

437 MADISON AVENUE

EVERYTHING IS BETTER AT THE TOP

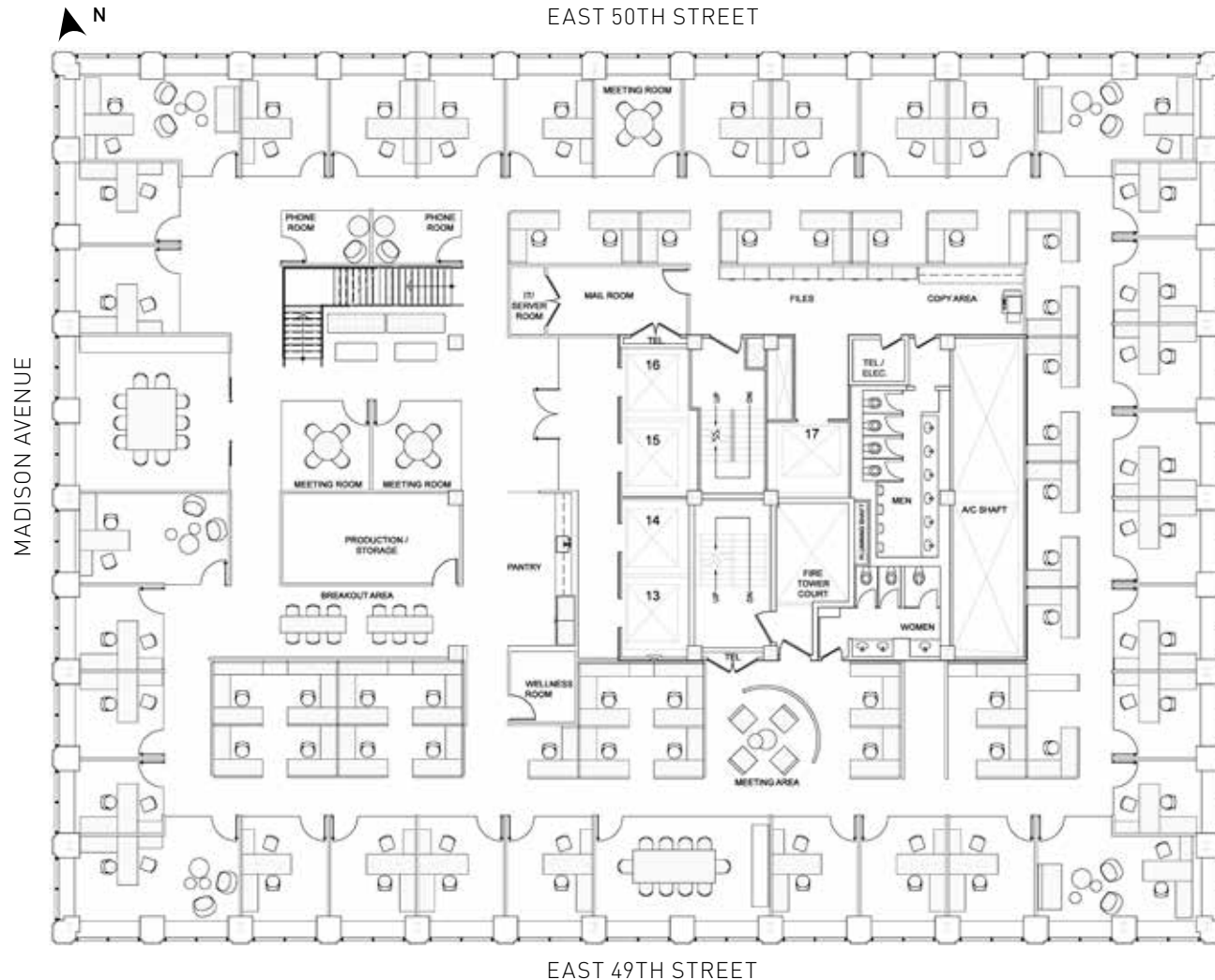


PENTHOUSE DUPLEX OPPORTUNITY — ENTIRE 39TH AND 40TH FLOORS TOTALING 38,178 RSF
FLOORS CAN BE LEASED SEPARATELY-19,089 RSF PER FLOOR

- New building standard installation or cash contribution available
- Unobstructed 360° views
- Efficient, virtually column-free floors
- Above standard ceiling heights
- 7 watts per RSF
- Emergency back-up generator available for tenant use
- Extended HVAC hours: 8:00 AM - 8:00 PM, Monday - Friday
- New building entrance, lobby, plaza, elevator cabs and Sky Lounge
- On-site parking garage

40TH FLOOR PROPOSED MULTI-FLOOR OFFICE INTENSIVE LAYOUT

19,089 RSF



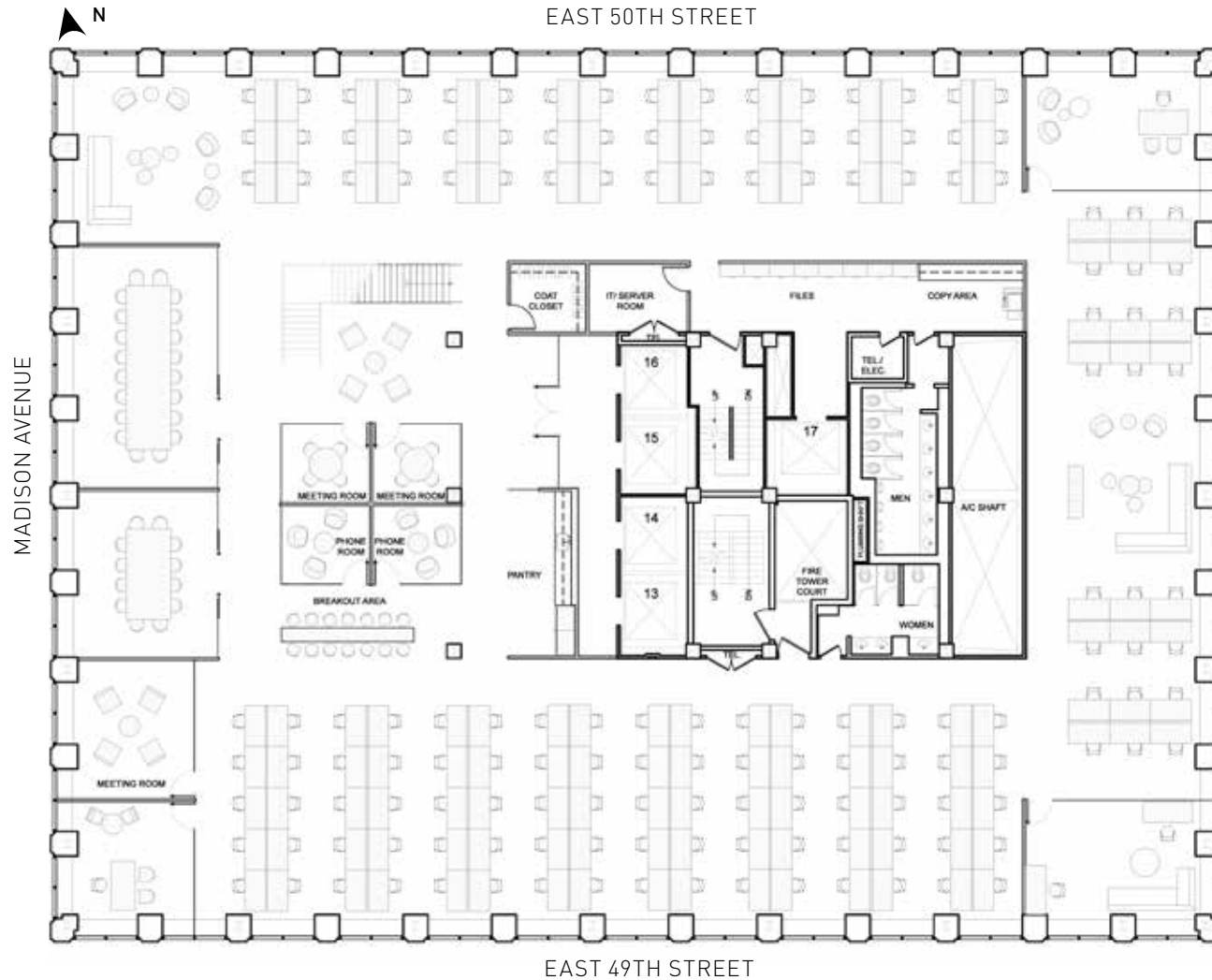
WORK SPACE

PRIVATE OFFICE	33
WORKSTATIONS	32
TOTAL SEATS	65

SUPPORT

CONFERENCE ROOM	2
MEETING ROOM	3
MEETING AREA	1
BREAKOUT AREA	1
PANTRY	1
COPY AREA	1
IT/SERVER ROOM	1
PHONE ROOM	2
WELLNESS ROOM	1
PRODUCTION/STO.	1
MAIL ROOM	1

40TH FLOOR PROPOSED MULTI-FLOOR HIGH DENSITY LAYOUT 19,089 RSF



WORK SPACE

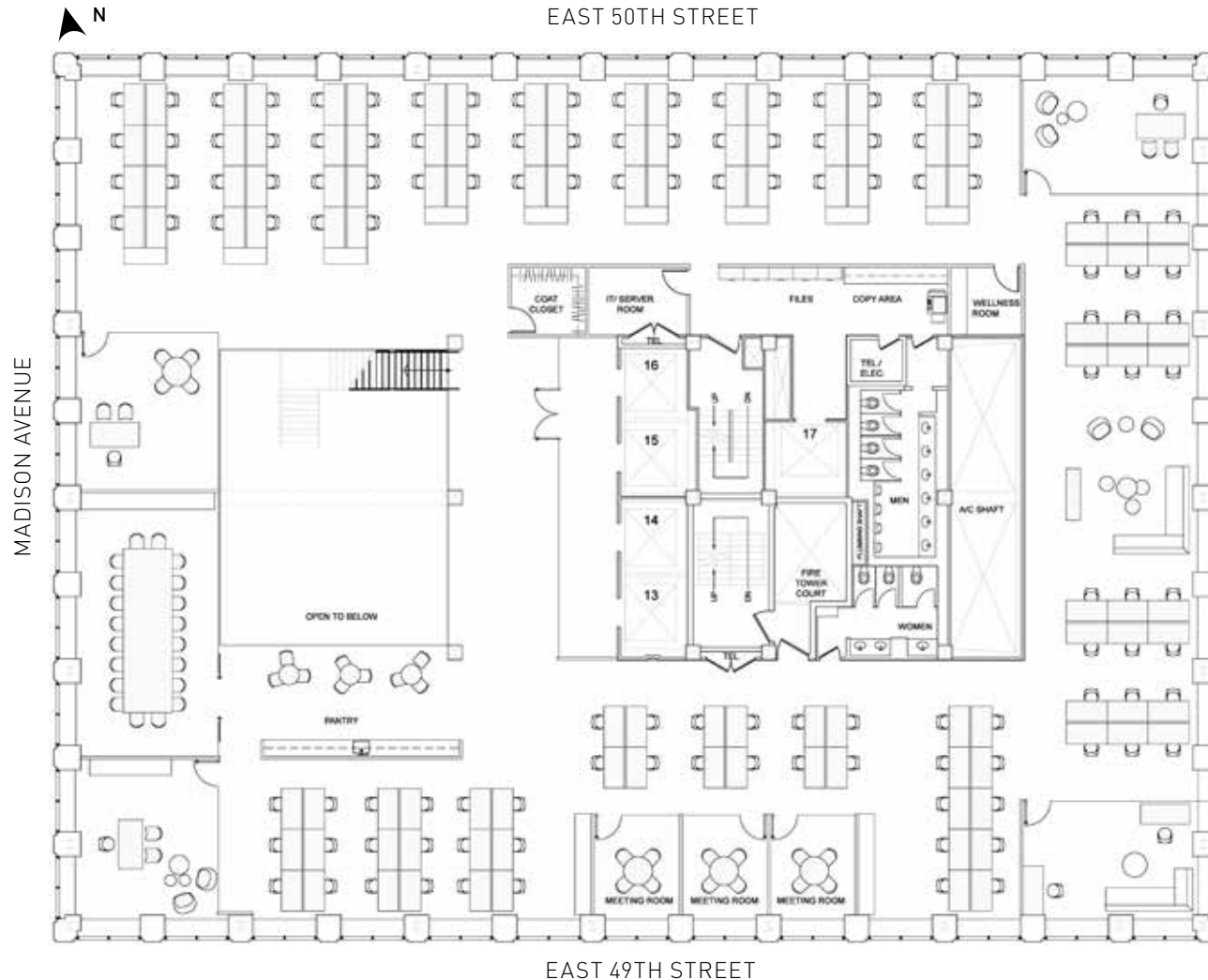
PRIVATE OFFICE	2
SHARED OFFICE	1
WORKSTATIONS	152
TOTAL SEATS	155

SUPPORT

CONFERENCE ROOM	2
MEETING ROOM	3
BREAKOUT AREA	1
PANTRY	1
COPY AREA	1
IT/SERVER ROOM	1
PHONE ROOM	2
MAIL ROOM	1

40TH FLOOR PROPOSED TWO-STORY RECEPTION LAYOUT

19,089 RSF



WORK SPACE

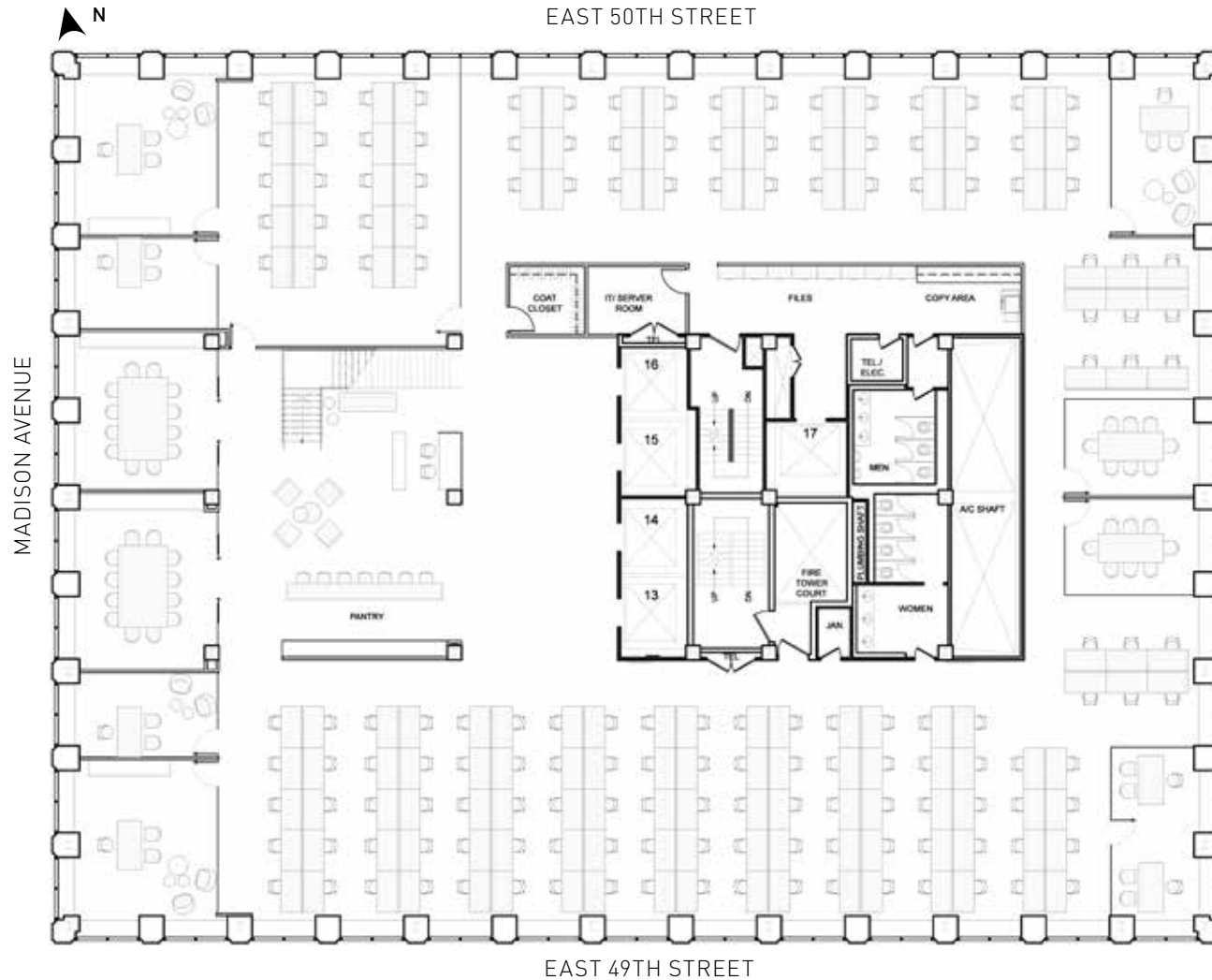
PRIVATE OFFICE	3
SHARED OFFICE	1
WORKSTATIONS	124
TOTAL SEATS	129

SUPPORT

CONFERENCE ROOM	1
MEETING ROOM	3
PANTRY	1
COPY AREA	1
IT/SERVER ROOM	1
WELLNESS ROOM	1
COAT CLOSET	1

39TH FLOOR PROPOSED TWO-STORY RECEPTION LAYOUT

19,089 RSF



WORK SPACE

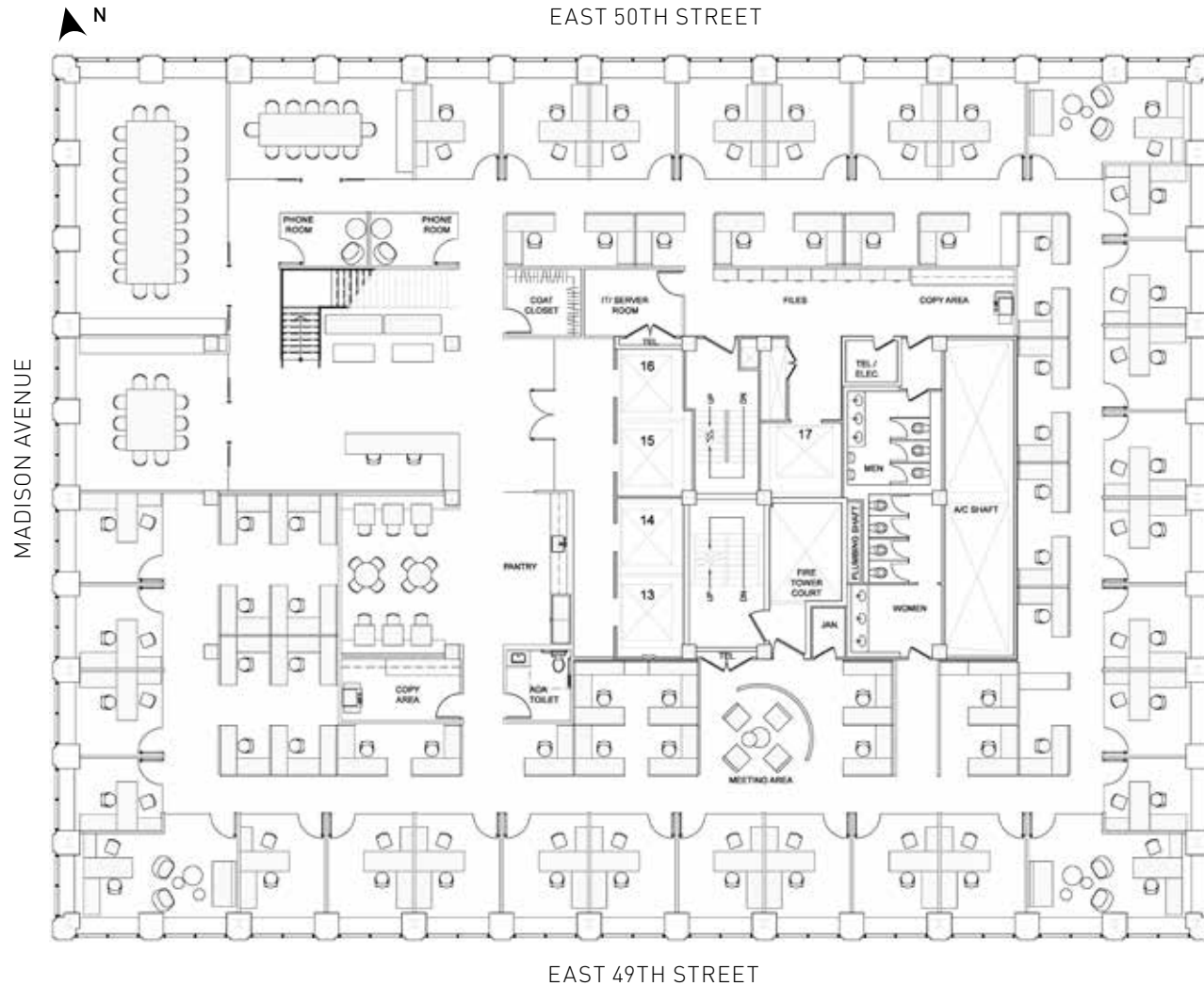
PRIVATE OFFICE	5
SHARED OFFICE	1
WORKSTATIONS	159
RECEPTION	2
TOTAL SEATS	167

SUPPORT

CONFERENCE ROOM	2
MEETING ROOM	2
PANTRY	1
COPY AREA	1
IT/SERVER ROOM	1
COAT CLOSET	1

39TH FLOOR PROPOSED MULTI-FLOOR OFFICE INTENSIVE LAYOUT

19,089 RSF



WORK SPACE

PRIVATE OFFICE	31
WORKSTATIONS	34
RECEPTION	2
TOTAL SEATS	67

SUPPORT

CONFERENCE ROOM	3
MEETING AREA	1
PHONE ROOM	2
PANTRY	1
COPY AREA	2
IT/SERVER ROOM	1
ADA TOILET	1
COAT CLOSET	1

39TH FLOOR PROPOSED MULTI-FLOOR HIGH DENSITY LAYOUT

19,089 RSF



WORK SPACE

PRIVATE OFFICE	2
SHARED OFFICE	1
WORKSTATIONS	151
RECEPTION	2
TOTAL SEATS	156

SUPPORT

CONFERENCE ROOM	4
PHONE ROOM	3
PANTRY	1
COPY AREA	1
IT/SERVER ROOM	1
COAT CLOSET	1
ADA TOILET	1