

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



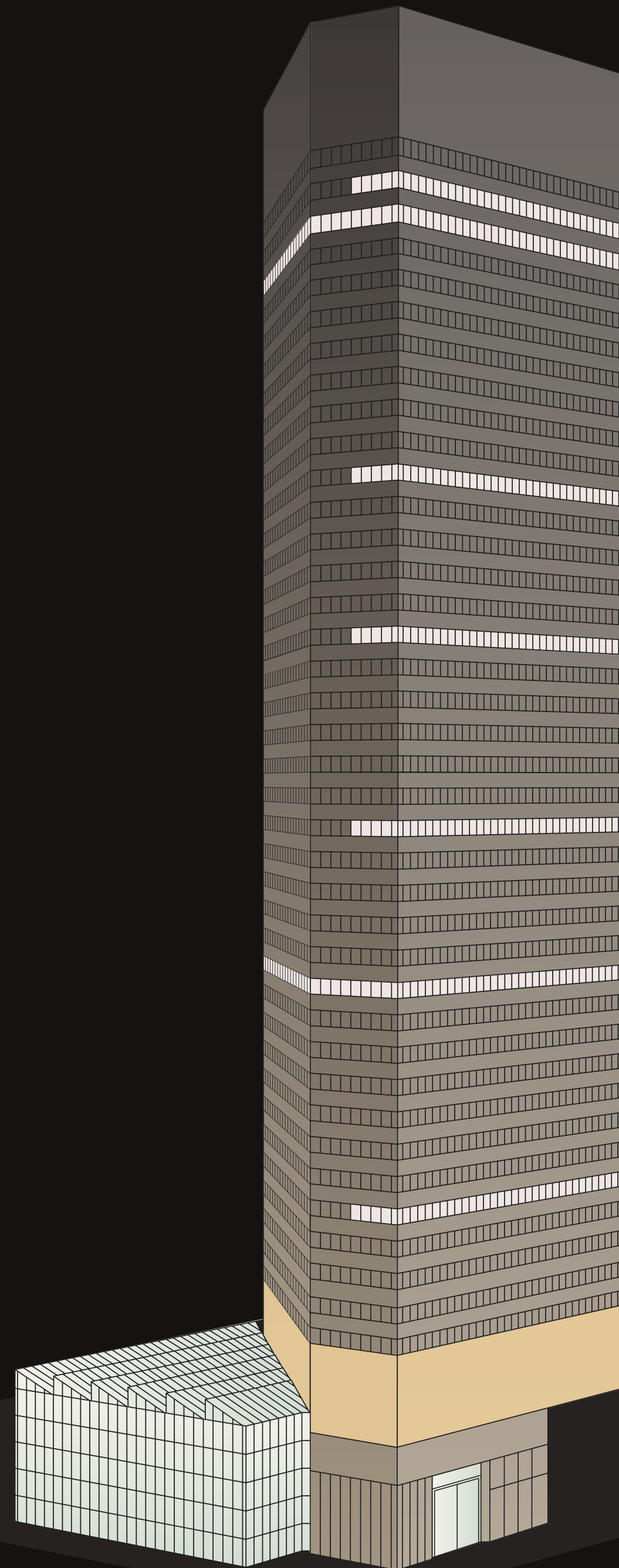
LVMH

**schonfeld**

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# EXCLUSIVE AVAILABILITES

- Virtually Column-Free Floor Plates
- Highly Efficient Center-Core Design
- Panoramic and Central Park 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   | 27 | 2,722 RSF  | PRE-BUILT |
| PARTIAL   | 27 | 3,852 RSF  | PRE-BUILT |
|   |    |            |           |
| PARTIAL   | 21 | 13,597 RSF |           |
|   |    |            |           |
| ENTIRE  | 16 | 24,839 RSF |           |
|   |    |            |           |
| PARTIAL   | 9  | 12,813 RSF |           |
|   |    |            |           |
| <b>THE MADISON AVENUE CLUB</b>  |    |            |           |
| 🏠 THE GREAT HALL   🍷 THE CLUBHOUSE   🏢 THE BOARDROOM   🌳 THE OUTDOOR TERRACE<br>🍷 THE NOOK   🏌️ THE GROUNDS   📖 THE STUDY   🚗 LOUNGE & FIREPLACE   🏋️ V FITNESS |    |            |           |

56<sup>TH</sup> STREET

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

SENSE OF PLACE

EXPANSIVE 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

NORDSTROM

10CUBED

PARK HYATT NEW YORK

ACADIA

1 HOTEL

QUALITY ITALIAN

BERGDORF GOODMAN

DAVID YURMAN

BURBERRY

CHANEL

HOUSE OF DIOR

TAO UPTOWN

CANALI

HUTONG NEW YORK

CLUB A STEAKHOUSE

W 57th 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

3rd AVE

W 56th ST

SUGARFISH

THE CARNEGIE CLUB

ESTIATORIO MILOS

THE CONSULATE MIDTOWN

THE WHITBY

OMEGA

POLO BAR

ALLEN EDMONDS

AQUAVIT

IZAKAYA TORIBAR

W 55th ST

THE RICKEY

QUALITY BISTRO

WARWICK HOTEL

IL GATTOPARDO

THE PENINSULA

THE ST. REGIS

CAVIAR RUSSE

NERAI

CELLINI

BOBBY VANS

MIKE'S BISTRO

THE BOARDROOM

W 54th ST

LA GRANDE BOUCHERIE

MOMA

THE MODERN

E M

PAPILLON

SANTI

MONKEY BAR

CASA LEVER

THE GRILL

E M

E M

WOLFGANG STEAKHOUSE

W 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

LE BERNARDIN

MASTRO'S STEAKHOUSE

DUOMO51

CARTIER

FRESCO BY SCOTTO

4 6

W 51st ST

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

W 50th ST

DEL FRISCO'S DOUBLE EAGLE STEAKHOUSE

B D

F M

ROCKEFELLER CENTER

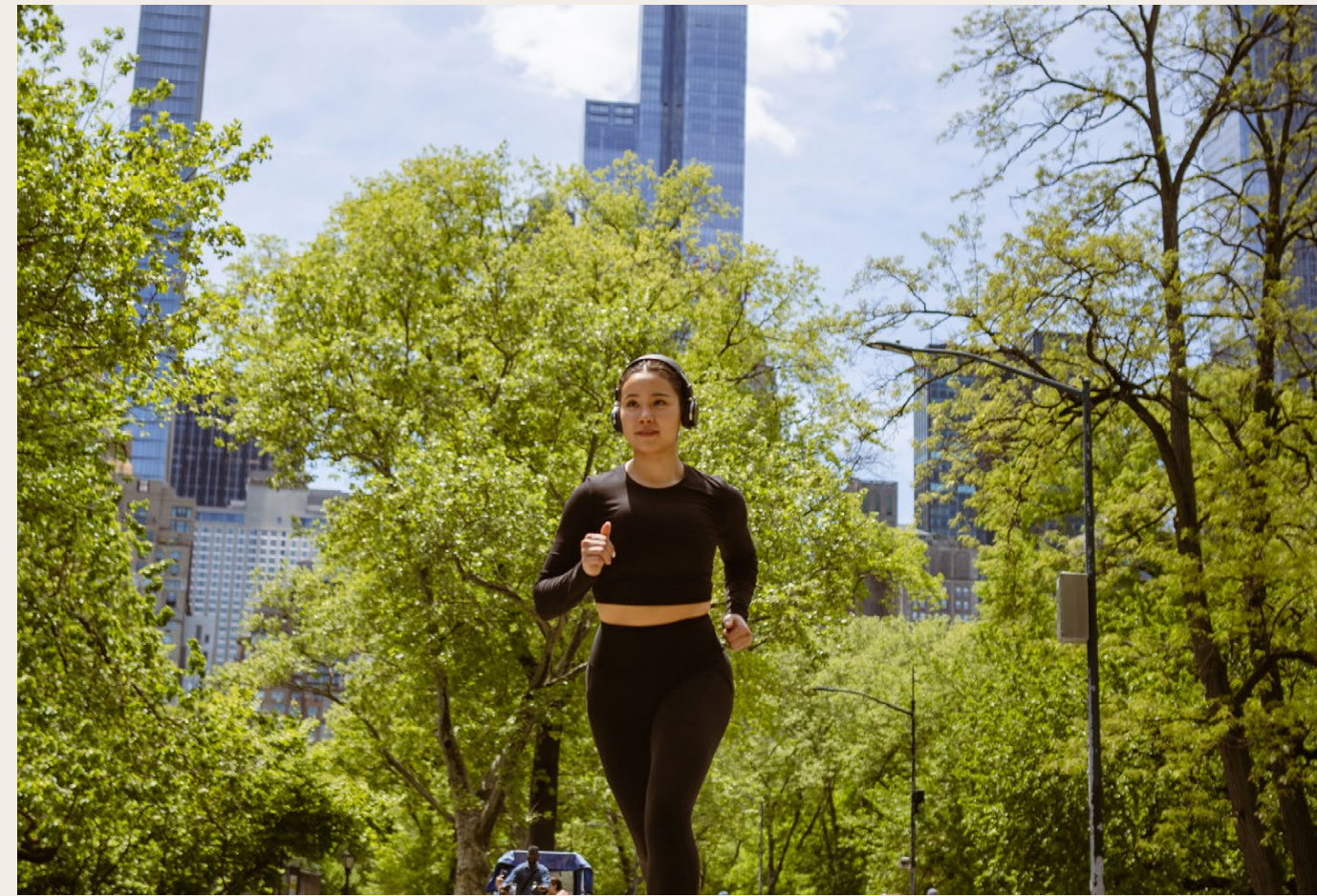
SAKS FIFTH AVENUE

WALDORF ASTORIA

N

# 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 Avenue, the Plaza District offers a dynamic environment that elevates every workday.





MADISON AVENUE CLUB

# AMENITIES TO ELEVATE YOUR EVERYDAY

Within 21,000 SF of hospitality-driven design, the Madison Avenue Club redefines what it means to come to the office. 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

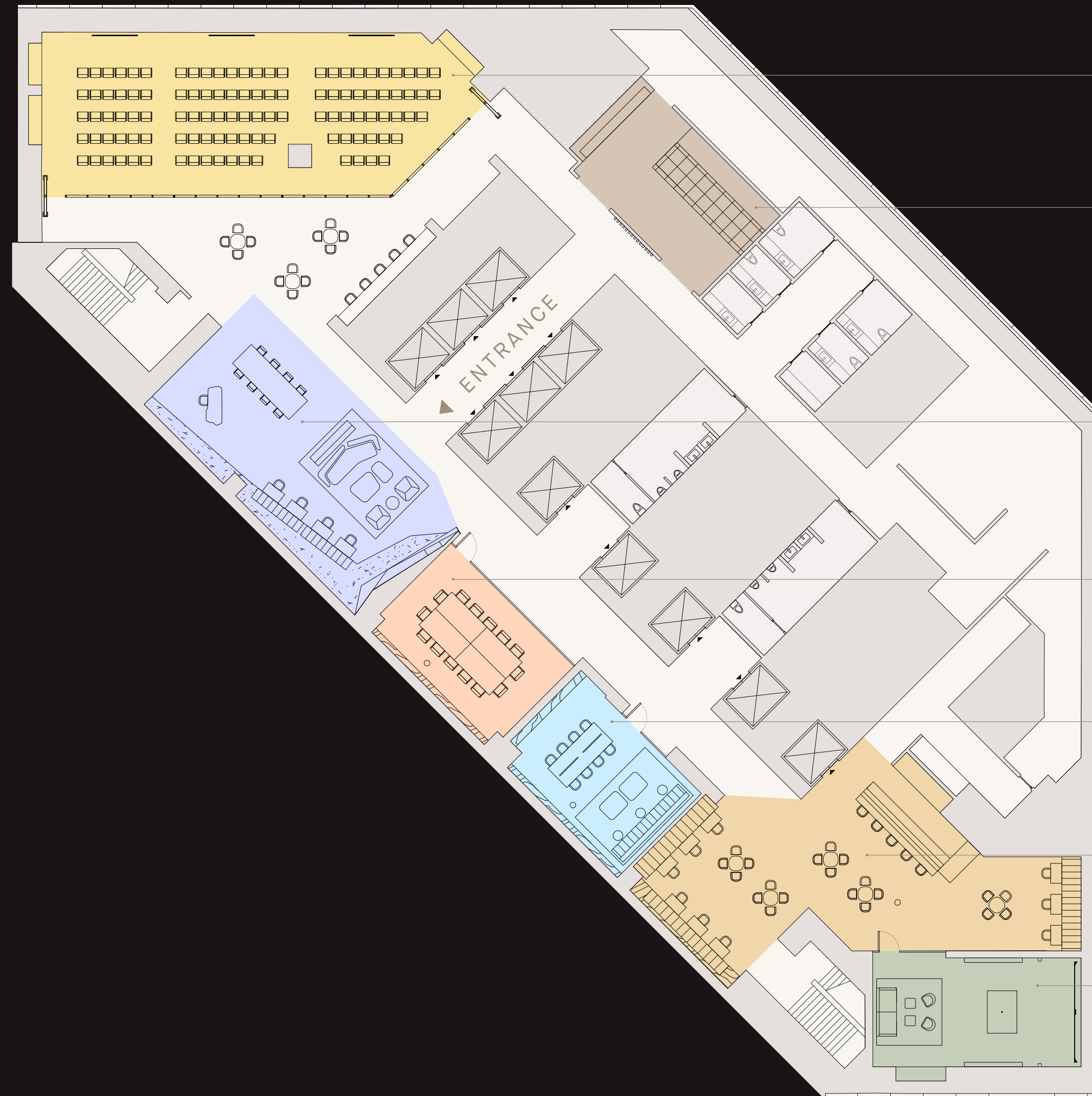
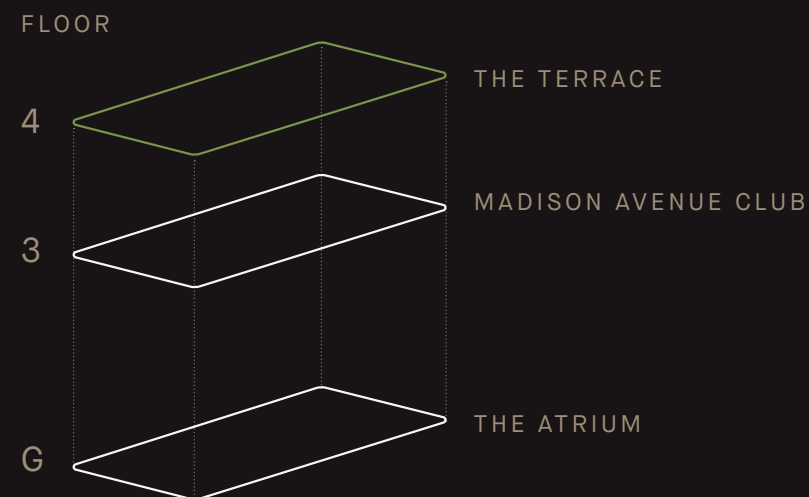
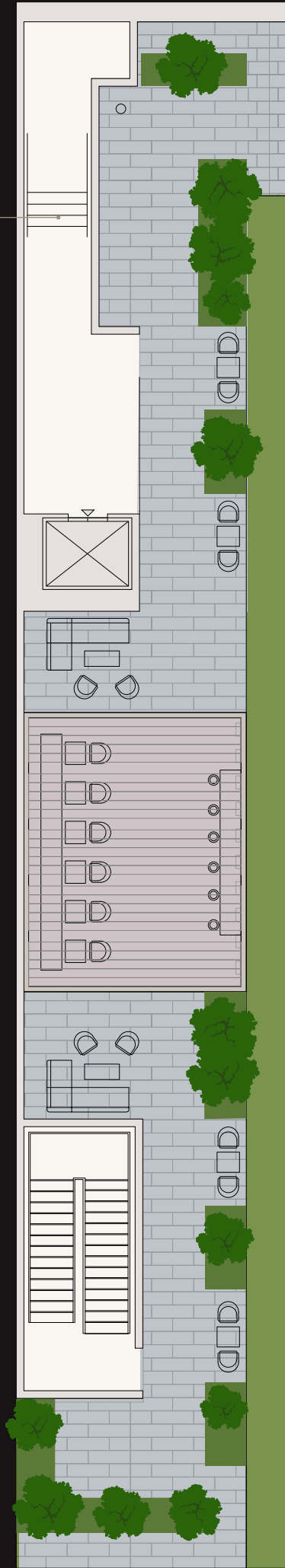


FROM QUIET SPACES TO INVITING LOUNGES,  
EACH AREA IS THOUGHTFULLY DESIGNED TO BRING  
COMFORT AND BALANCE TO THE WORKDAY.

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.

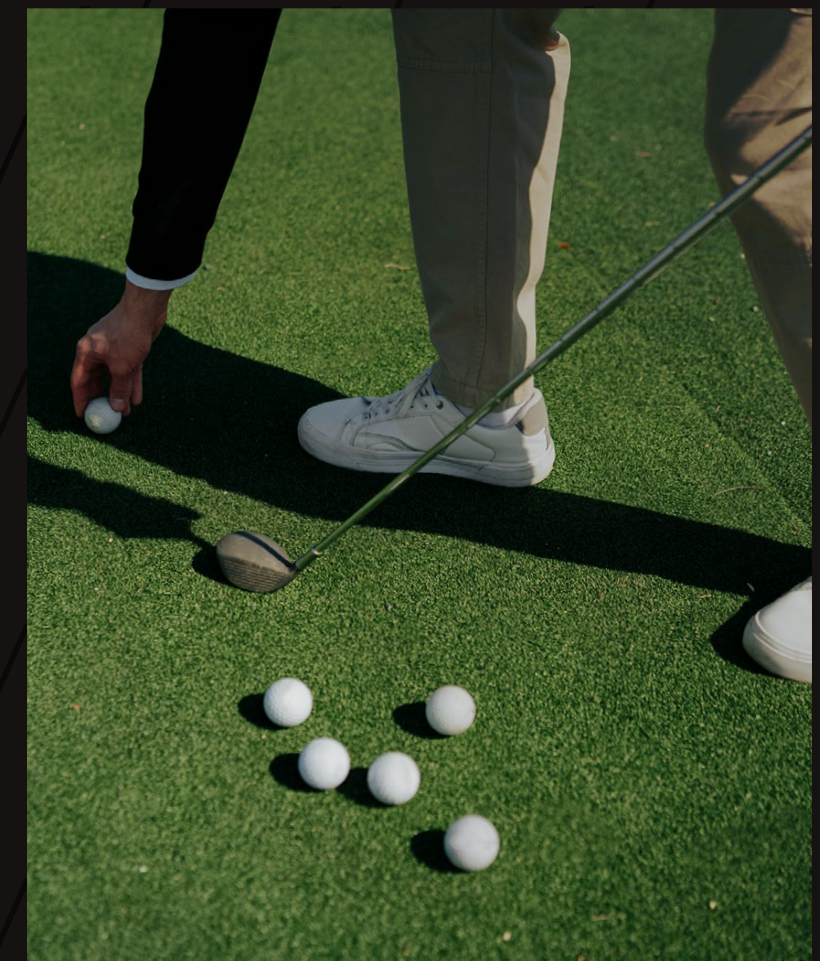


# HIGH PERFORMANCE FITNESS



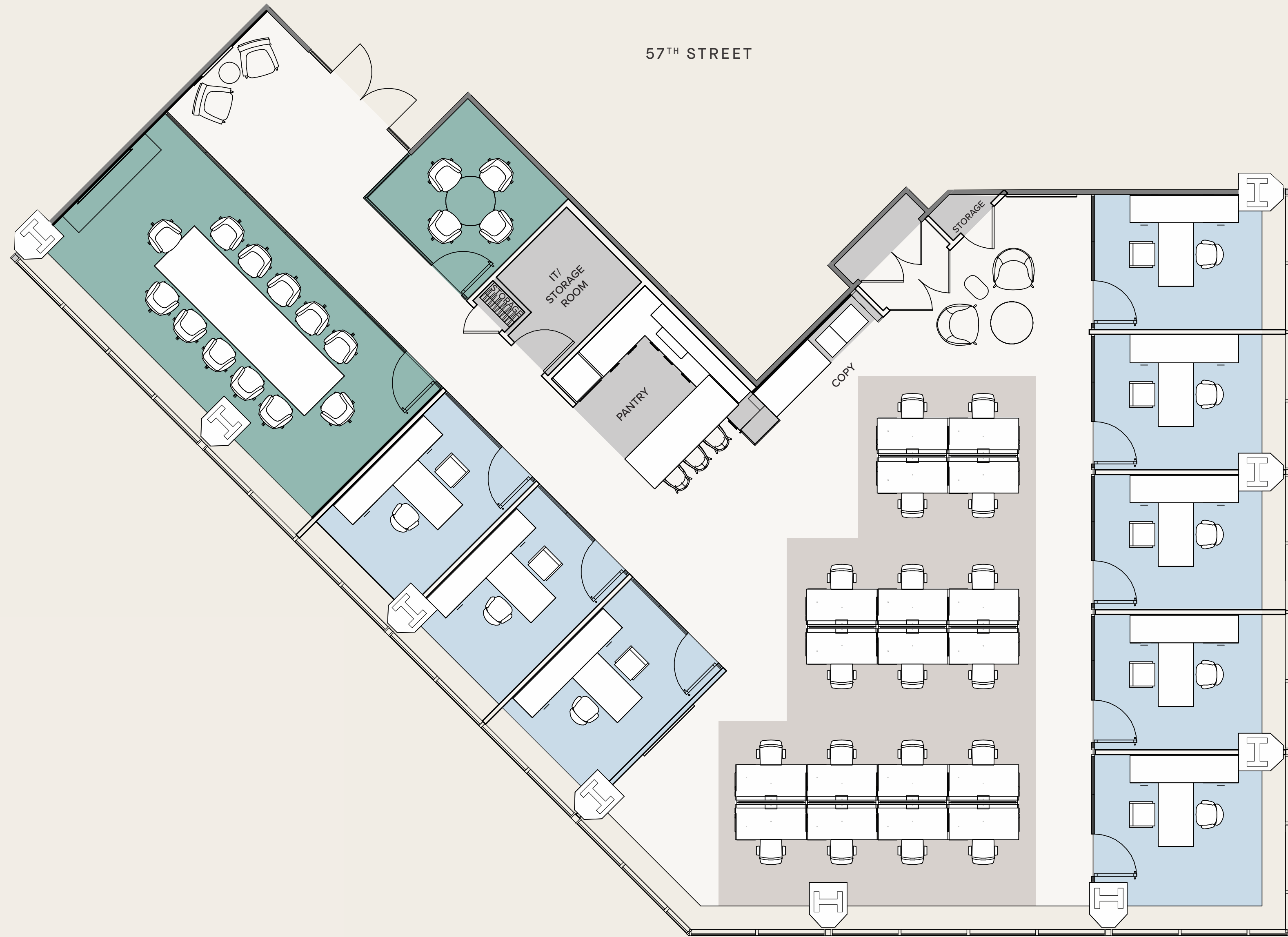
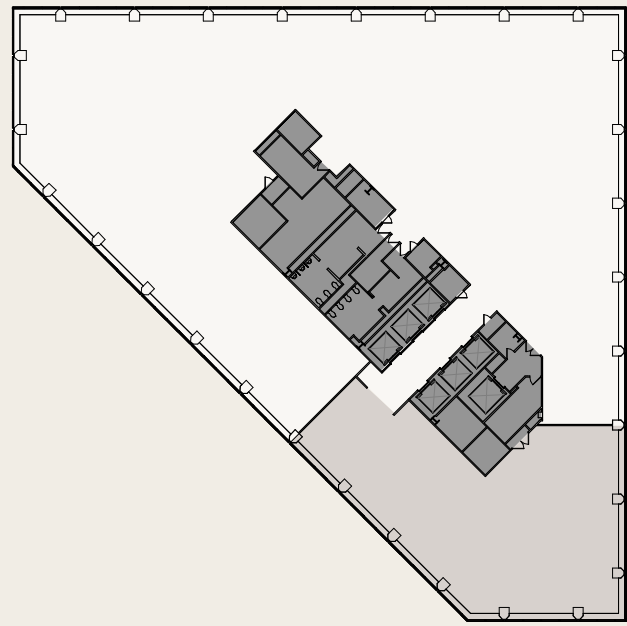
## V FITNESS

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

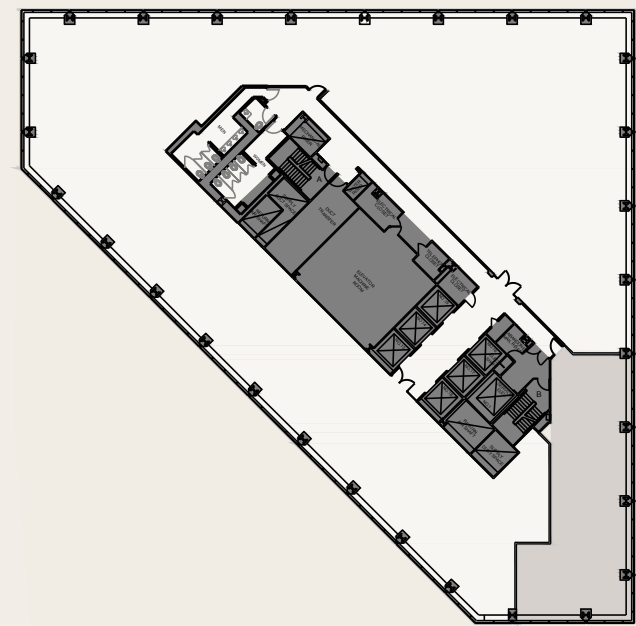


57<sup>TH</sup> STREET

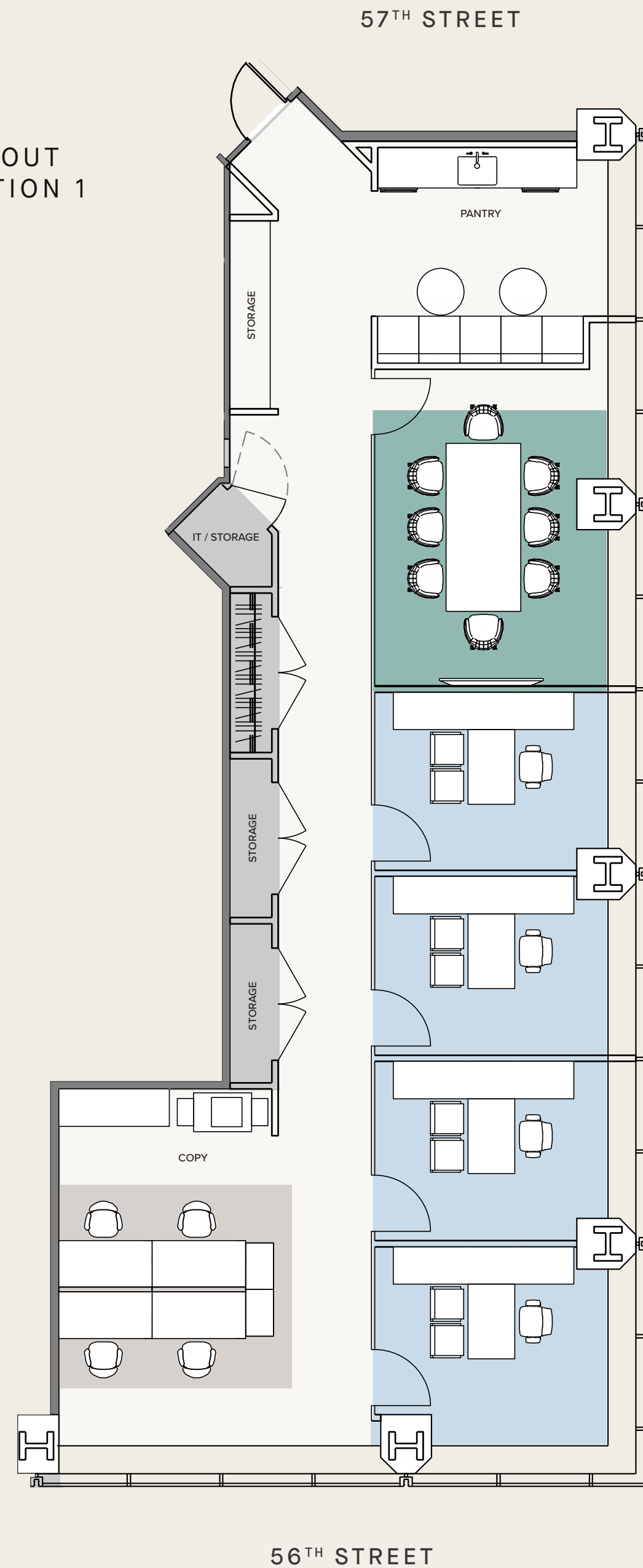
56<sup>TH</sup> STREET

MADISON AVENUE

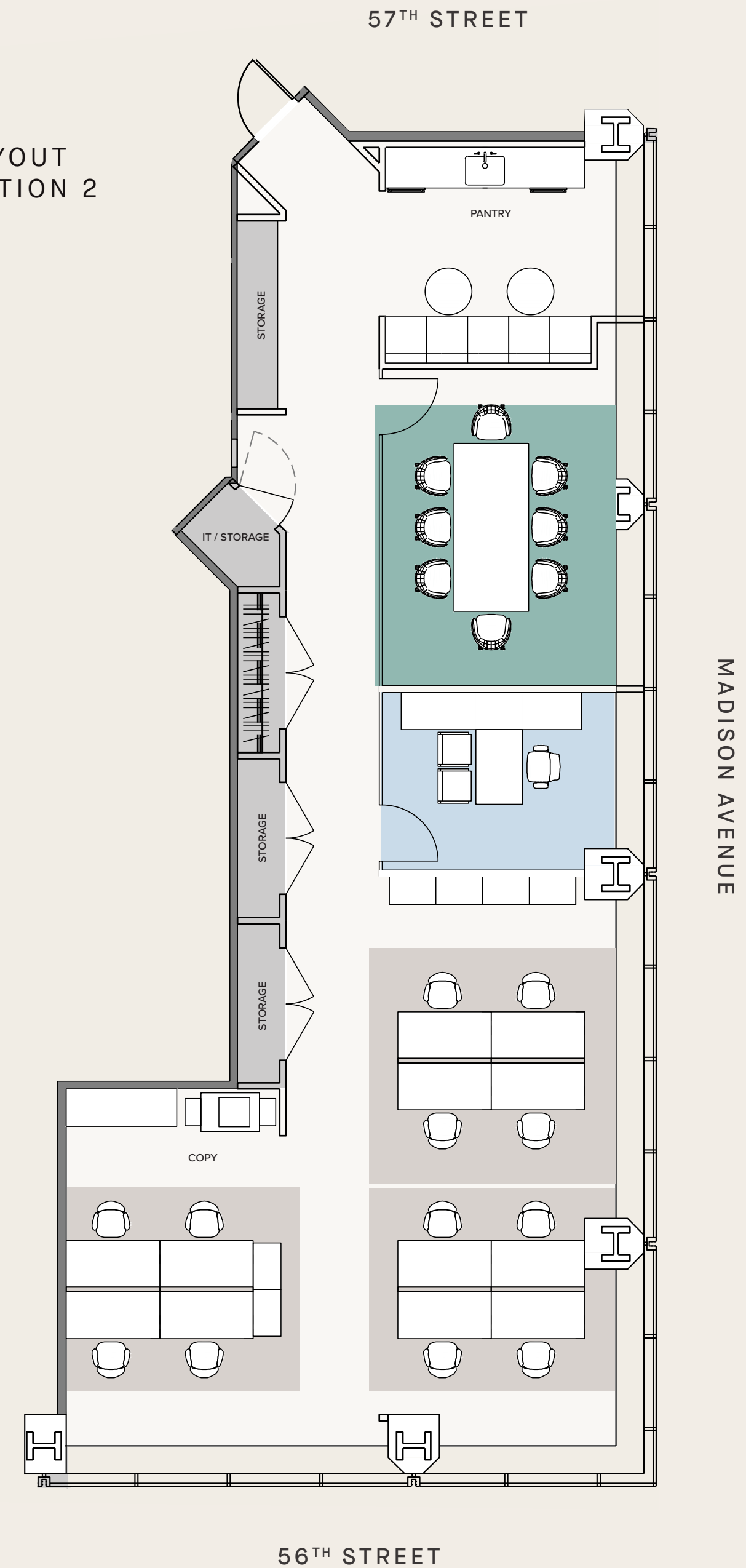
PARTIAL 32<sup>ND</sup> FLOOR  
PRE-BUILT  
3,013 RSF



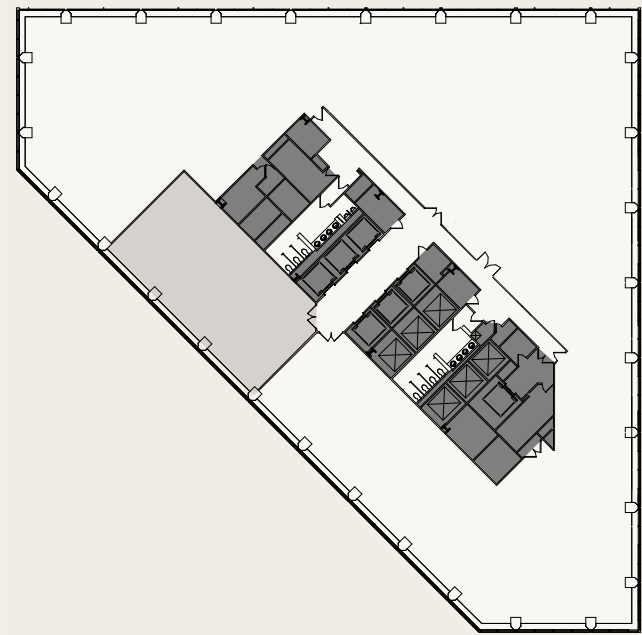
LAYOUT  
OPTION 1



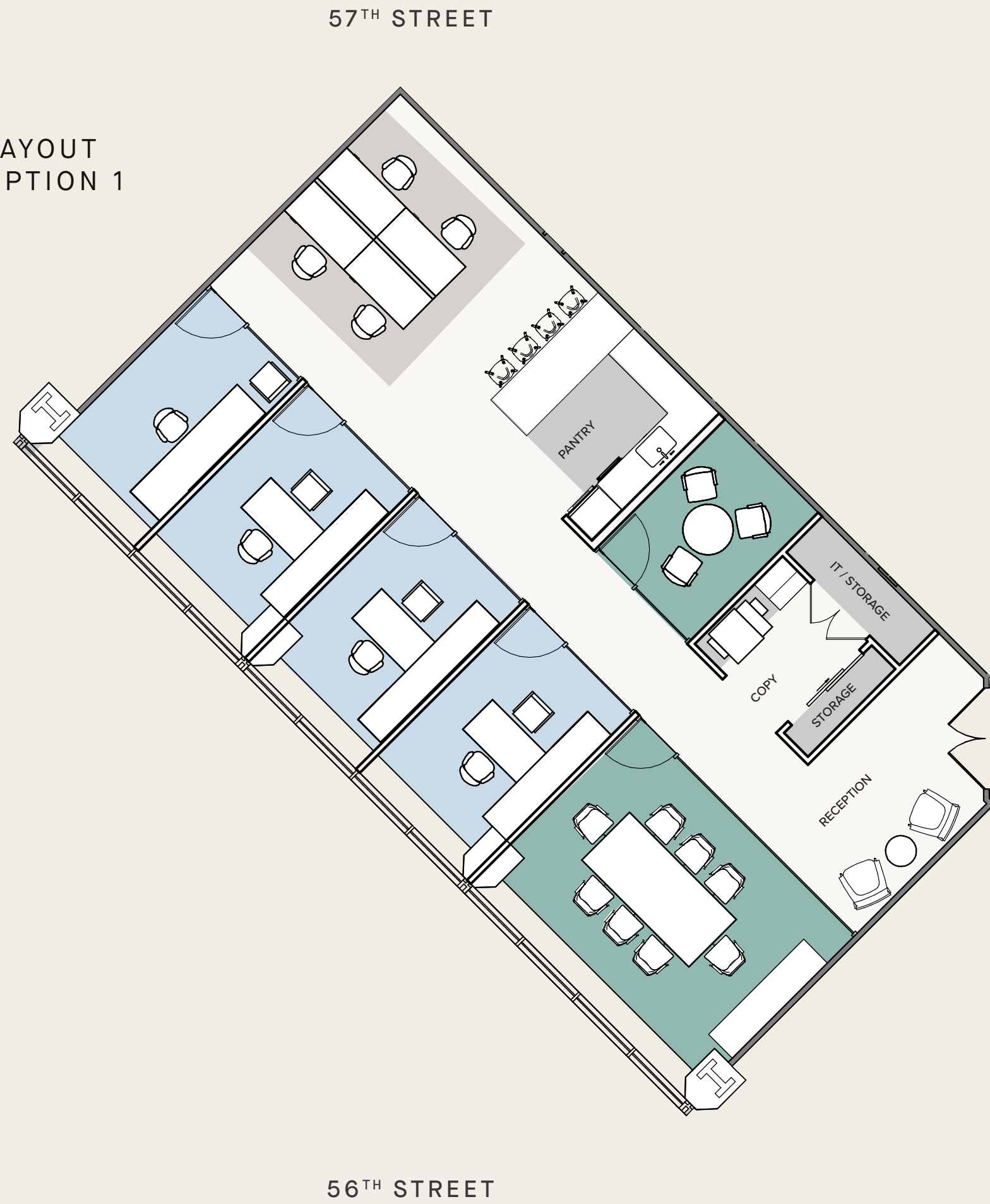
LAYOUT  
OPTION 2



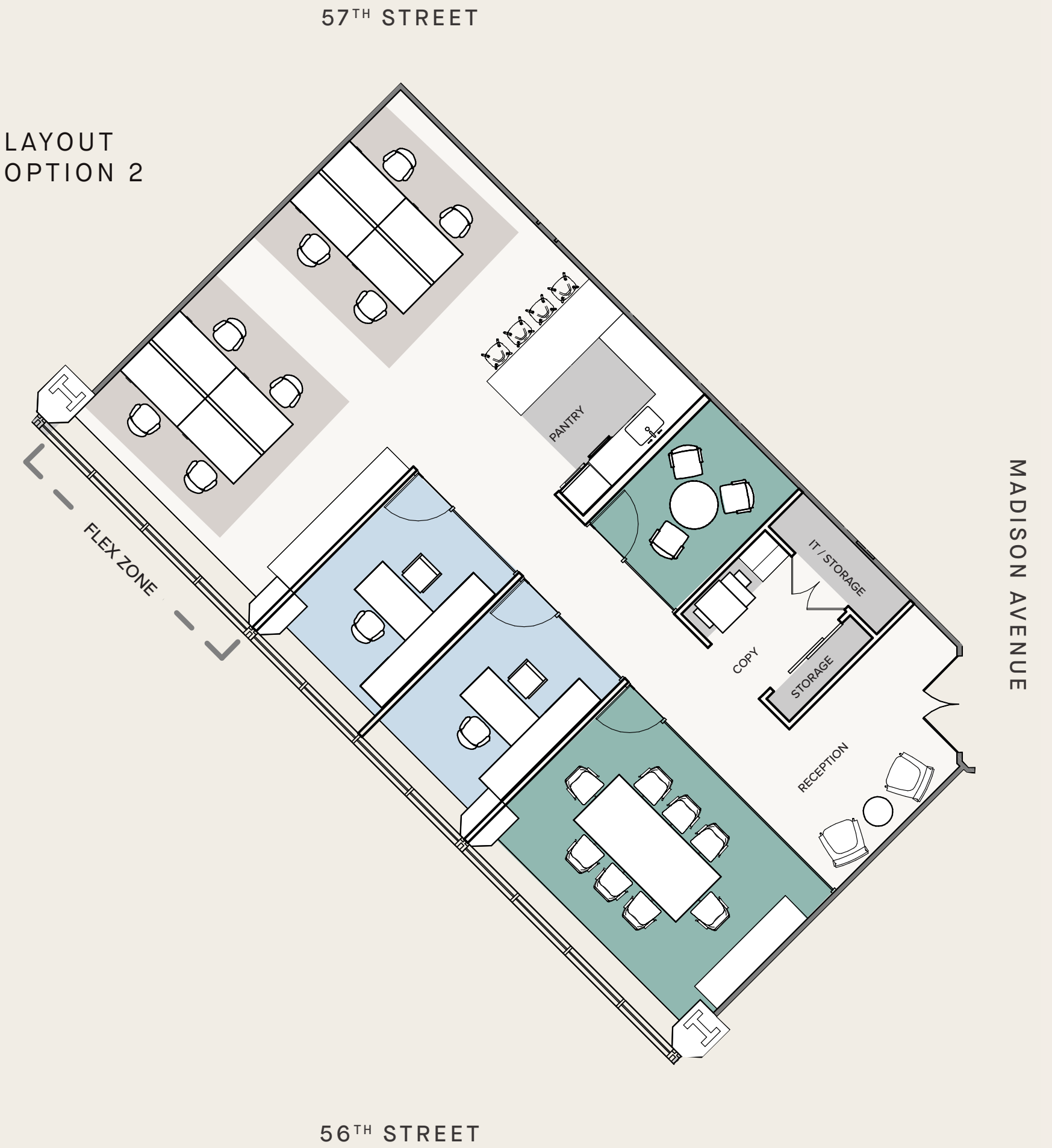
# PARTIAL 27<sup>ST</sup> FLOOR PRE-BUILT 2,722 RSF



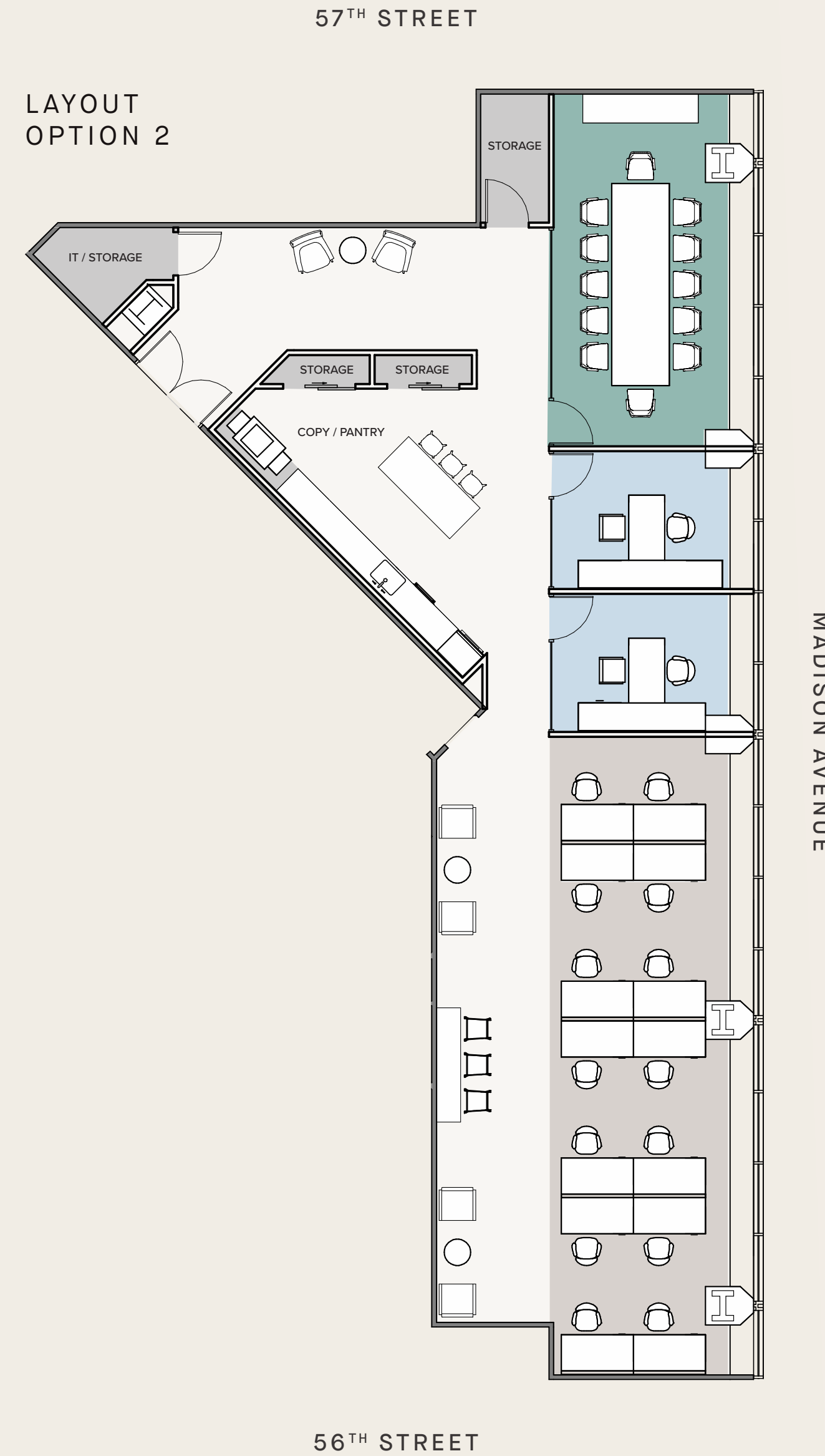
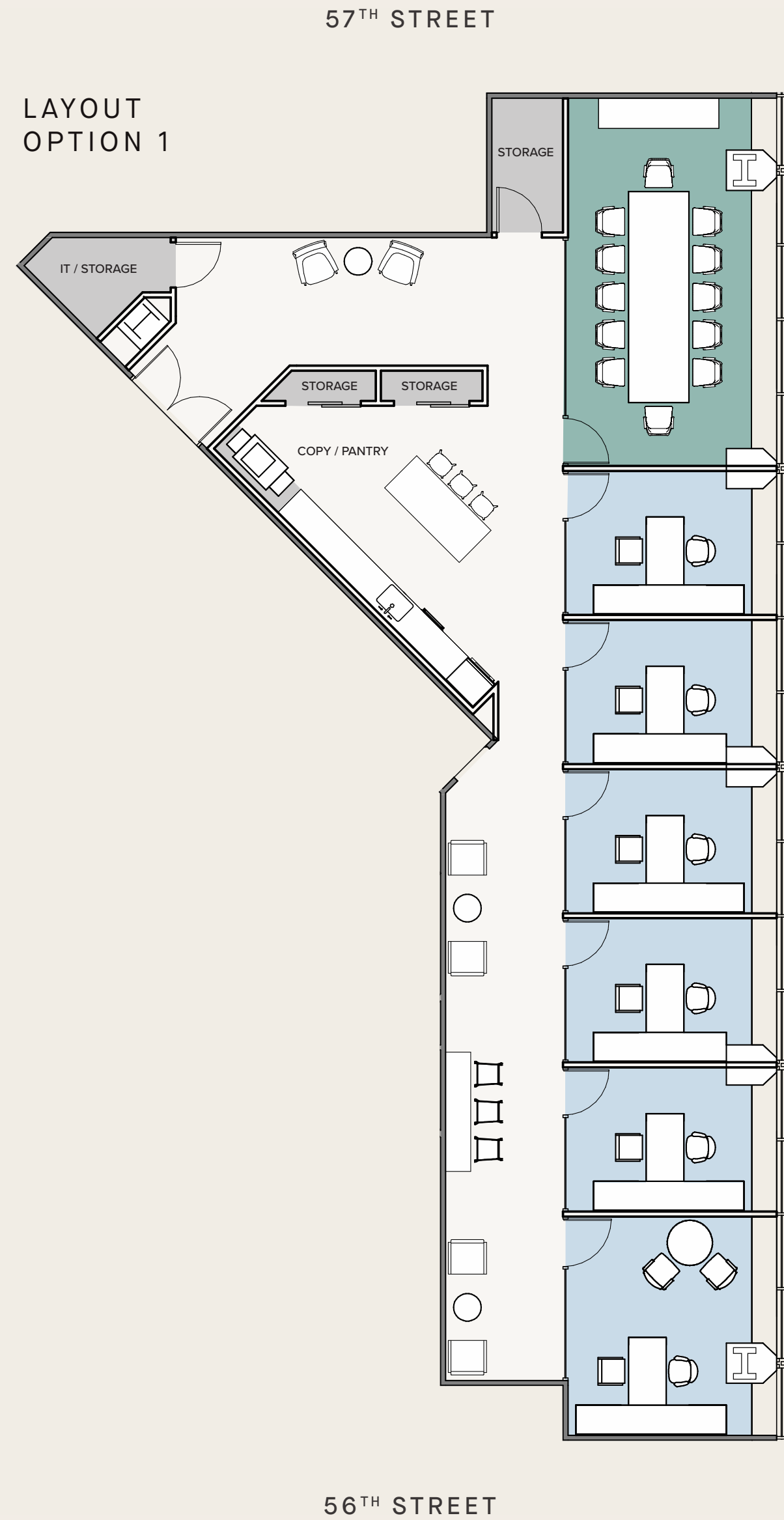
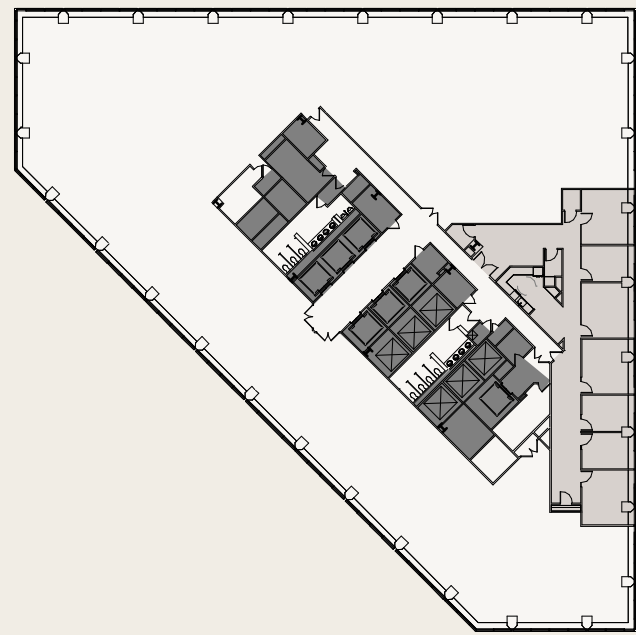
LAYOUT  
OPTION 1



LAYOUT  
OPTION 2

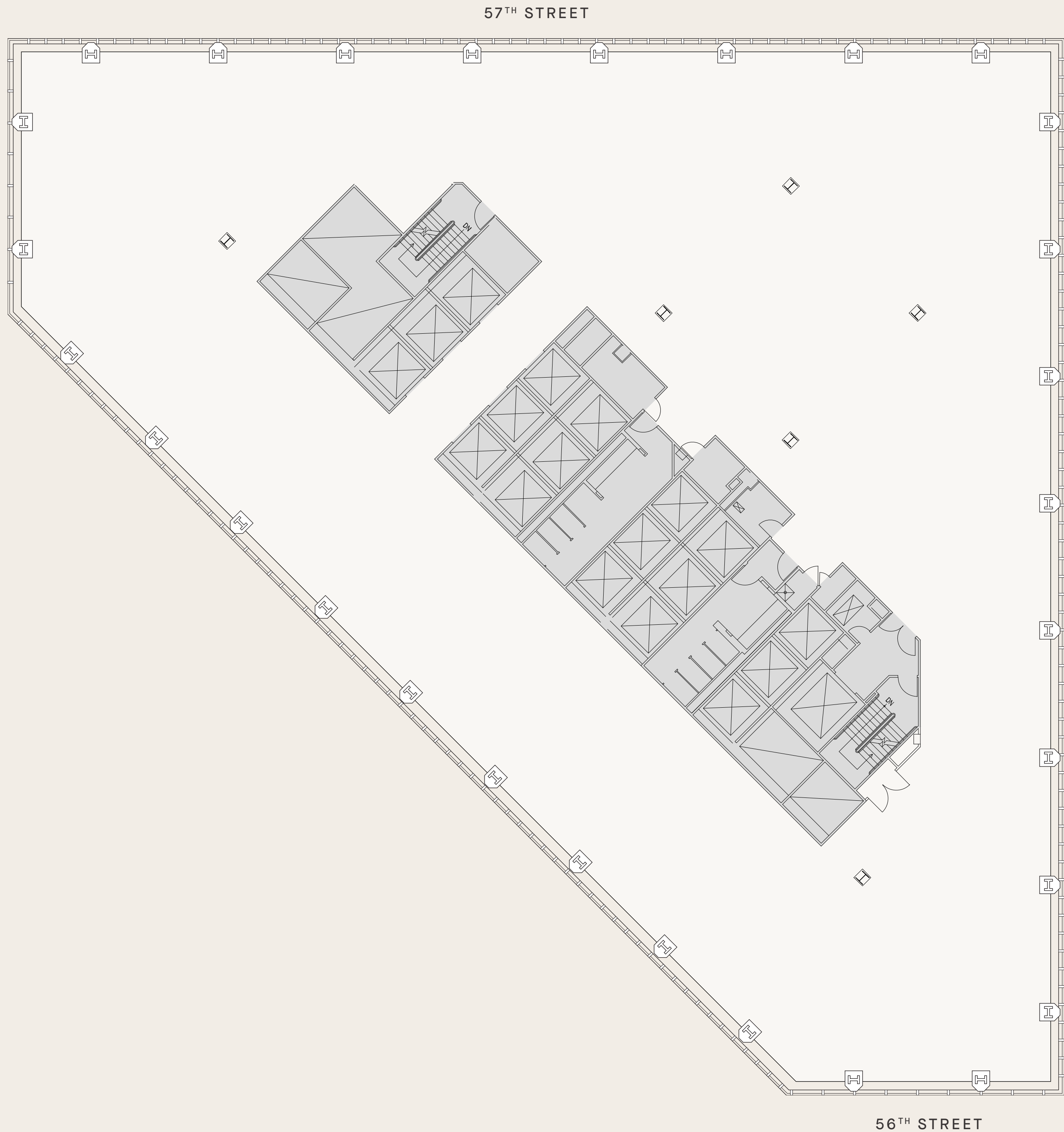


PARTIAL 27<sup>ST</sup> FLOOR  
PRE-BUILT  
3,852 RSF



FLOOR PLANS

ENTIRE 16<sup>TH</sup> FLOOR  
CORE PLAN  
24,839 RSF

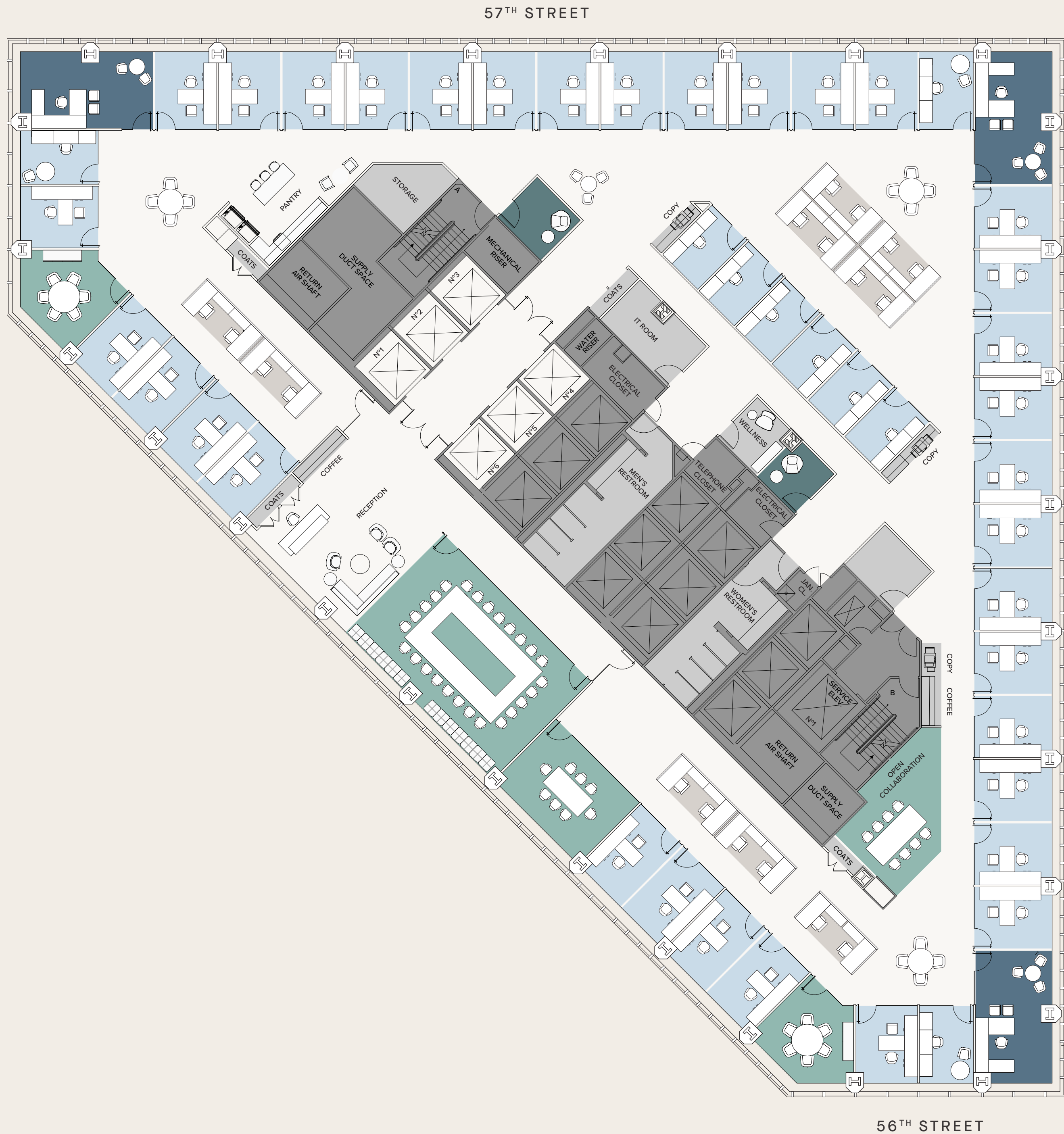


FLOOR PLANS

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> |

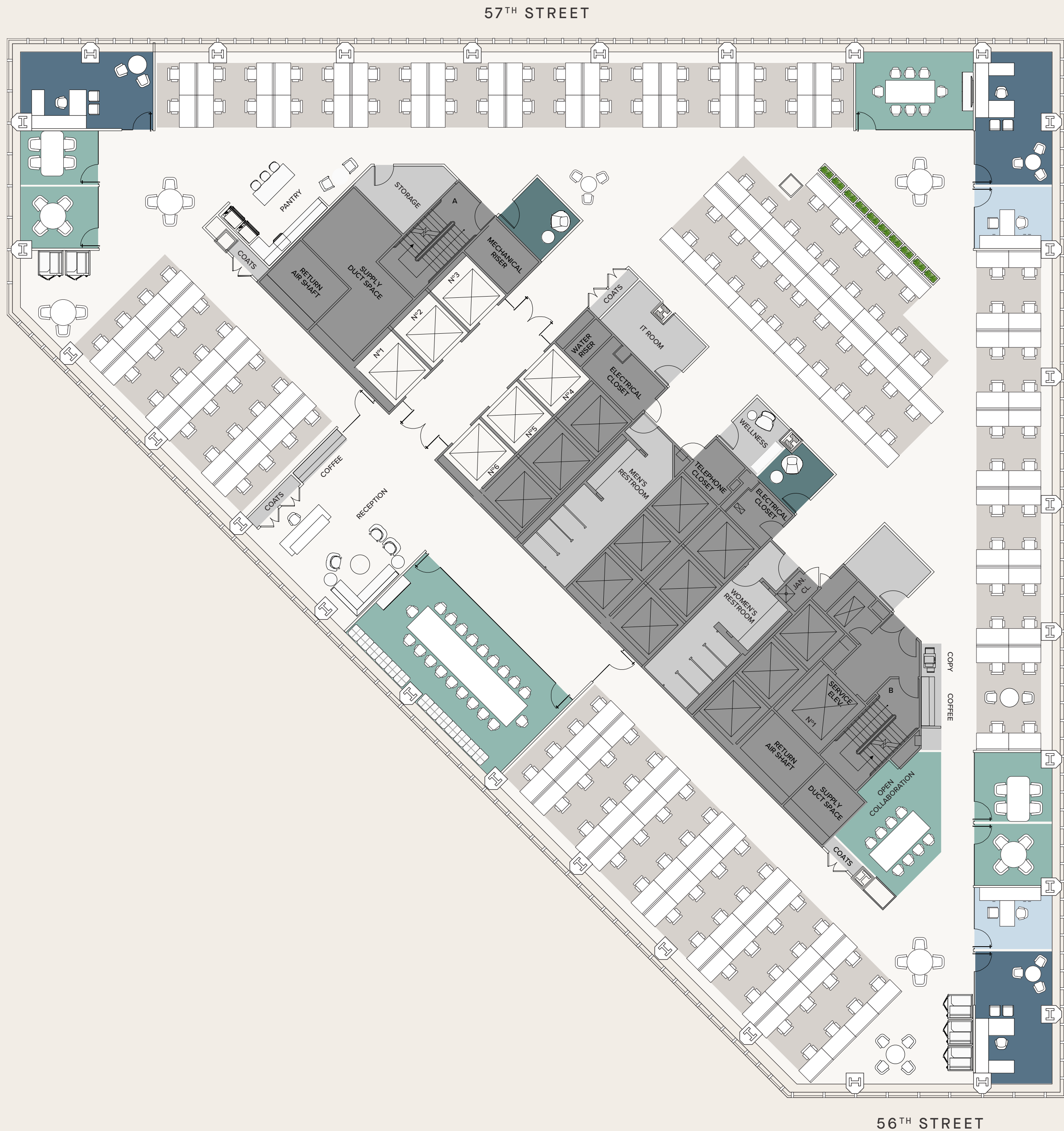


FLOOR PLANS

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

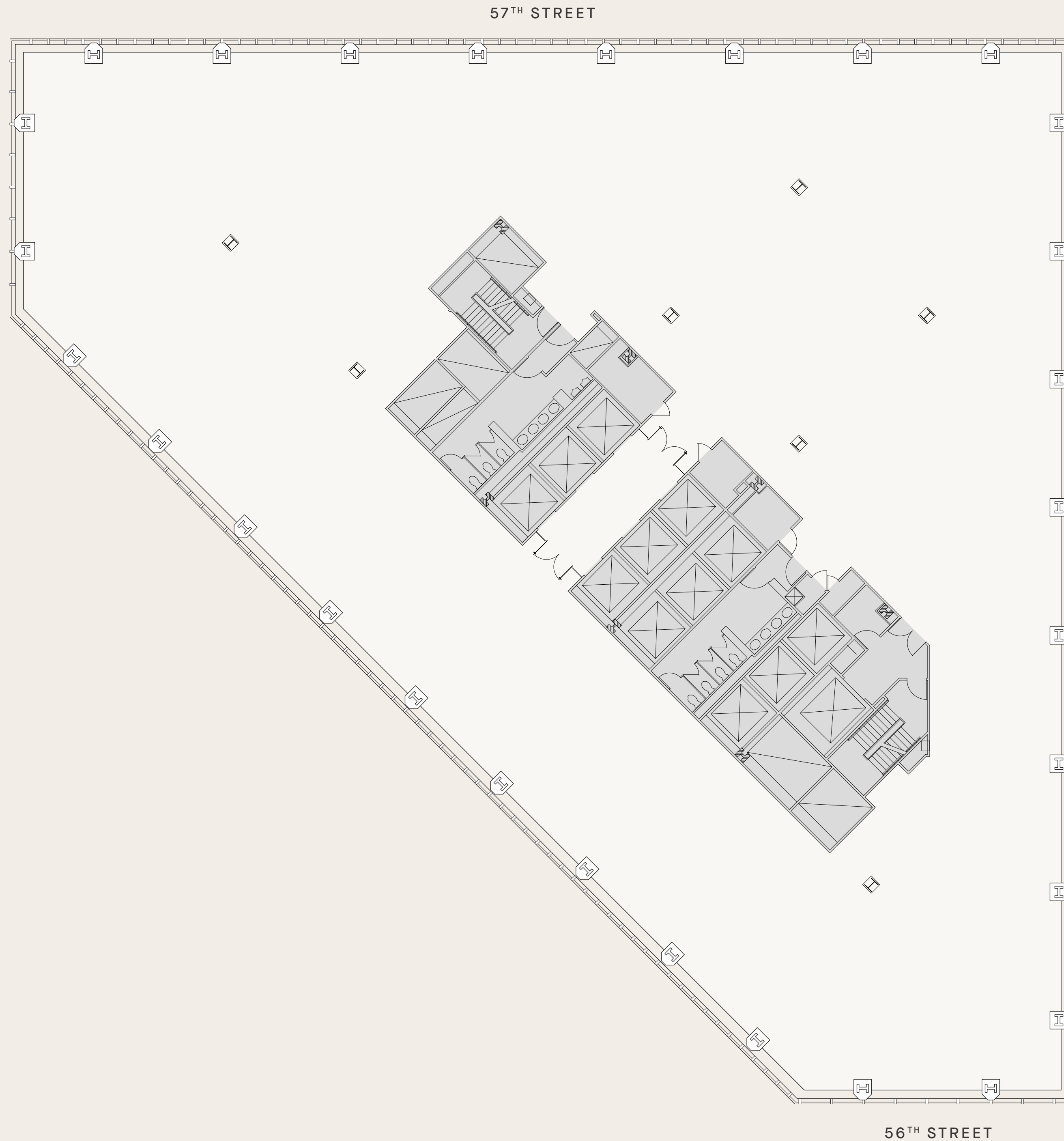
| CAPACITY               | SEAT COUNT |
|------------------------|------------|
| PRIVATE OFFICE         | 13         |
| EXECUTIVE OFFICE       | 3          |
| WORKSTATIONS           | 113        |
| <b>TOTAL HEADCOUNT</b> | <b>129</b> |

| 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

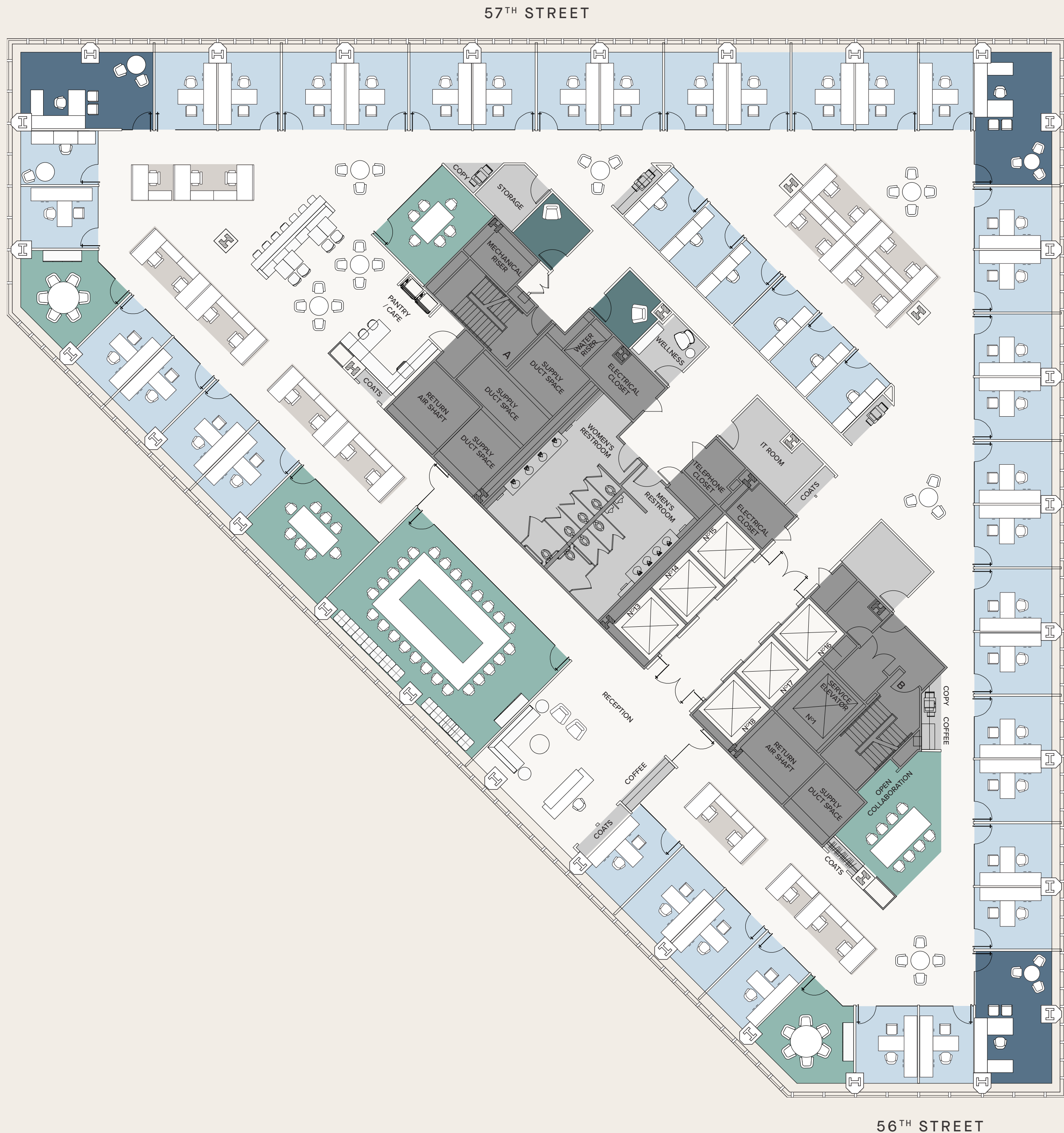


FLOOR PLANS

ENTIRE 25<sup>TH</sup> FLOOR  
OFFICE INTENSIVE TEST-FIT  
26,186 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> |

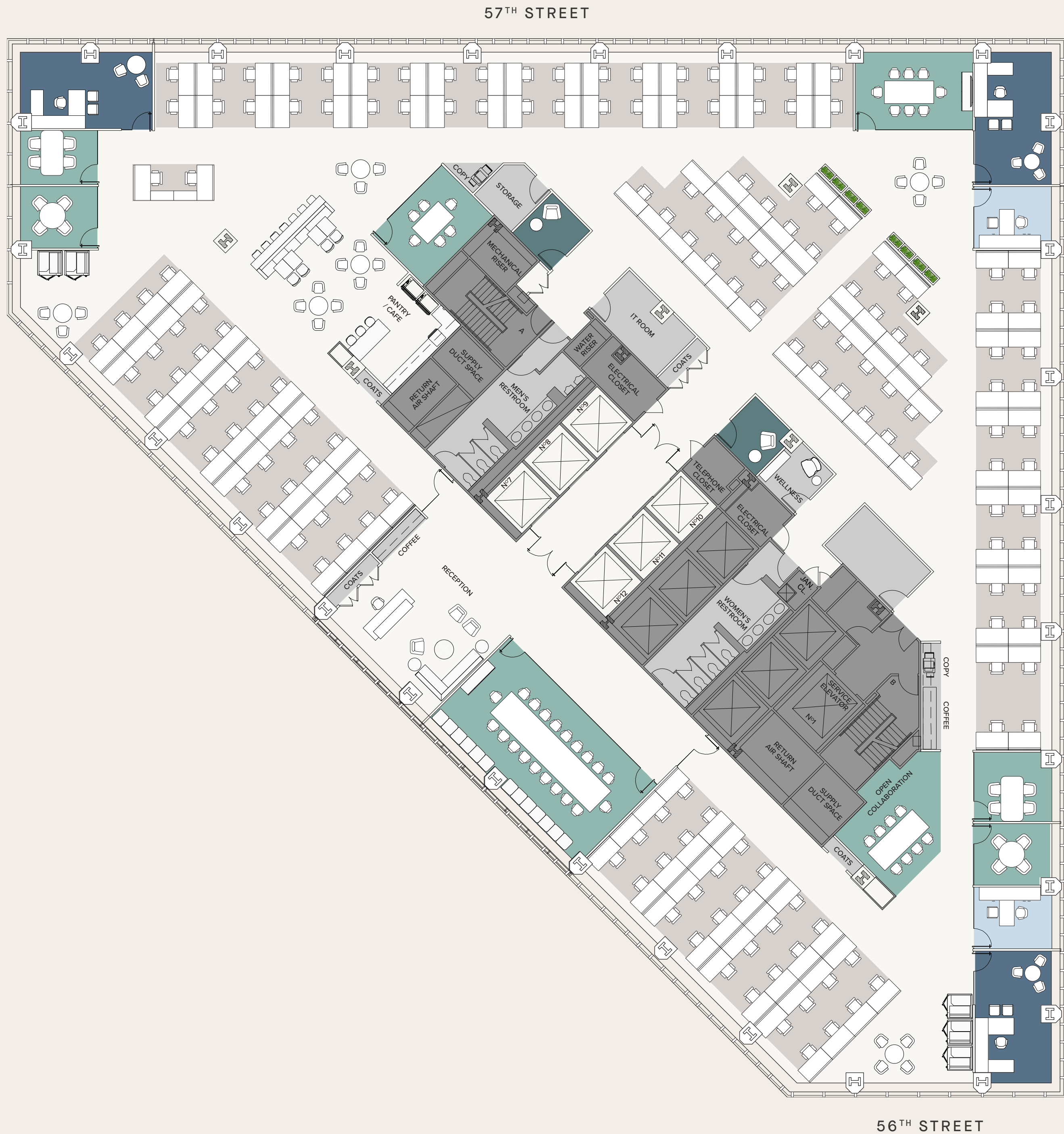


FLOOR PLANS

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> |

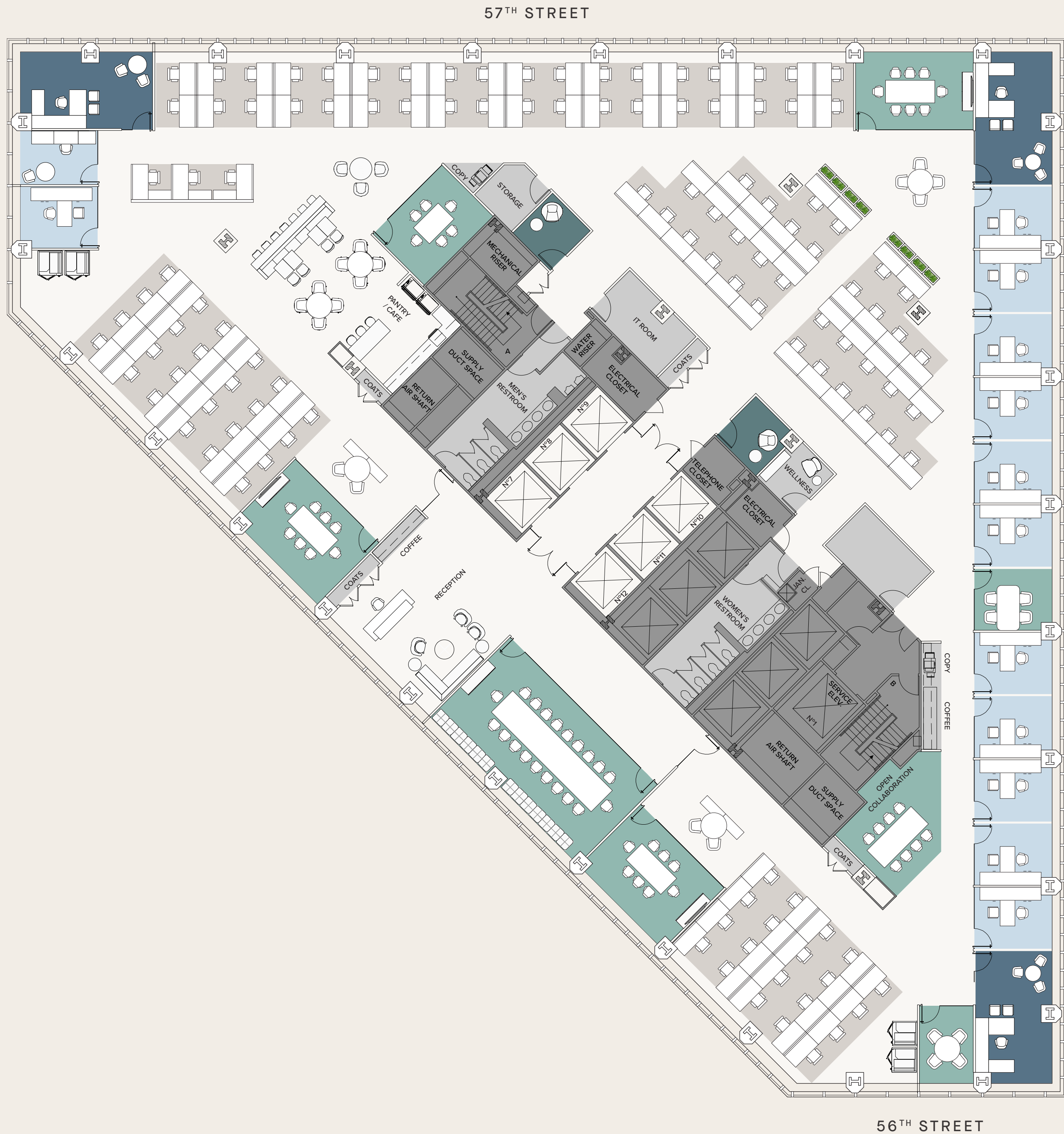


FLOOR PLANS

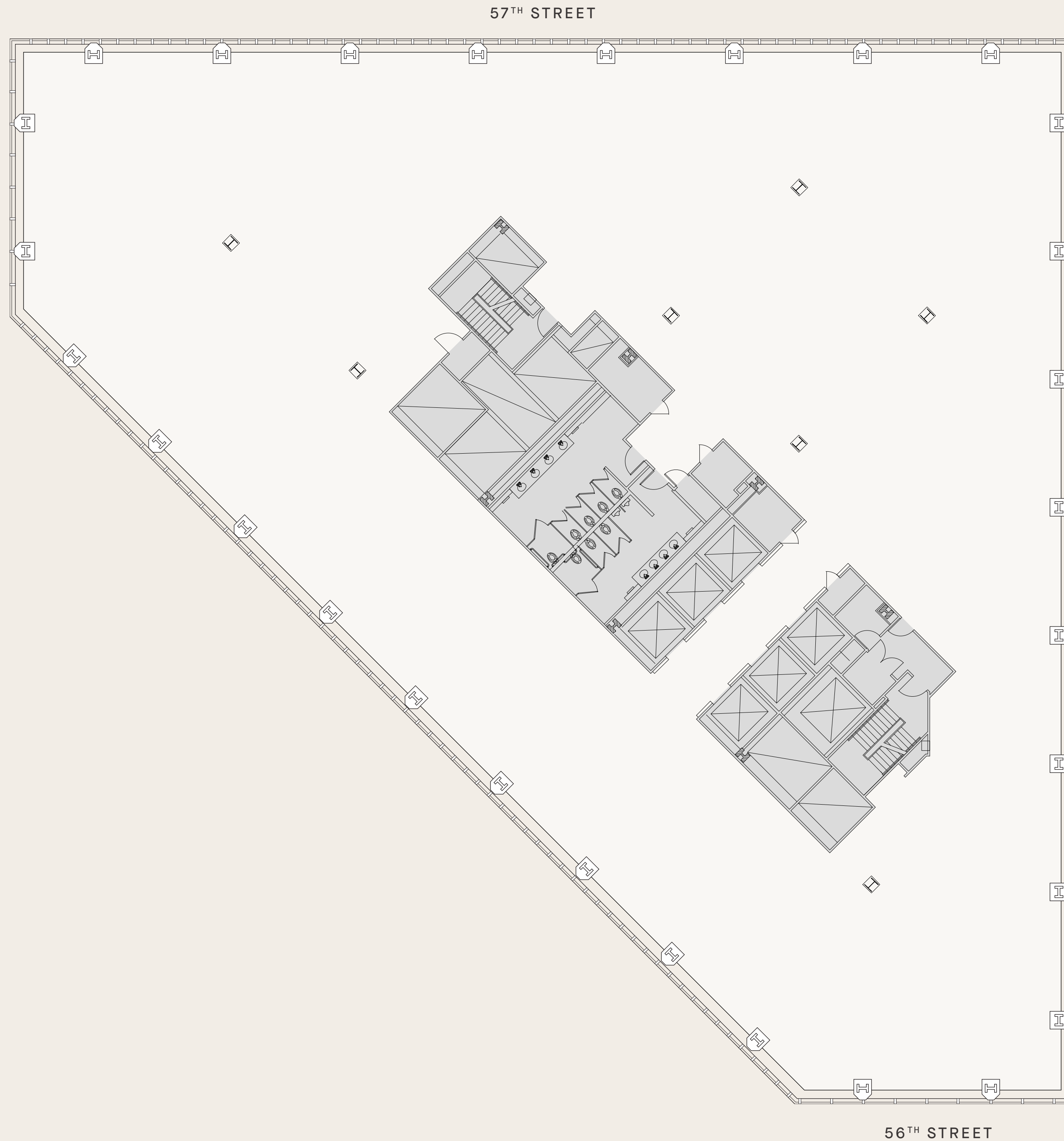
ENTIRE 25<sup>TH</sup> FLOOR  
HYBRID TEST-FIT  
25,540 RSF

| 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> |



ENTIRE 40<sup>TH</sup> FLOOR  
CORE PLAN  
26,186 RSF

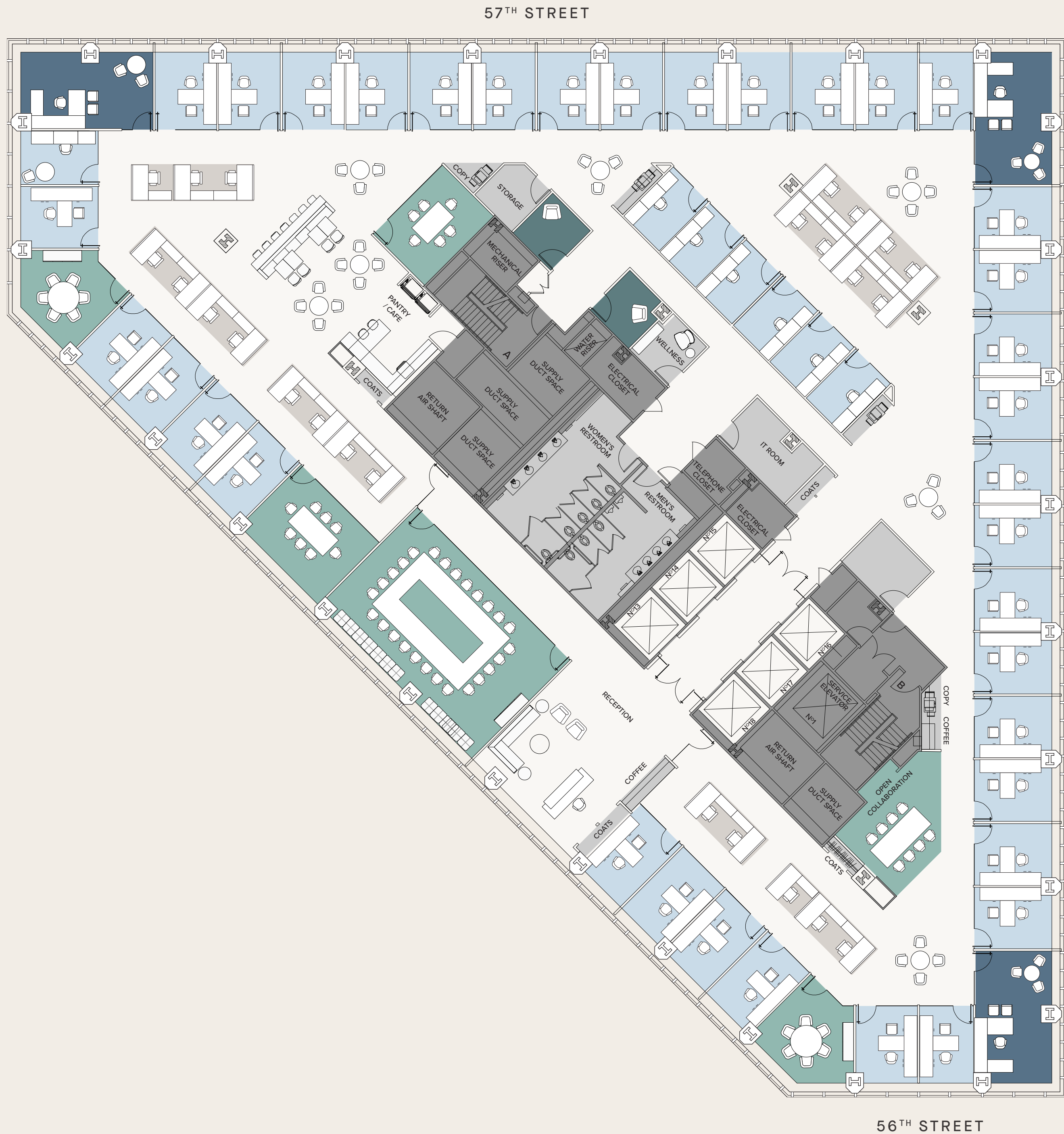


FLOOR PLANS

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> |

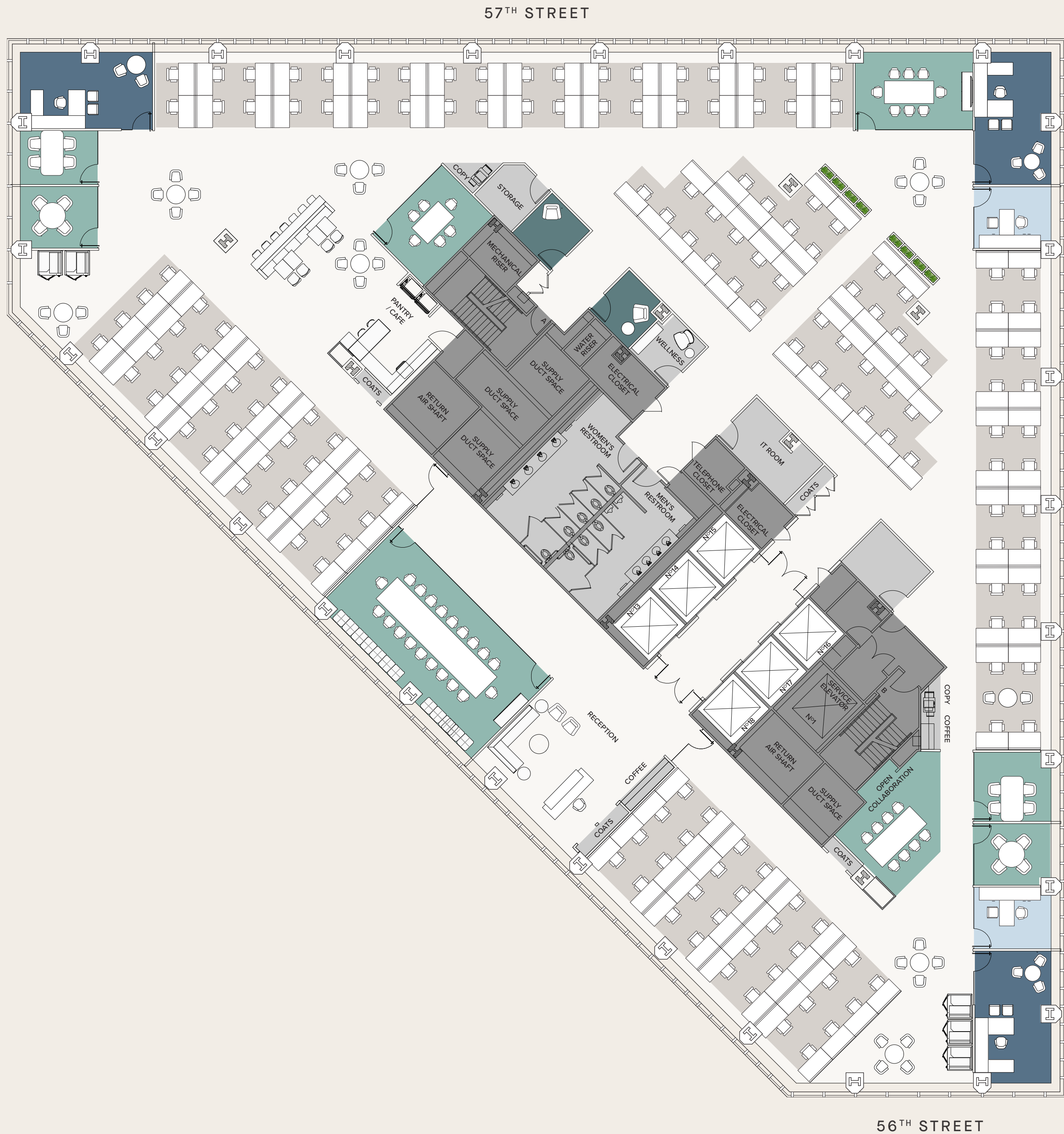


FLOOR PLANS

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> |

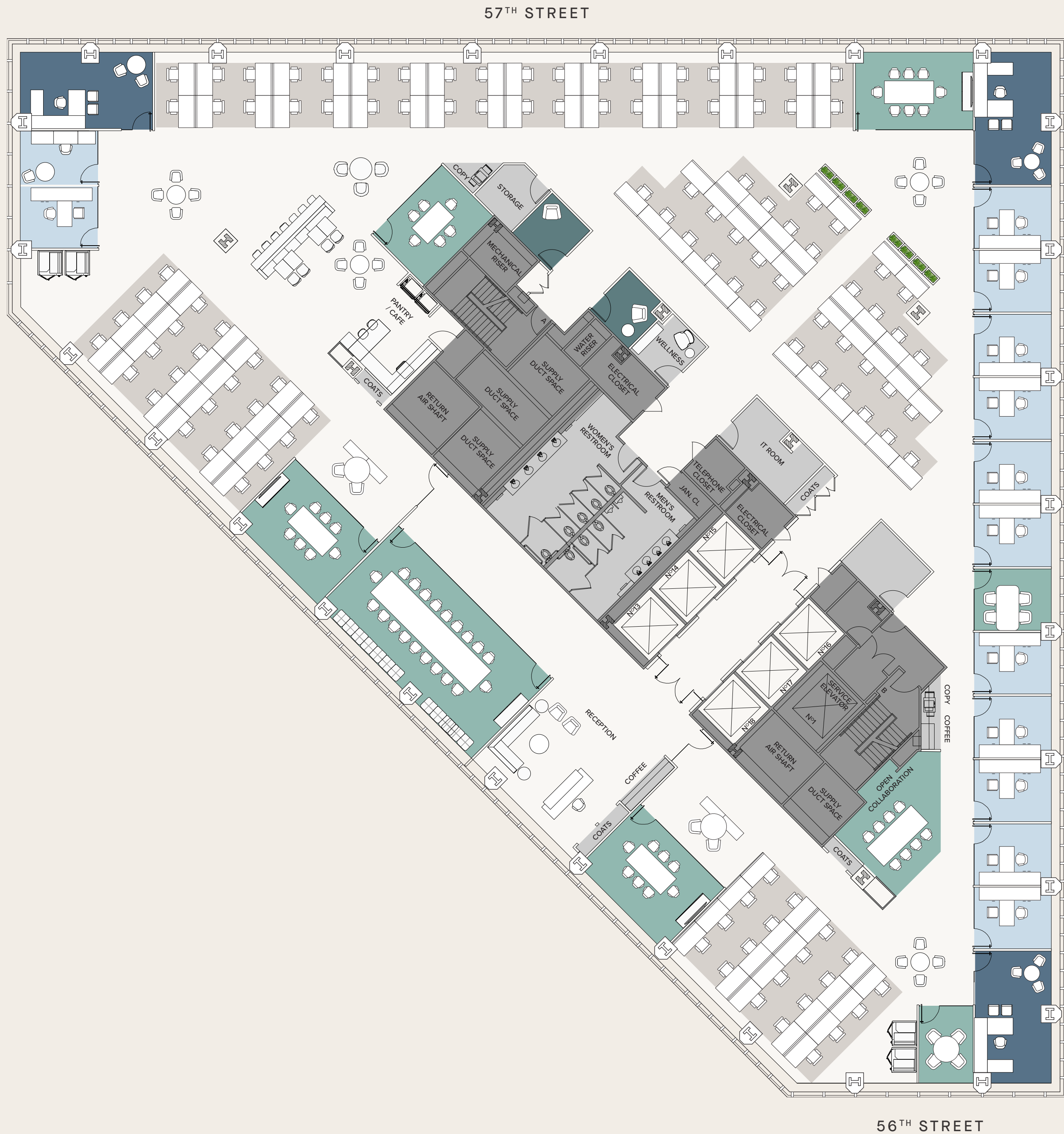


FLOOR PLANS

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

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