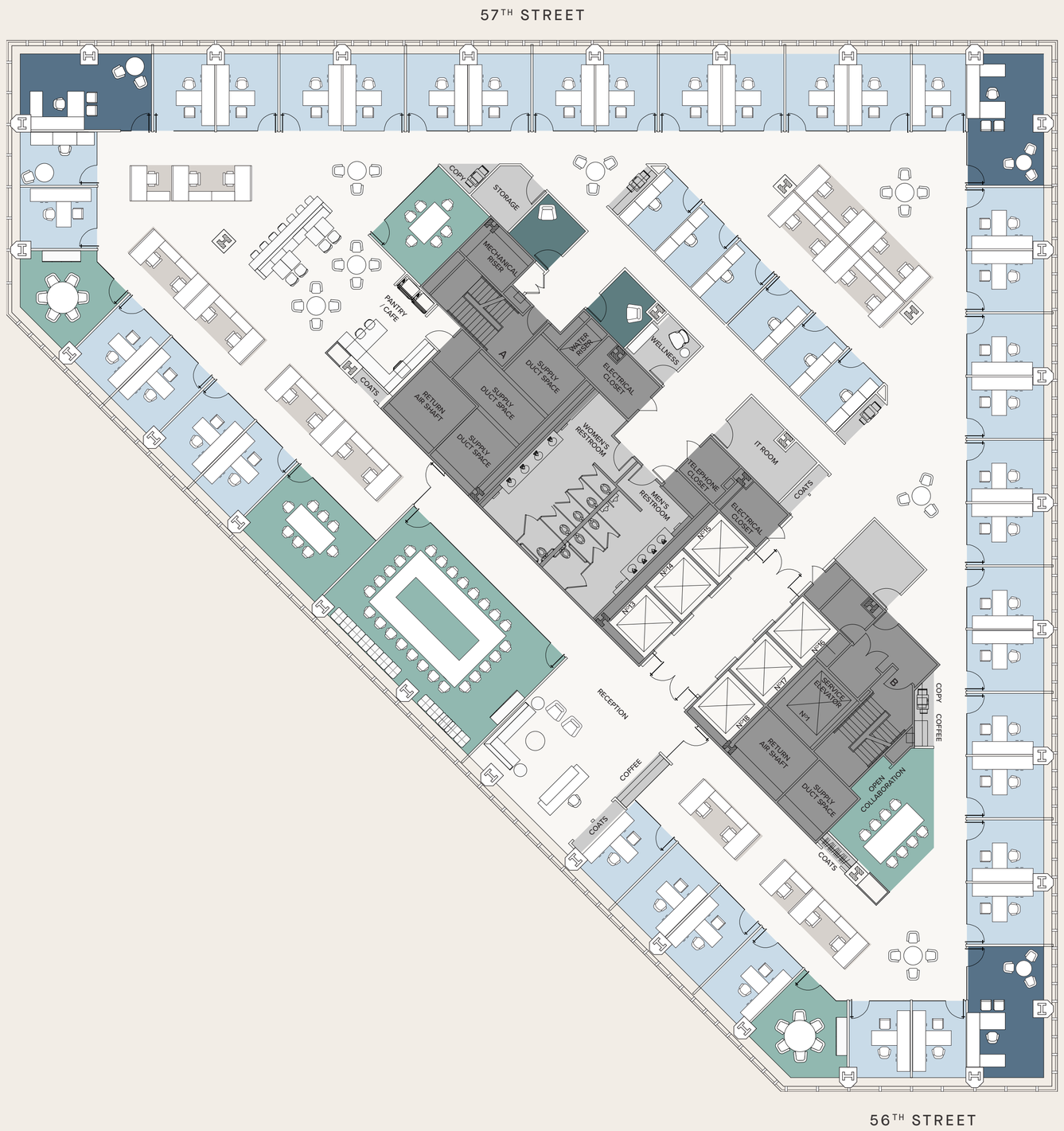


ENTIRE 40TH FLOOR
OFFICE INTENSIVE TEST-FIT

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**

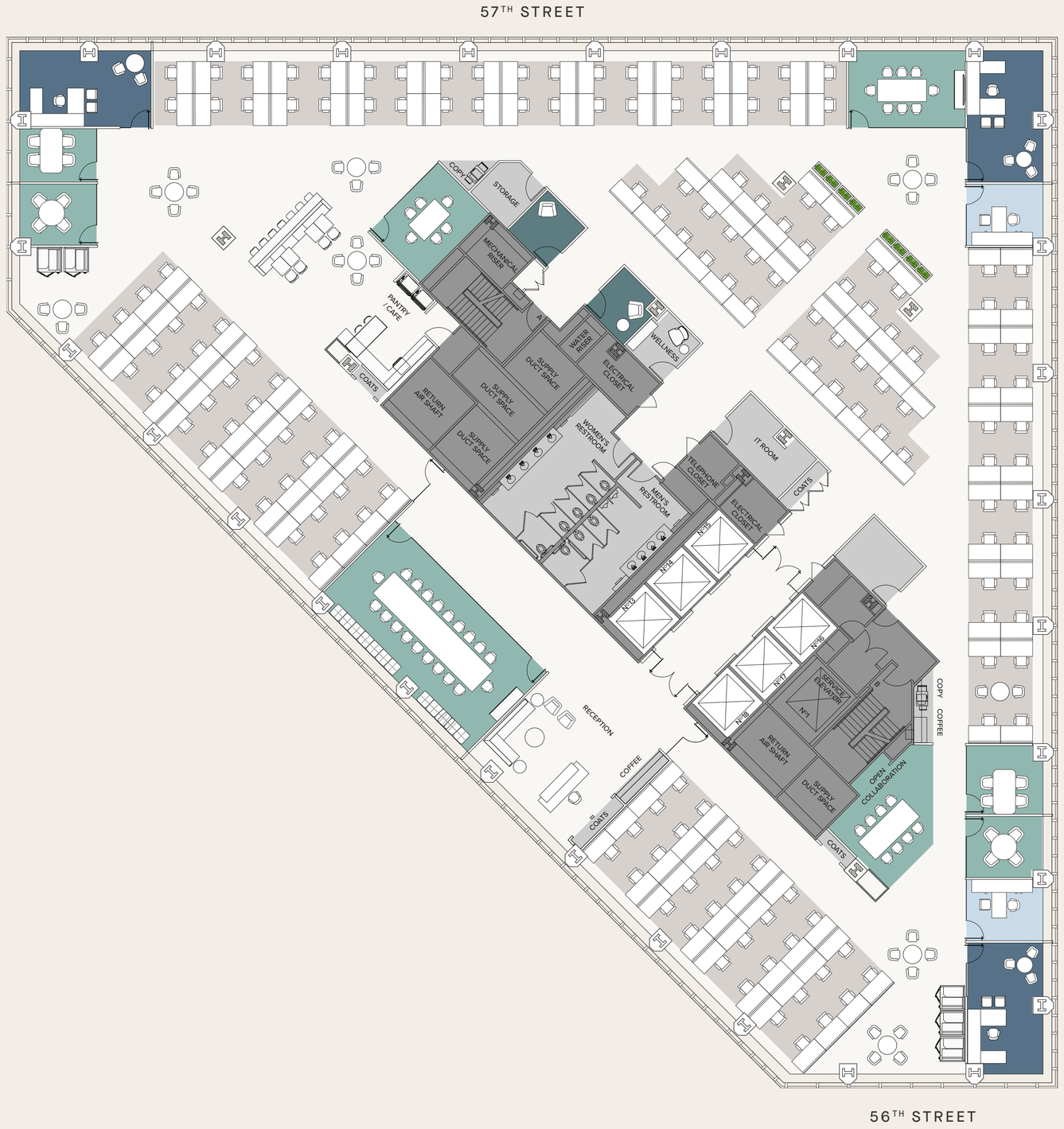


ENTIRE 40TH FLOOR OPEN TEST-FIT

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**

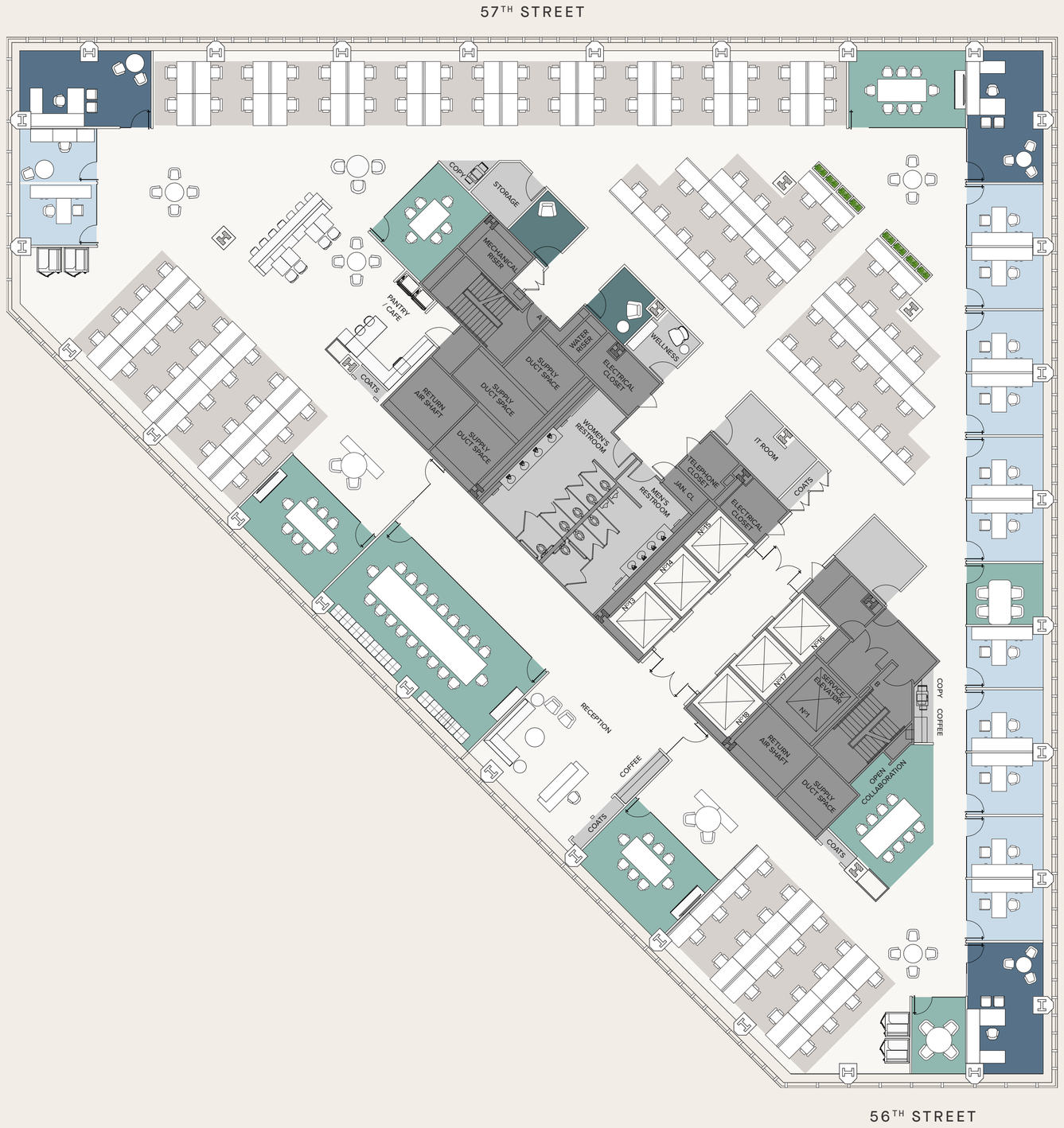


ENTIRE 40TH FLOOR HYBRID TEST-FIT

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**



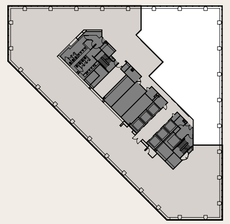
FIVE NINETY
MADISON

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**





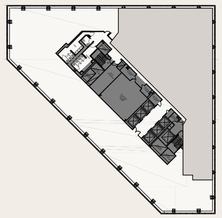
FIVE NINETY
MADISON

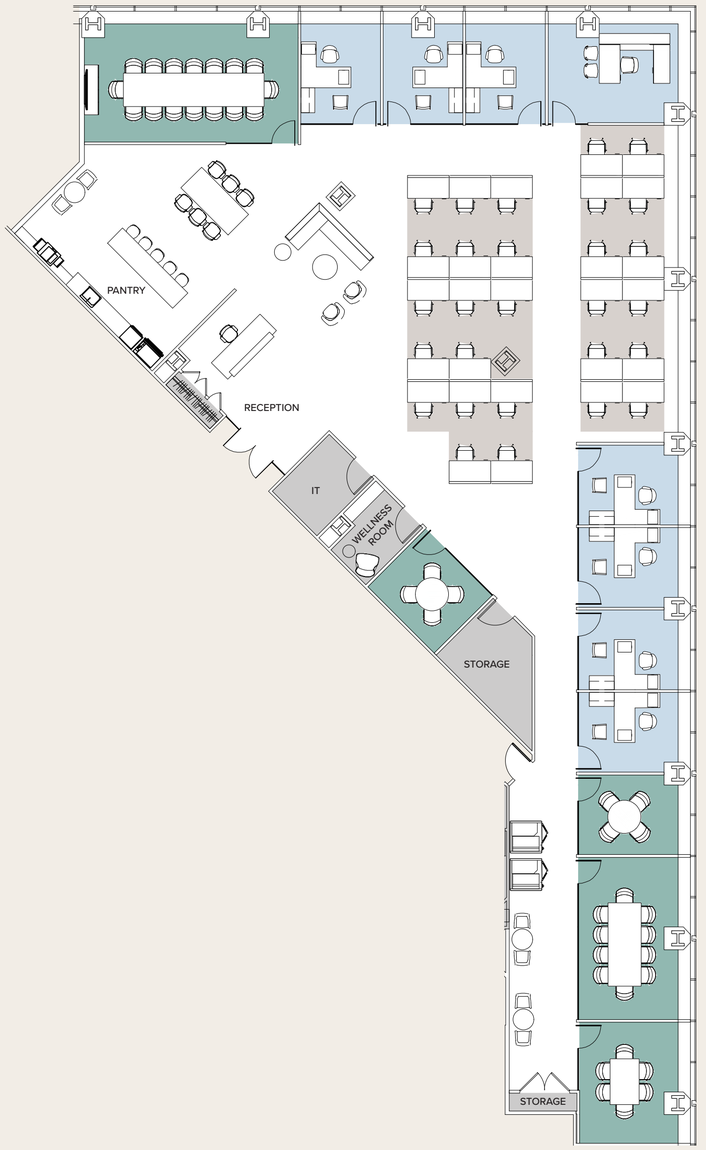
PARTIAL 27TH FLOOR PRE-BUILT

10,059 RSF

CAPACITY	SEAT COUNT
PRIVATE OFFICE	8
WORKSTATIONS	28
TOTAL HEADCOUNT	**37**

MEETING	SPACES
CONFERENCE ROOM (16)	1
CONFERENCE ROOM (4-10)	4
PANTRY/CAFÉ	1
COLLABORATION & MEETING SPACES	**5**





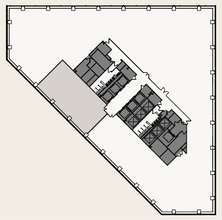
FIVE NINETY
MADISON

PARTIAL 27TH FLOOR PRE-BUILT

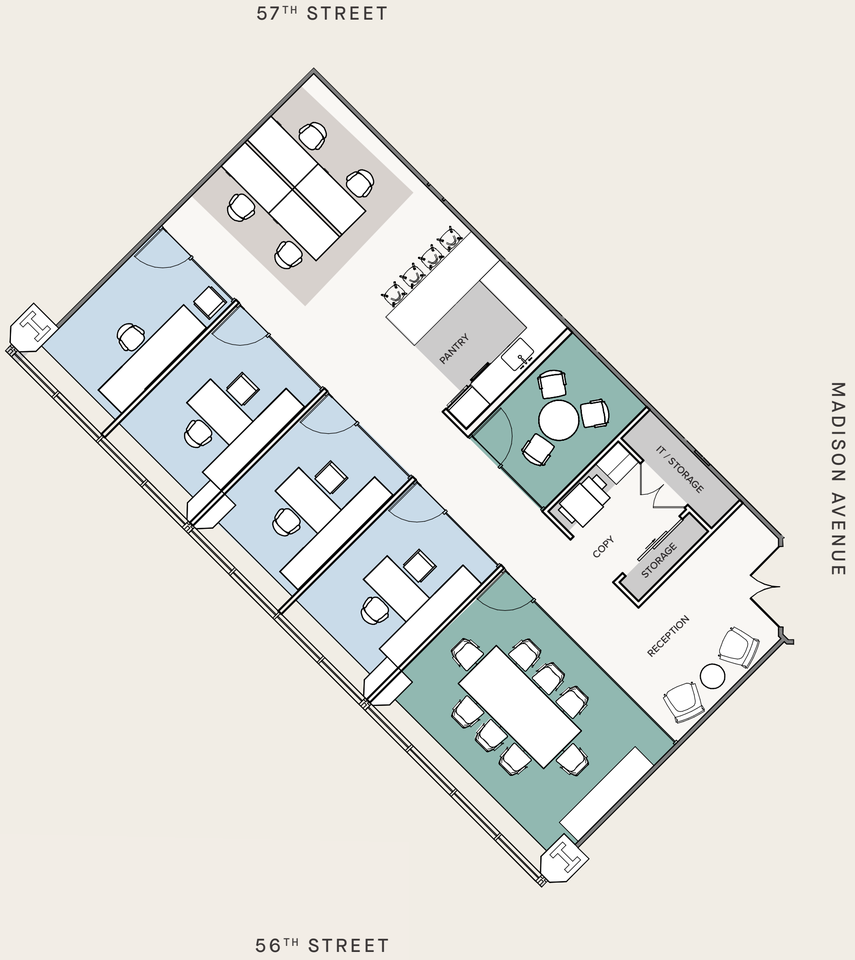
2,722 RSF

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

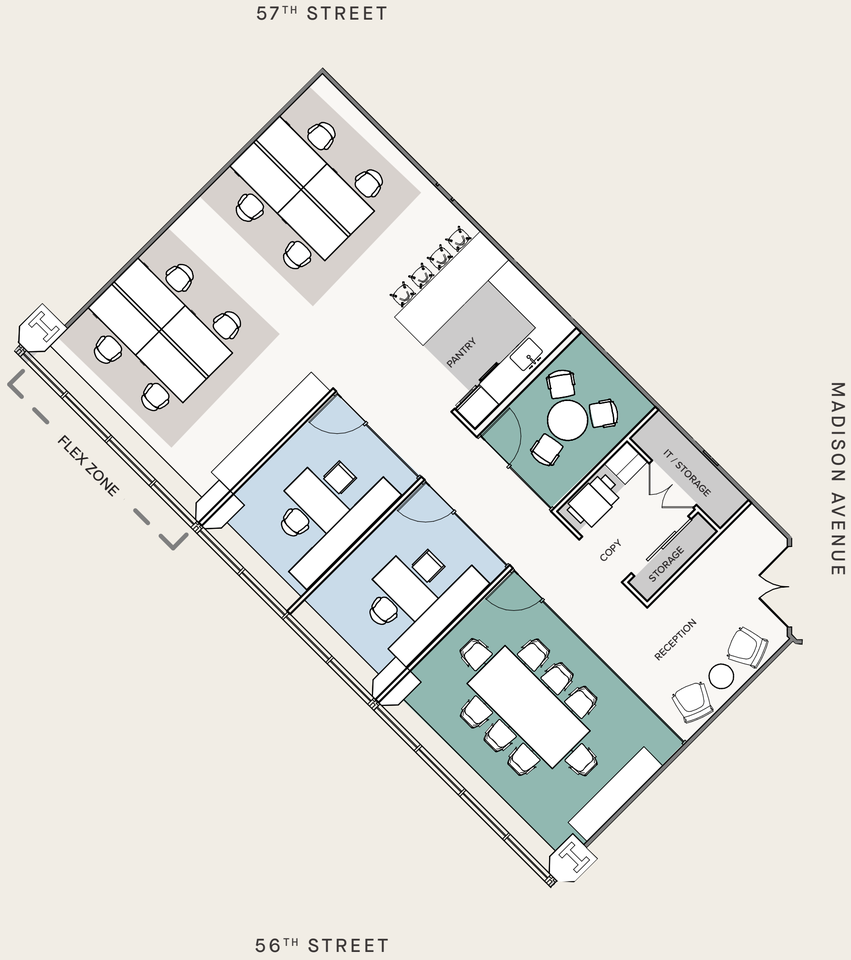
MEETING	SPACES	
	LAYOUT OPTION 1	LAYOUT OPTION 2
CONF. ROOM (6-8)	1	1
CONF. ROOM (2-4)	1	1
PANTRY/CAFÉ	1	1
COLLABORATION & MEETING SPACE	2	2



LAYOUT OPTION 1



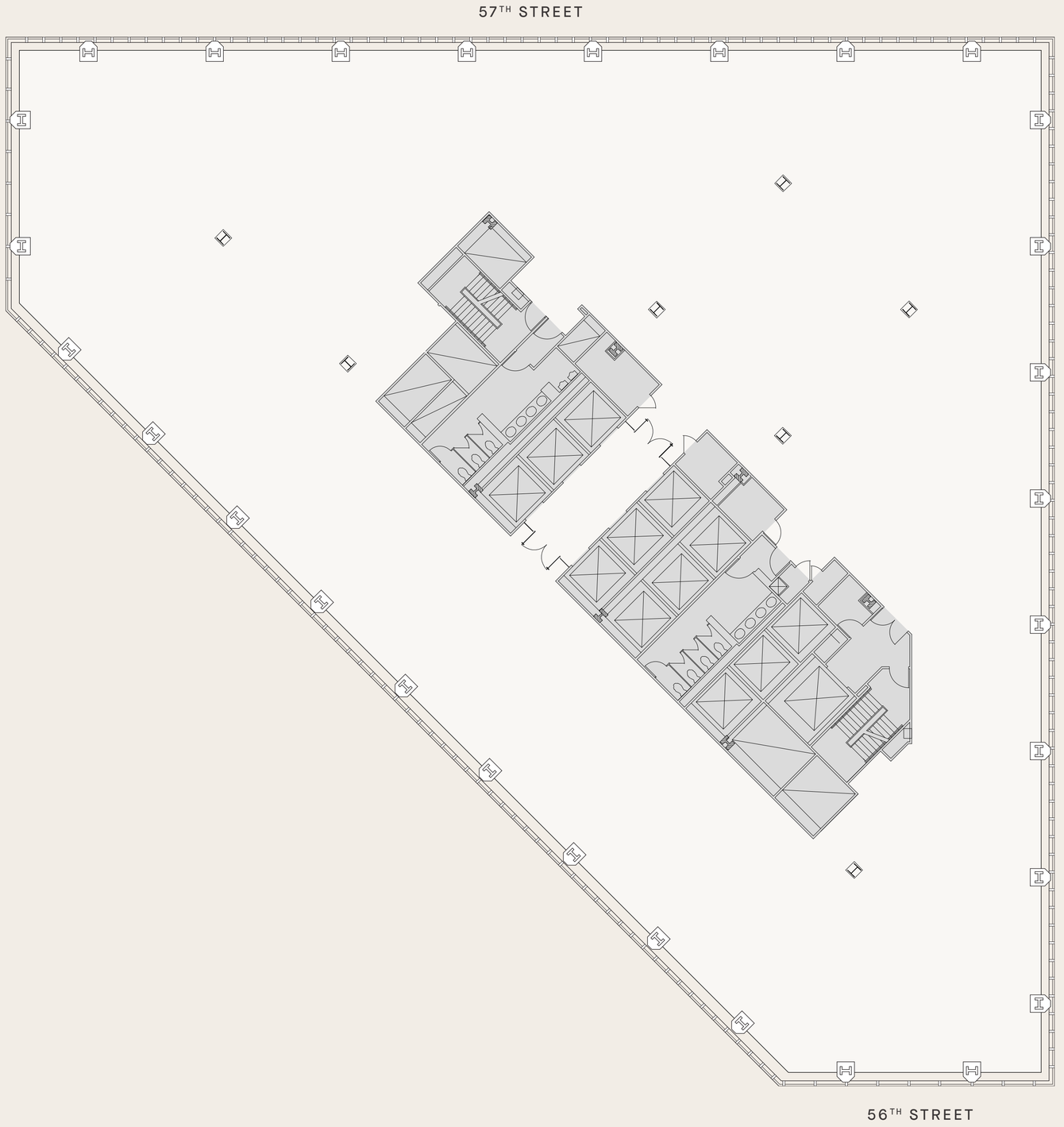
LAYOUT OPTION 2



FIVE NINETY
MADISON

ENTIRE 25TH FLOOR
CORE & SHELL

25,540 RSF

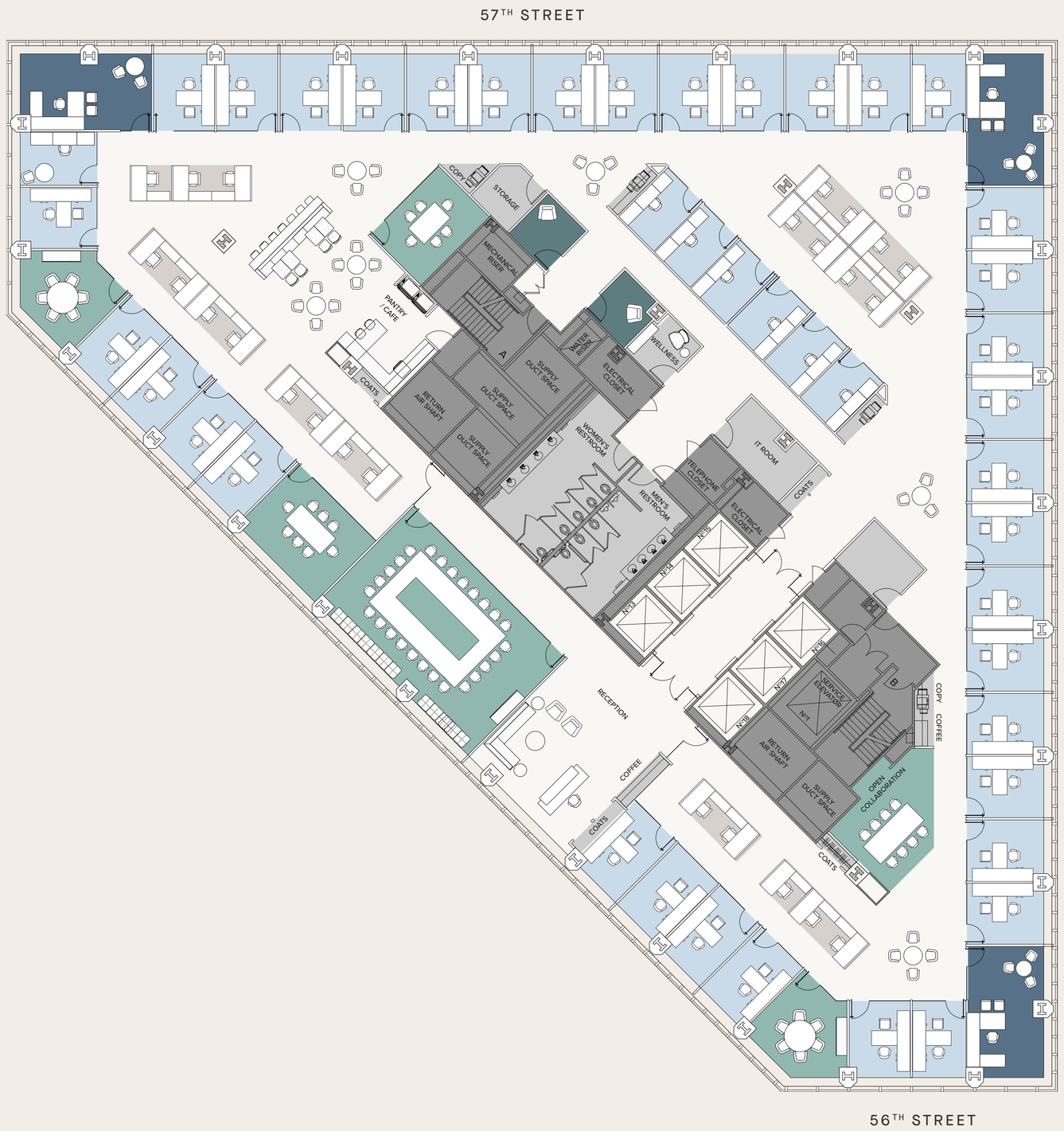


ENTIRE 25TH FLOOR
OFFICE INTENSIVE TEST-FIT

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**

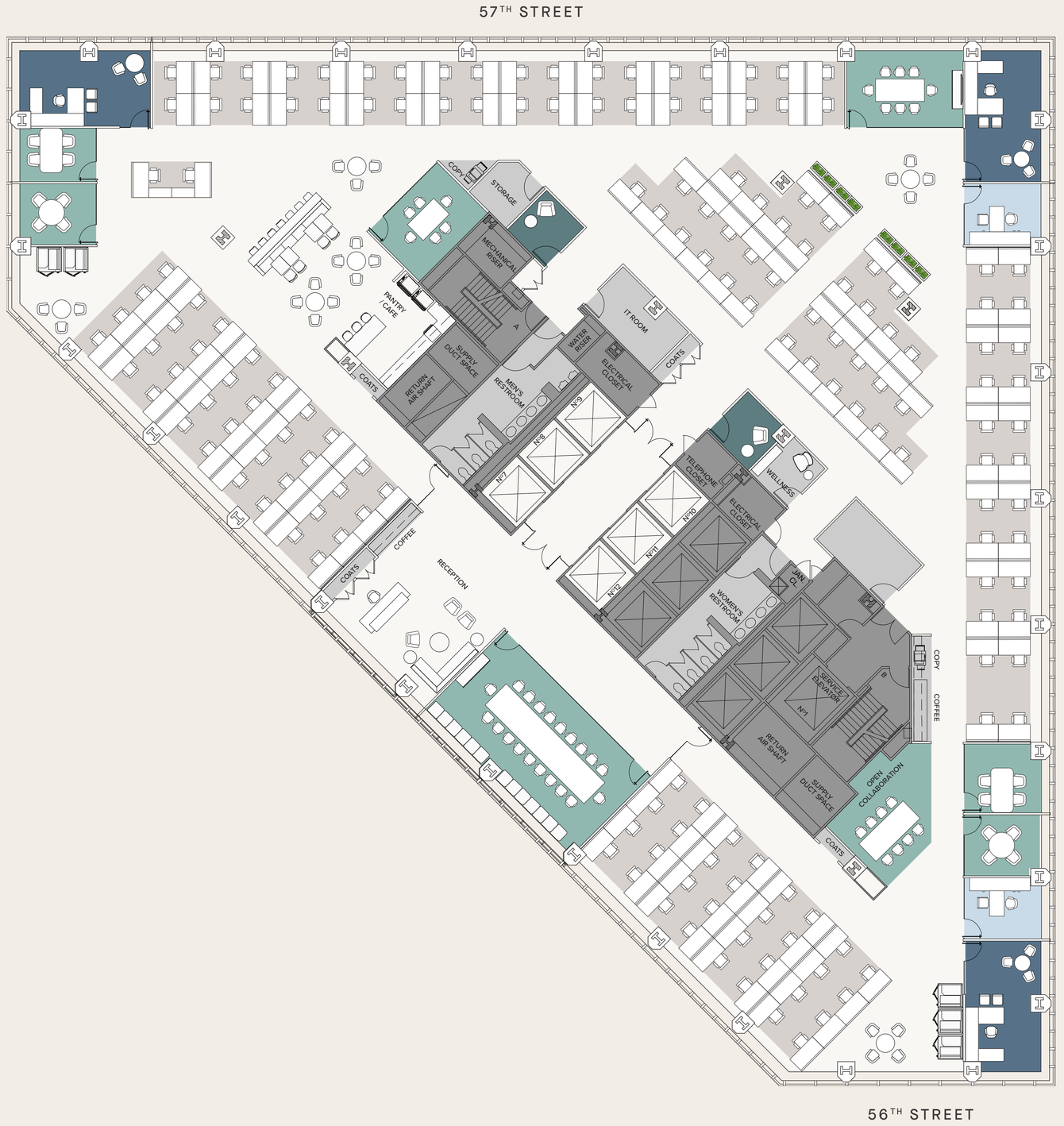


ENTIRE 25TH FLOOR OPEN TEST-FIT

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**

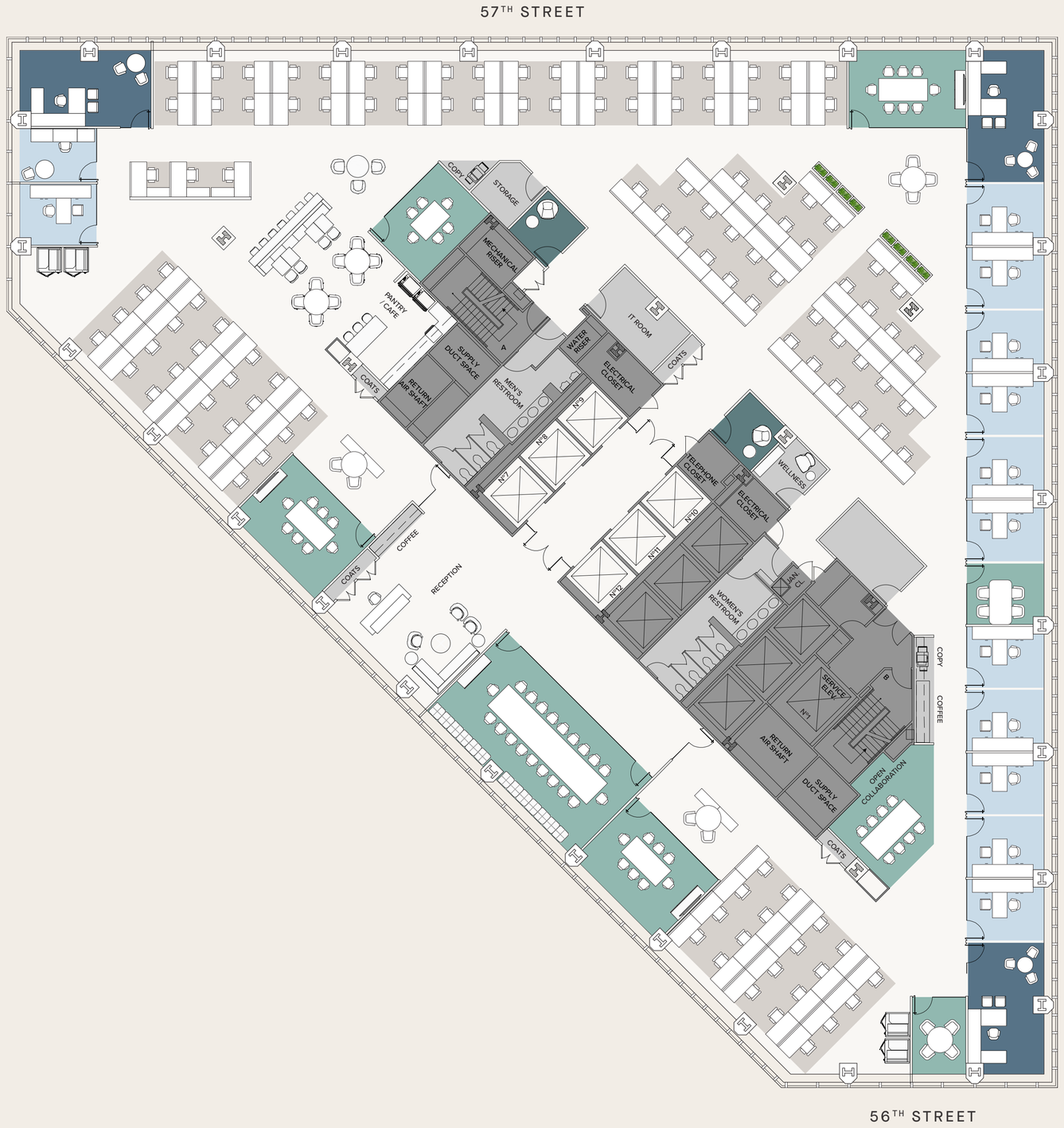


ENTIRE 25TH FLOOR HYBRID TEST-FIT

25,540 RSF

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

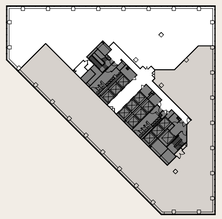
MEETING	SPACES
CONFERENCE ROOM (4-6P)	3
CONFERENCE ROOM (8-10P)	4
BOARD ROOM (20P)	1
PHONE ROOMS	2
PANTRY / CAFE	1
COLLABORATION & MEETING SPACES	**8**



PARTIAL 21ST FLOOR
CORE & SHELL

13,597 RSF

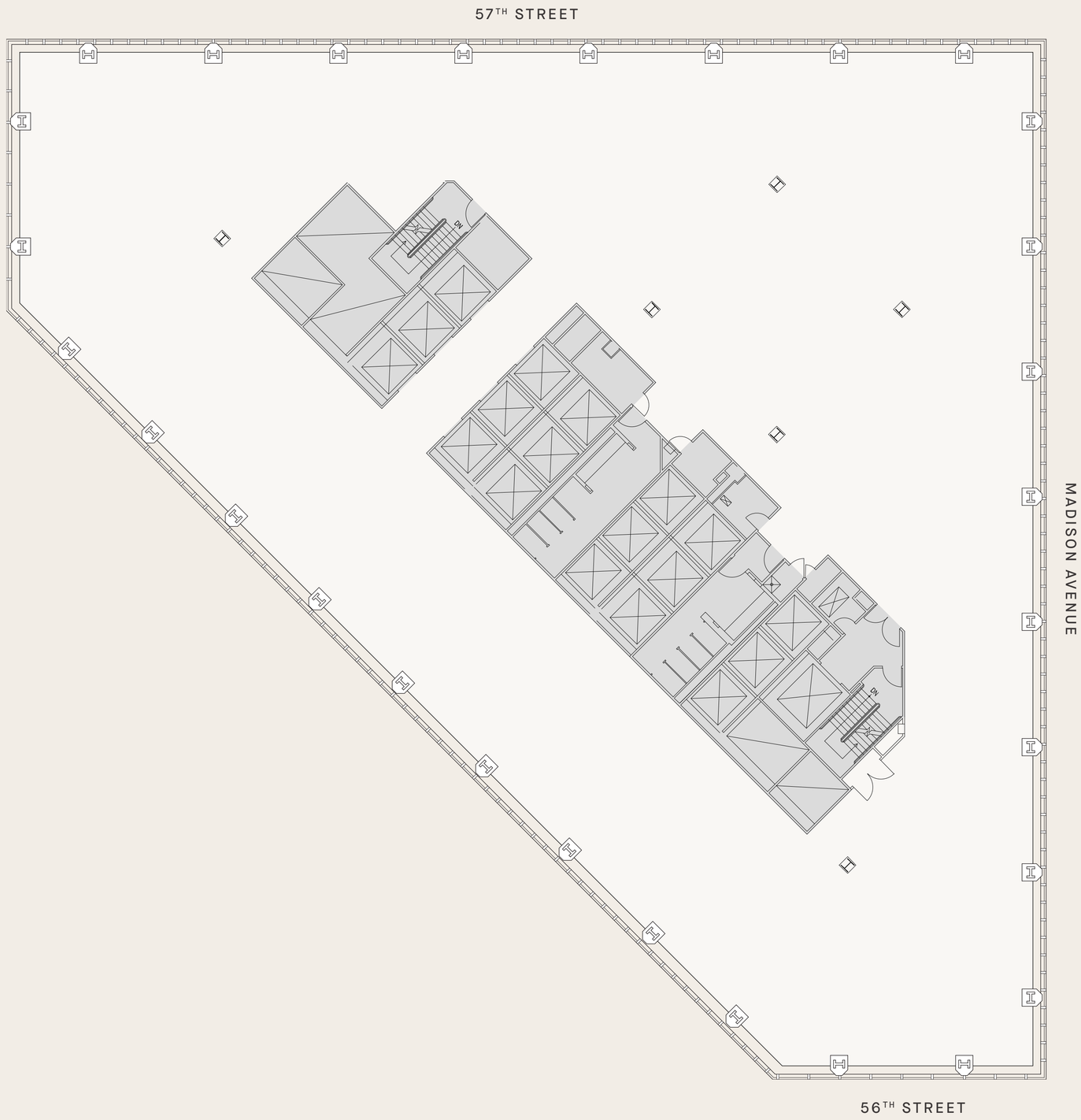




FIVE NINETY
MADISON

ENTIRE 16TH FLOOR
CORE & SHELL

24,839 RSF

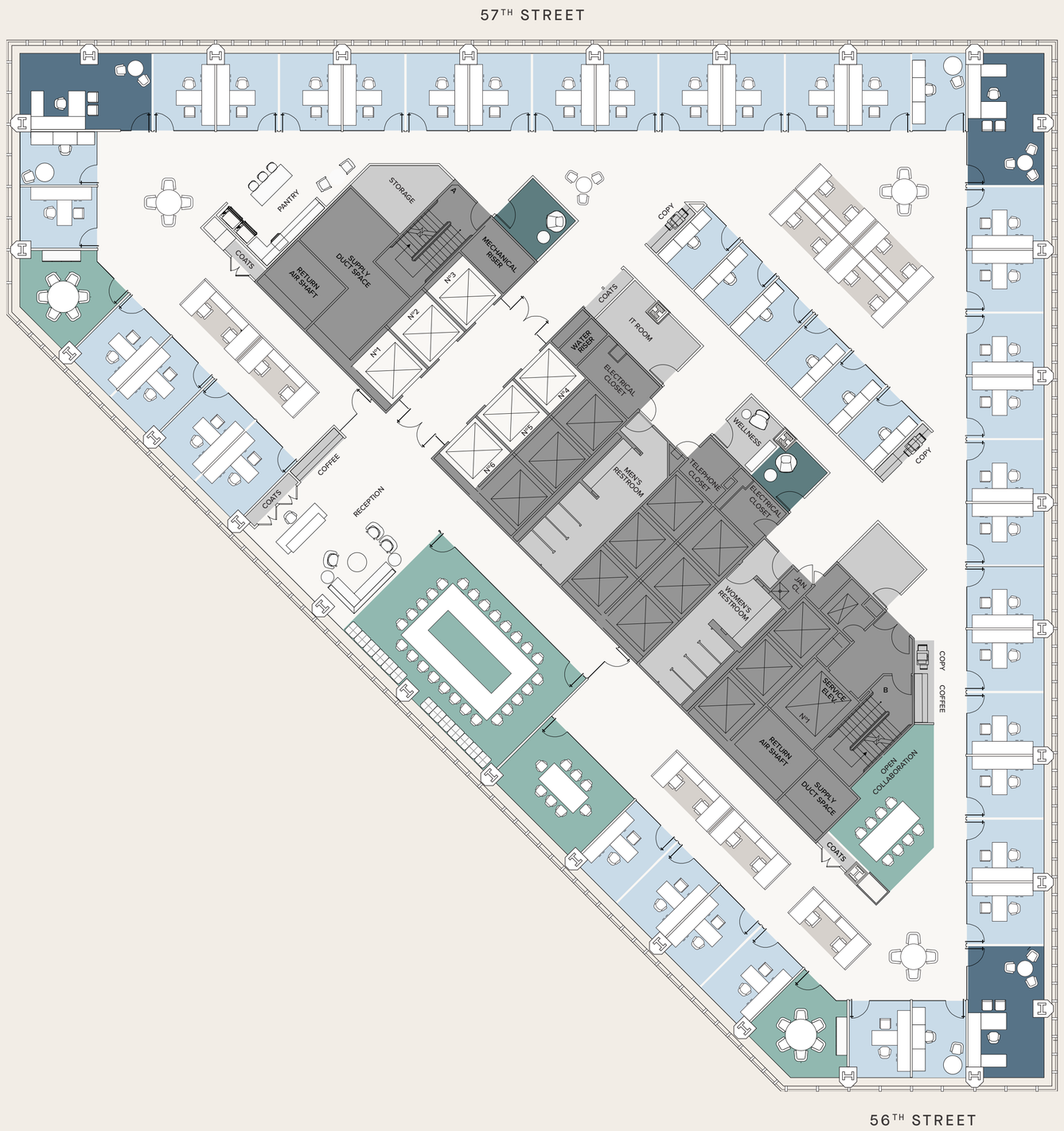


ENTIRE 16TH FLOOR
OFFICE INTENSIVE TEST-FIT

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**



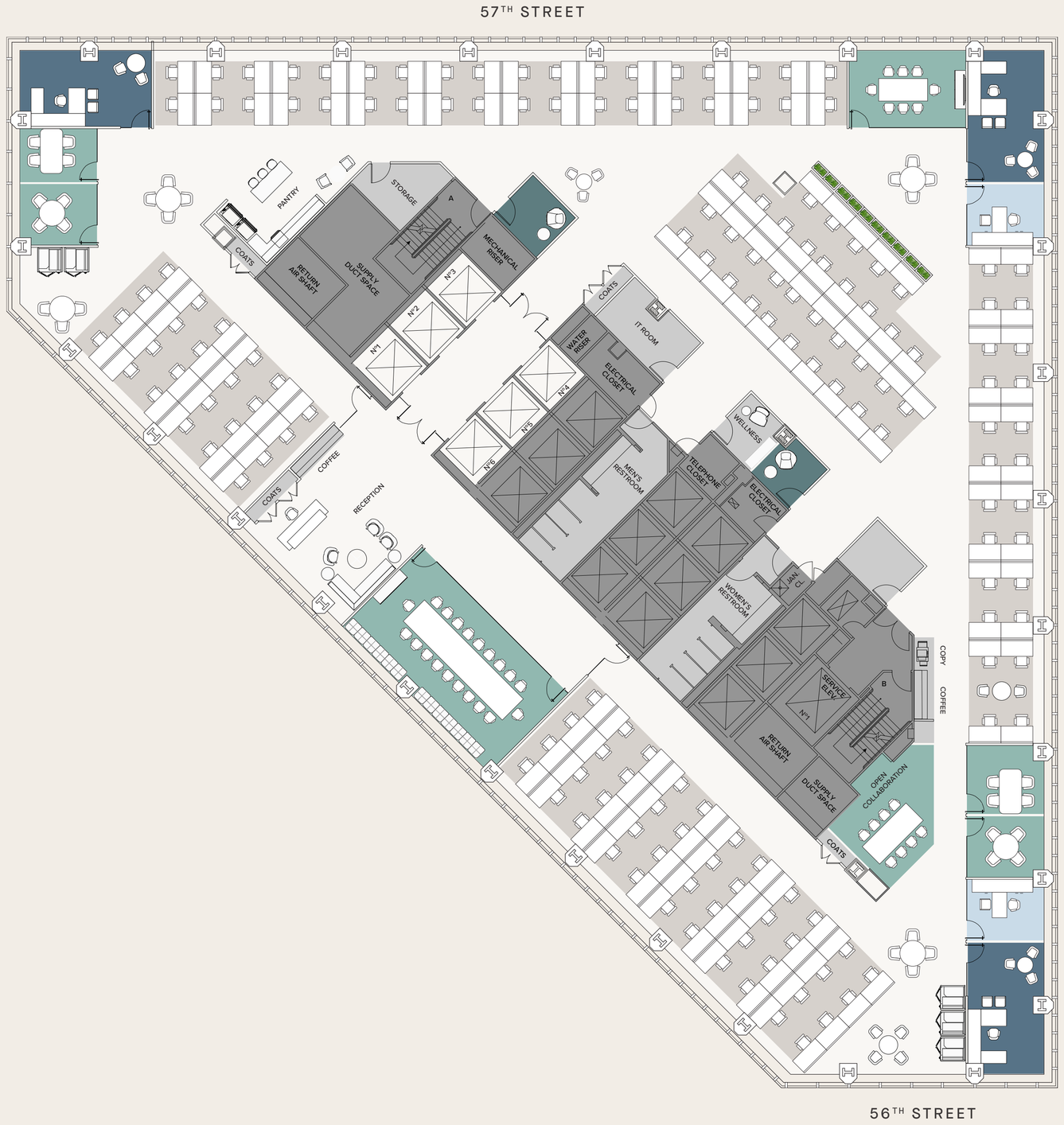
FIVE NINETY
MADISON

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**



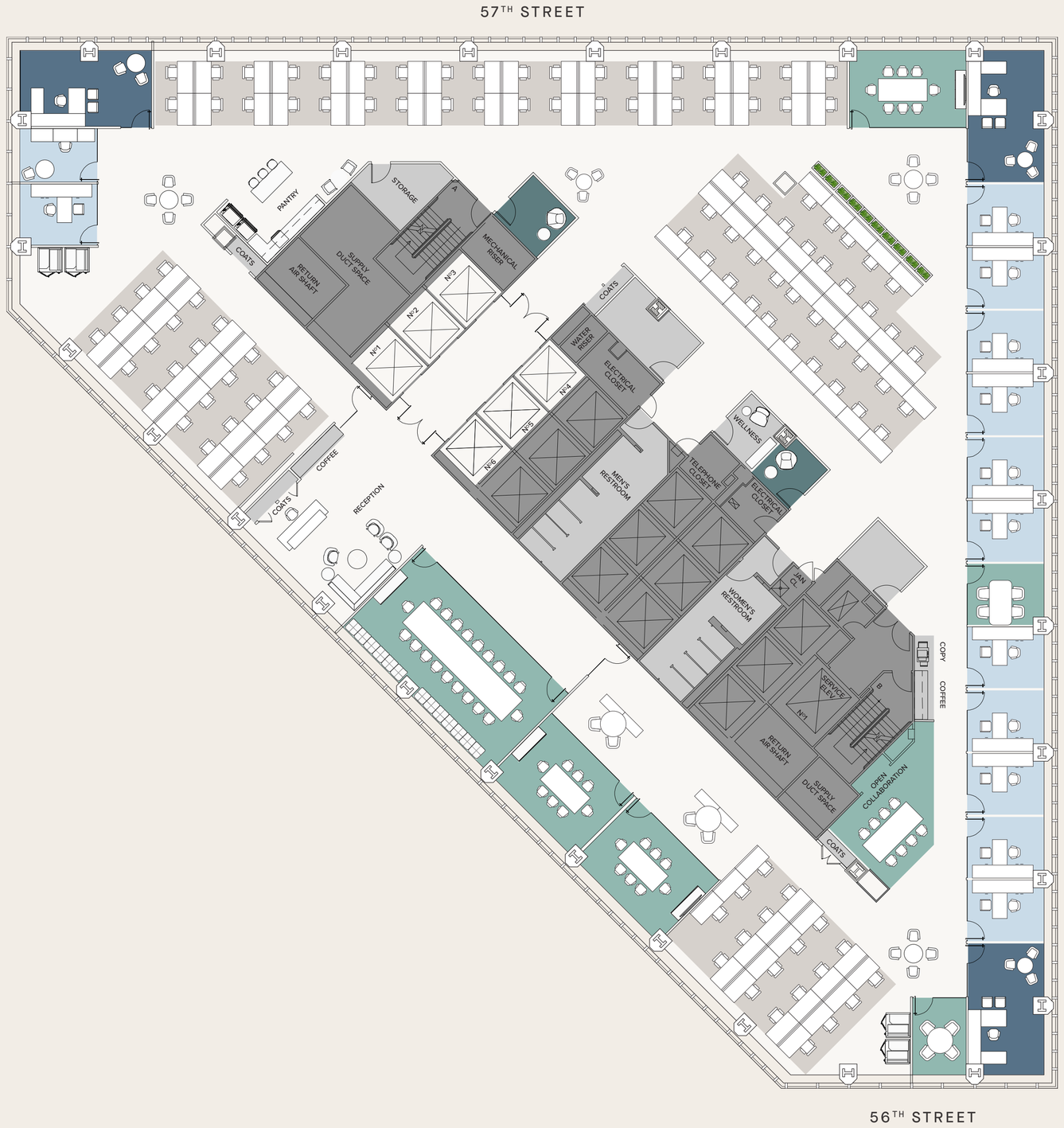
FIVE NINETY
MADISON

ENTIRE 16TH FLOOR HYBRID TEST-FIT

24,839 RSF

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

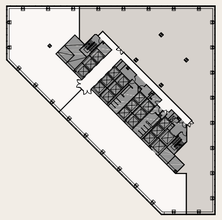
MEETING	SPACES
CONFERENCE ROOM (4-6P)	2
CONFERENCE ROOM (8-10P)	4
BOARD ROOM (20P)	1
PHONE ROOMS	2
PANTRY / CAFE	1
COLLABORATION & MEETING SPACES	**7**

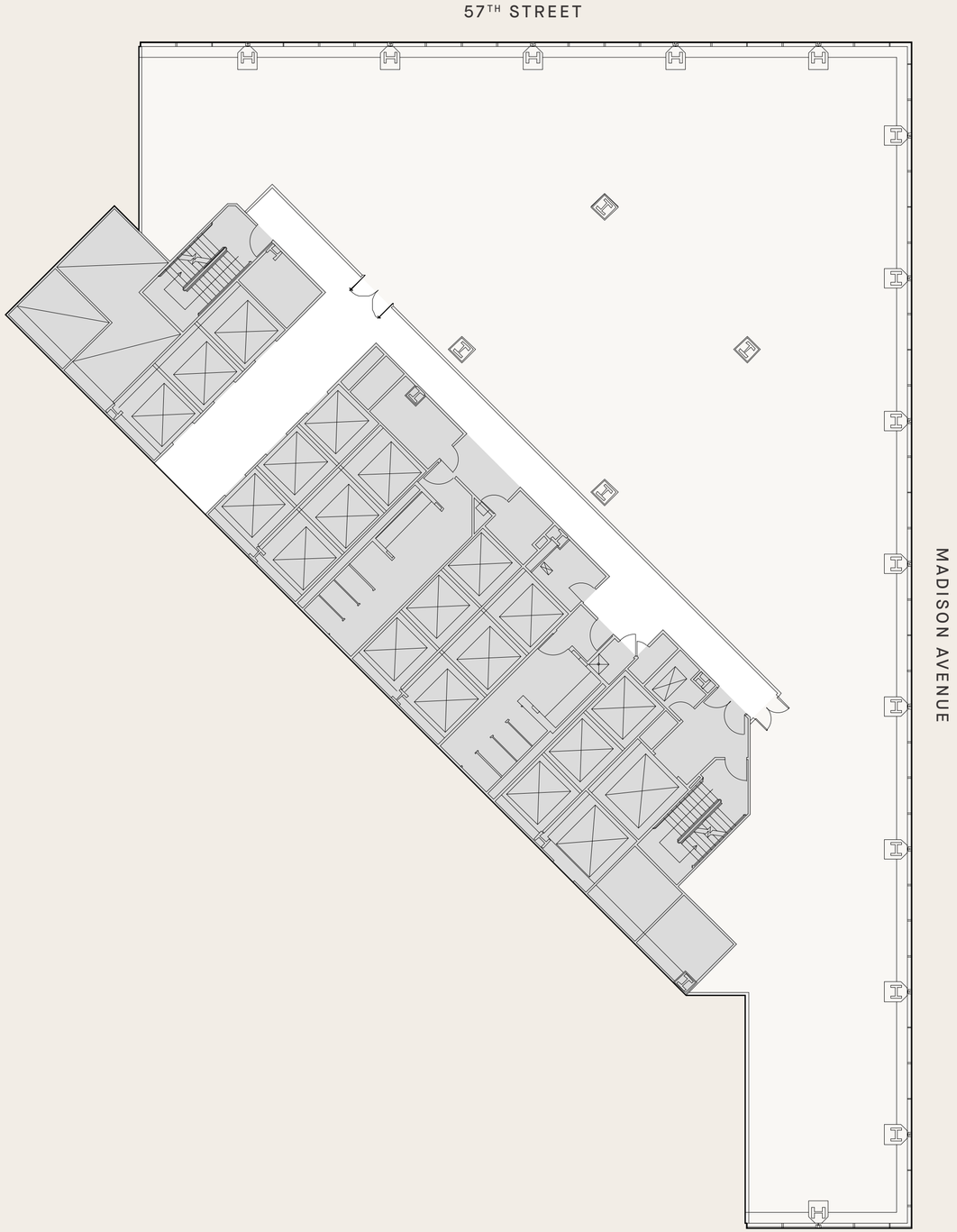


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