



Meticulously Maintained.
Elegant.
Ideally Located.

26TH FLOOR - New Prebuilt Unit

RENTABLE AREA (RSF)

5,829 RSF

**NEW AMENITY CENTER
DELIVERING 2024**

Contact

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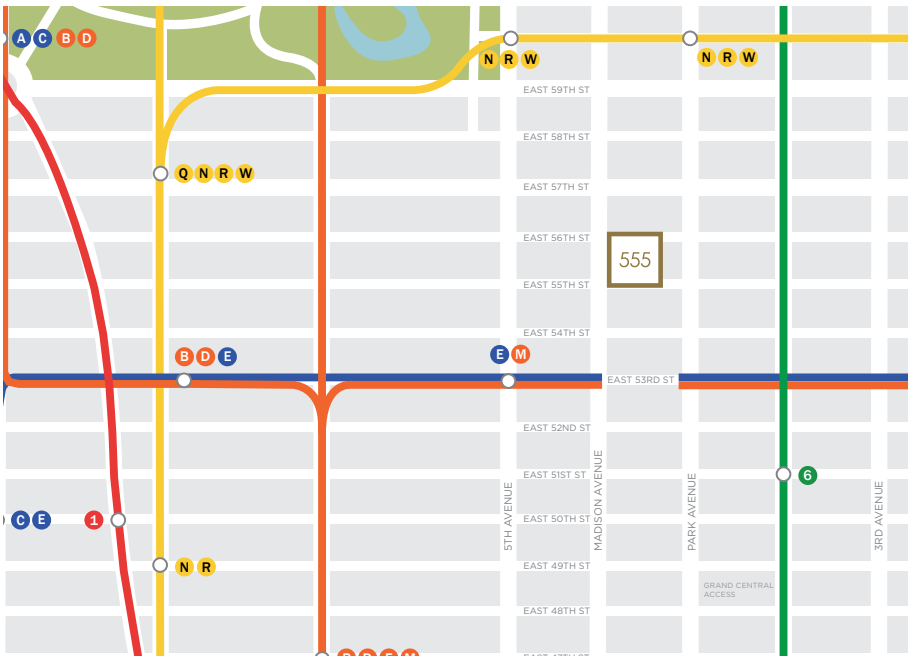
Entire 26th Floor

26TH FLOOR

- 5,829 RSF New Pre-Built



Location



NEAREST TRAINS - E M

ADDITIONAL TRAINS

Grand Central	5 Minutes
Penn Station	15 Minutes
Hudson Yards	19 Minutes
Union Square	20 Minutes
Wall Street	25 Minutes
Williamsburg	34 Minutes



26th Floor Images





New Amenity Center Renderings Delivering 2024





Specifications

ARCHITECTS

John M. Kokkins
Morris Lapidus
Harrle & Liebman

COMPLETION DATE

1961

NUMBER OF FLOORS

32

BUILDING SIZE

450,531 RSF

CEILING HEIGHTS

10' 4"

COLUMN SPACING

23" x 21"

Average

BUILDING SIZE

Live Load @ 50 lbs per square foot

WINDOW MULLION SPACING

51" - 58"

(center-to-center)

WINDOWS OVERALL

52" W x 82" H

WINDOW GLAZING

43.3125" W x 74" H to 49" W x 74" H

ELEVATORS

There are six passenger elevators serving the lower floors (2-14). Each has a capacity of 3,500 lbs and runs at a speed of 500 FPM. Four passenger elevators serve the upper floors. These have a capacity of 2,500 lbs and run at a speed of 800 FPM. There are two service elevators each with a capacity of 2,500 lbs and one key controlled swing elevator serves the sub-cellar.

Service Elevator #9:

Opening: 42" W x 84" H. Inside: 78" x 44" x 92" H

Service Elevator #11:

Opening: 48" W x 84" H. Inside: 68" x 51" x 88" H

ELECTRICAL

Current capacity stands at 2,880 amps or 2,290 KW at 265/460 volts via two separate 3 phase 4 wire bus ducts, for an average of 7.0 watts per square foot.



Long term, financially
stable ownership



Specifications

HVAC

In 2020, the building upgraded its HVAC system with an automated way to clean, disinfect and deodorize supply fan coil units more frequently than current industry standards. This translates into cleaner air and a more efficient system. In addition, it reduces maintenance and energy costs. In direct response to COVID-19 and based on guidance from government agencies and health officials, the building has increased the fresh air intake by 20-40%, has limited the amount of recirculated return air, and doubled the frequency with which air filters are replaced. Intake air fan supply filters have been upgraded from 7 MERV to 14 MERV. The building also installed a UV ray filtration system which cleans and disinfects all recirculated air as it passes through our main building air ducts.

All floors are equipped with dual temperature (winter/summer) peripheral fan coil units, each with its own filter and controls. Four main supply fans cool/heat the core portions of the building. Hours of operation are Monday – Friday, 8:00am to 6:00pm.

SECURITY

Lobby turnstiles have been installed and the lobby desk is staffed 24/7/365. A building ID system provides employee access based on tenant's parameters. A visitor management system enables tenants to pre-announce guests and VIP's for easy and quick access at the lobby.

Part of what makes 555 Madison Avenue special is the community we foster within its walls. Our tenants bring our building to life with their drive, innovation and creativity. Here we celebrate their contributions, tell their stories and share the news they need to know as members of our community. Log on to our tenant portal to register your building guests and to access exclusive content including our archive of newsletters.

TECHNOLOGY

All floors have access to the building's fiber optics. The telecommunications providers are Verizon and Pilot. Incoming service is provided at cellar level with two closets on each tenant floor. Spectrum is our cable provider. Our elevators were completely modernized in 2022. They feature destination dispatch technology and touchless operation via a smartphone app.



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