

340madisonave.com

340 madison

PRE-BUILTS
FROM 10,000 - 15,000 RSF AVAILABLE IMMEDIATELY

COMPLETING THE MODERN EVOLUTION OF WORK



DYNAMIC PRESENCE

An eye-catching entry canopy and a full-block presence on the west side of Madison Avenue from 43rd to 44th Street.



NEW LOBBY

Complemented by 18-foot-high ceilings, high-end finishes, a curated furniture and artwork program, and brand new elevator cabs.



CONNECTIVITY

Prominently located across the street from Grand Central Station and just steps from Bryant Park.



AMENITY CENTER

10,000 RSF Amenity Center including conferencing and flexible multi-purpose spaces.



NEW LOBBY AND ELEVATOR CAB FINISHES

THE Parlor

340 MADISON'S NEW 10,000 SQUARE FOOT MODERN AMENITY CENTER ON THE 2ND FLOOR

Make business more accessible in our **flexible conference rooms**, with the ability to accommodate groups of 12 or more – the perfect space to gather at the office

The Parlor Lounge, open daily from 9 AM - 5 PM, offers our tenants the perfect place to unwind or network with other tenants of 340 Madison

Enjoy peace and quiet in our **private study rooms**, perfect for calls, or if you need a quiet environment to focus

Discover something new with our **upscale vending machine from Tulu**

With a host of **onsite shower options**, The Parlor gives you the ability to take the rush out of rush hour

All tenants are able to enjoy the benefits of **RXR Experience Officers (RXOs)** who serve as the Ultimate Workplace concierge

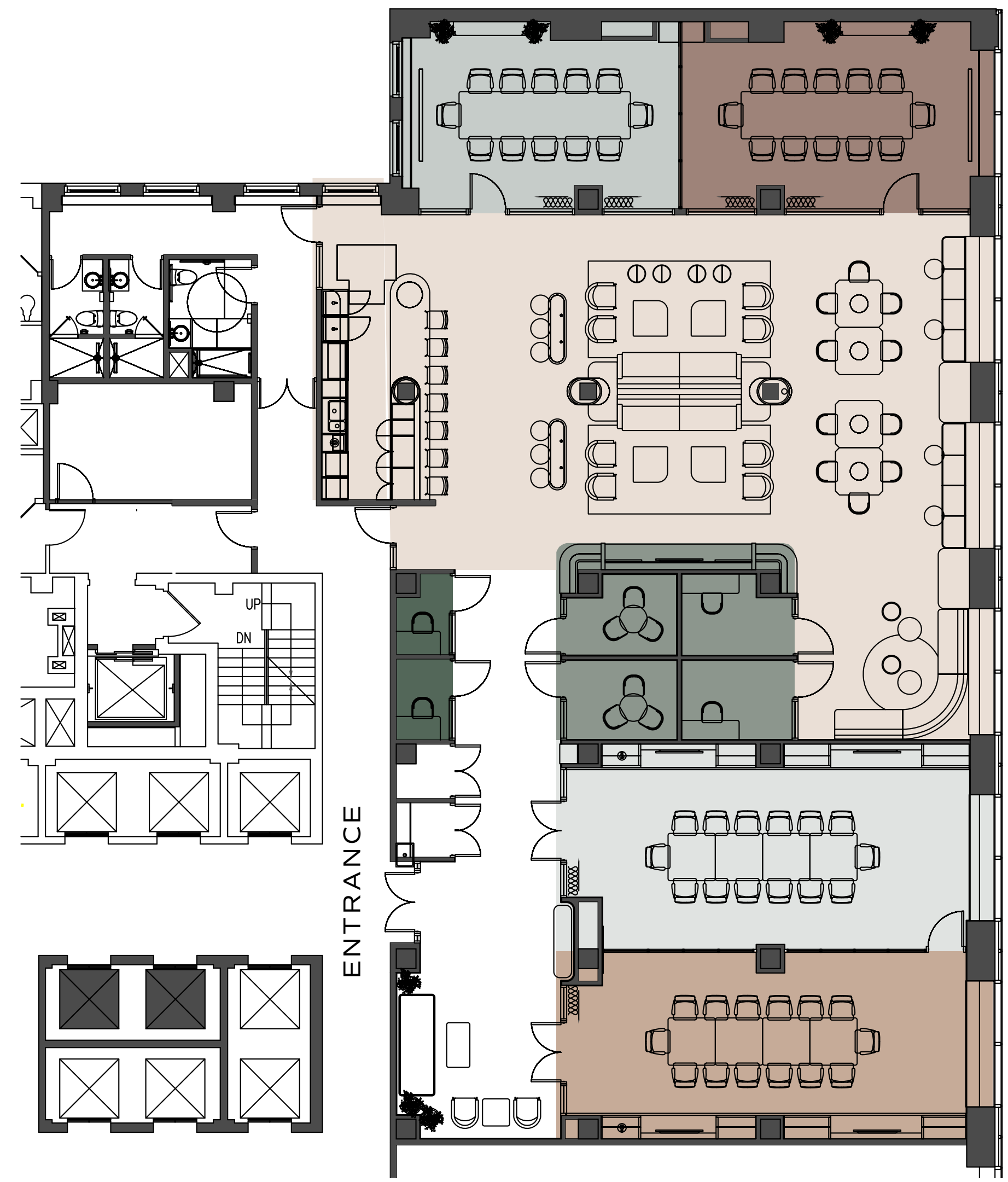


ROOTED IN TRADITION, UNBOUND BY INNOVATION,
THE FUTURE OF WORK-LIFE BALANCE LIVES HERE



Floorplan

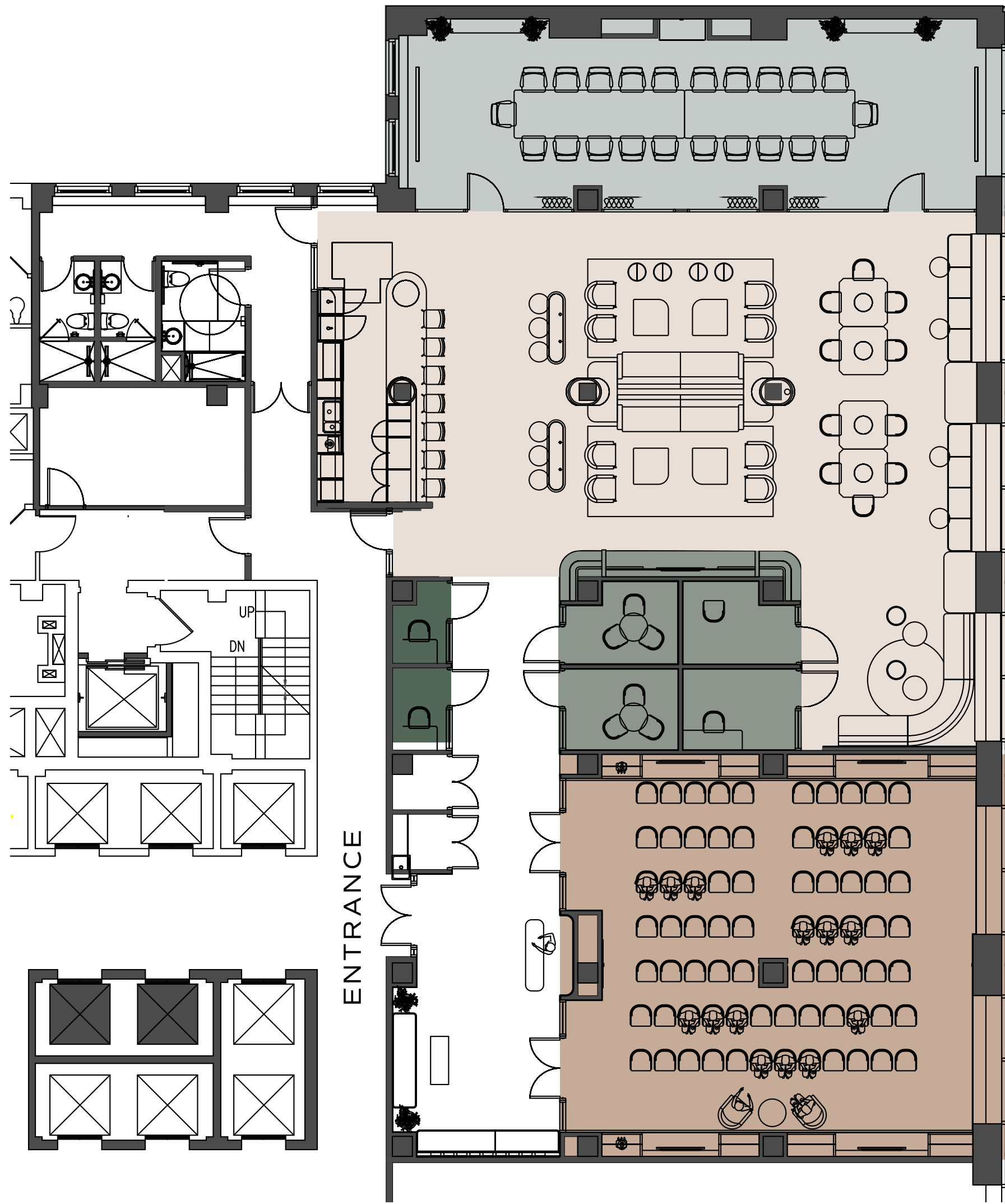
DAILY CONFIGURATION



ROOM	CAPACITY
Meeting Room 1	12
Meeting Room 2	12
The Parlor Lounge	
Phone Rooms	1
The Studies	1-3 per study
The Library	14
The Boardroom	14

Floorplan

EVENT CONFIGURATION

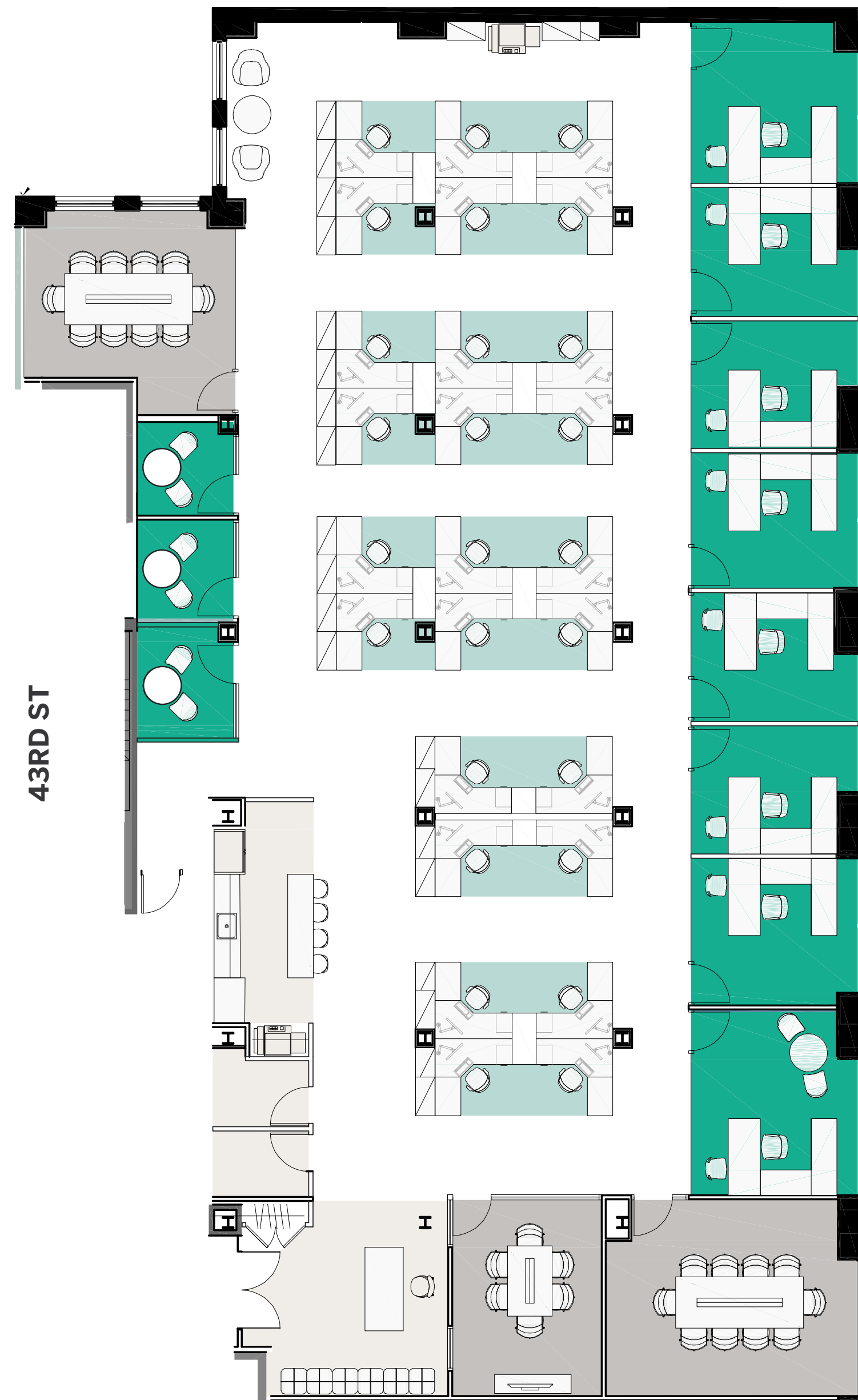


ROOM	CAPACITY
Meeting Room 1 & 2	24+
The Parlor Lounge	
Phone Rooms	1
The Studies	1-3 per study
The Library & Boardroom	28+

PRE-BUILT

6TH FL.
9,806 RSF

■	PRIVATE OFFICE	8
■	WORKSTATIONS	26
■	CONFERENCE ROOMS (6-10P)	3
■	HUDDLE ROOM (2P)	3
■	IT/STORAGE	1
■	COAT CLOSET	1
□	PANTRY/WORK CAFE	1
□	COPY PRINT AREA	2
■	RECEPTION	1
TOTAL		35











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PRE-BUILT

6TH FL.
14,435 RSF

	PRIVATE OFFICE	10
	WORKSTATIONS	74
	PANTRY	1
	COPY/PRINT	1
	IT/STORAGE	1
	COAT CLOSET	1
	CLOSET	1
	RECEPTION	1

TOTAL 85

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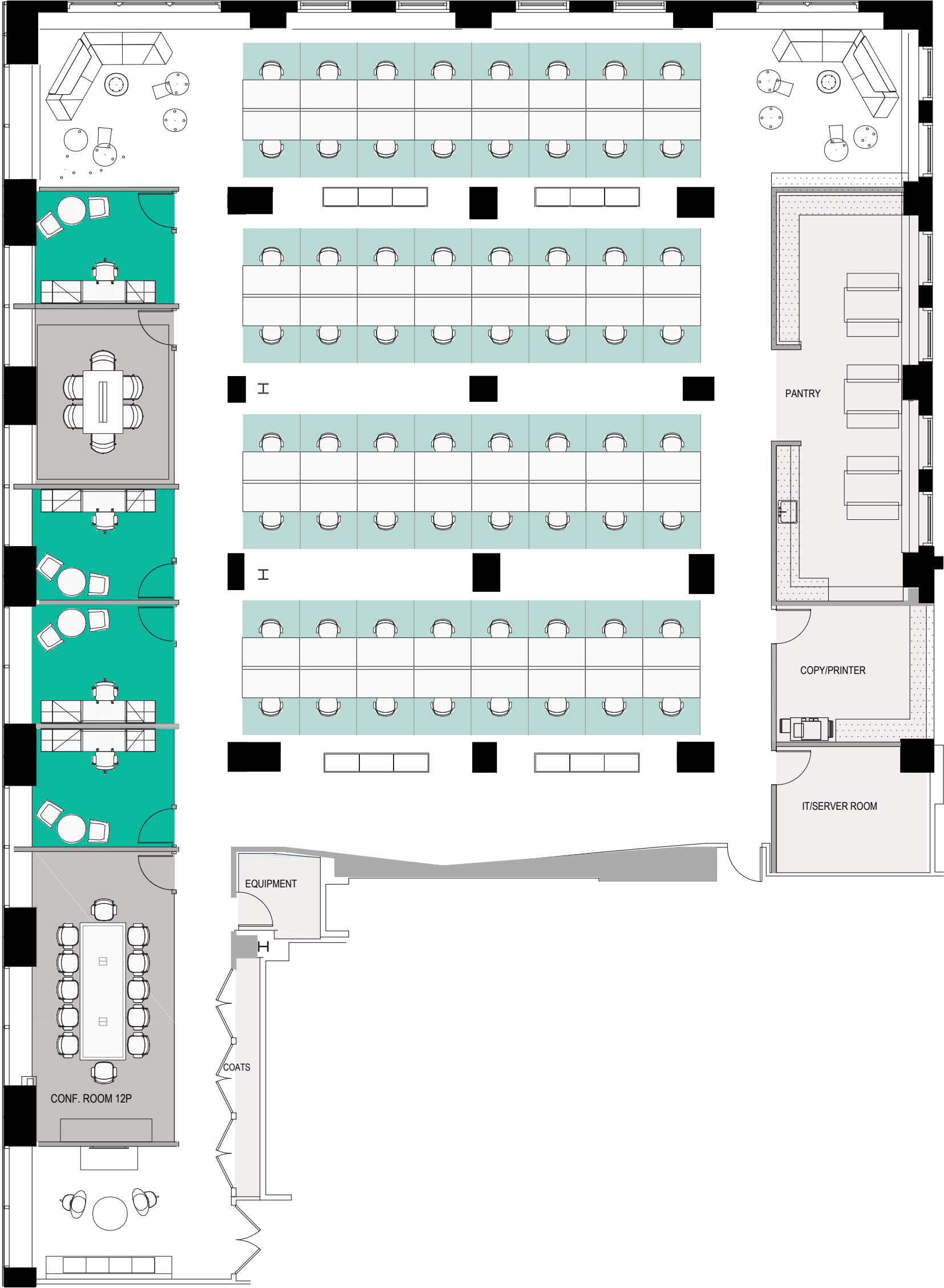


PRE-BUILT

12TH FL.
11,362 RSF

	PRIVATE OFFICE	4
	WORKSTATIONS	64
	CONFERENCE ROOMS	2
	IT/STORAGE	1
	PANTRY/WORK CAFE	1
	COPY PRINT AREA	1
	RECEPTION	1
TOTAL		71

43RD ST



44TH ST

MADISON AVE



THOROUGHLY CONNECTED

A NEIGHBORHOOD THAT REVOLVES AROUND YOU

DINING:

- 1 Le Pavillon
- 2 L'Avenue
- 3 The Grill
- 4 The Lobster Club
- 5 Avra Estiatorio
- 6 STK Steakhouse
- 7 Hatsuhana Sushi Restaurant
- 8 Bedford & Co.
- 9 Vitae
- 10 Butter

COFFEE:

- 16 Blue Bottle
- 17 Starbucks
- 18 Bluestone Lane
- 19 Blue Bottle
- 20 Black Fox
- 21 Gregorys
- 22 Birch

COCKTAILS:

- 23 Valerie
- 24 Bar 44 at Royalton
- 25 The Campbell
- 26 Le Chalet
- 27 The Pool Lounge
- 28 Bar SixtyFive

GRAB & GO:

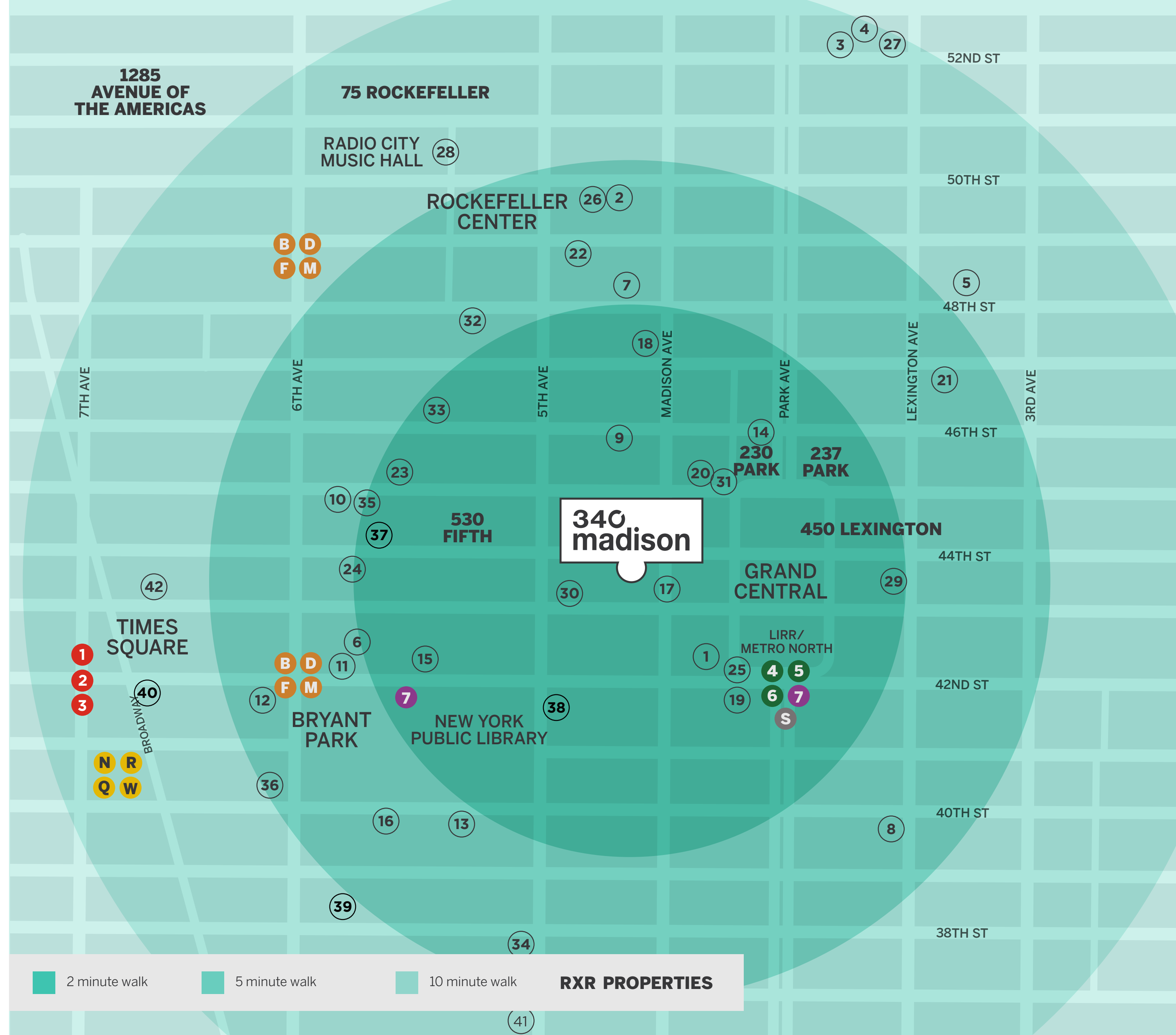
- 11 Joe & The Juice
- 12 Whole Foods
- 13 Lady M Cake Boutique
- 14 sweetgreen
- 15 CAVA

WELLNESS:

- 29 Equinox
- 30 Equinox
- 31 Equinox
- 32 CorePower
- 33 SWERVE Fitness
- 34 Vixen Workout
- 35 MPR Fitness
- 36 Blink Fitness

HOTELS:

- 37 Sofitel New York
- 38 Andaz 5th Avenue
- 39 Refinery Hotel
- 40 The Knickerbocker
- 41 The Langham
- 42 Casablanca Hotel



2 minute walk
 5 minute walk
 10 minute walk
 RXR PROPERTIES

A NEW MIDTOWN EAST:

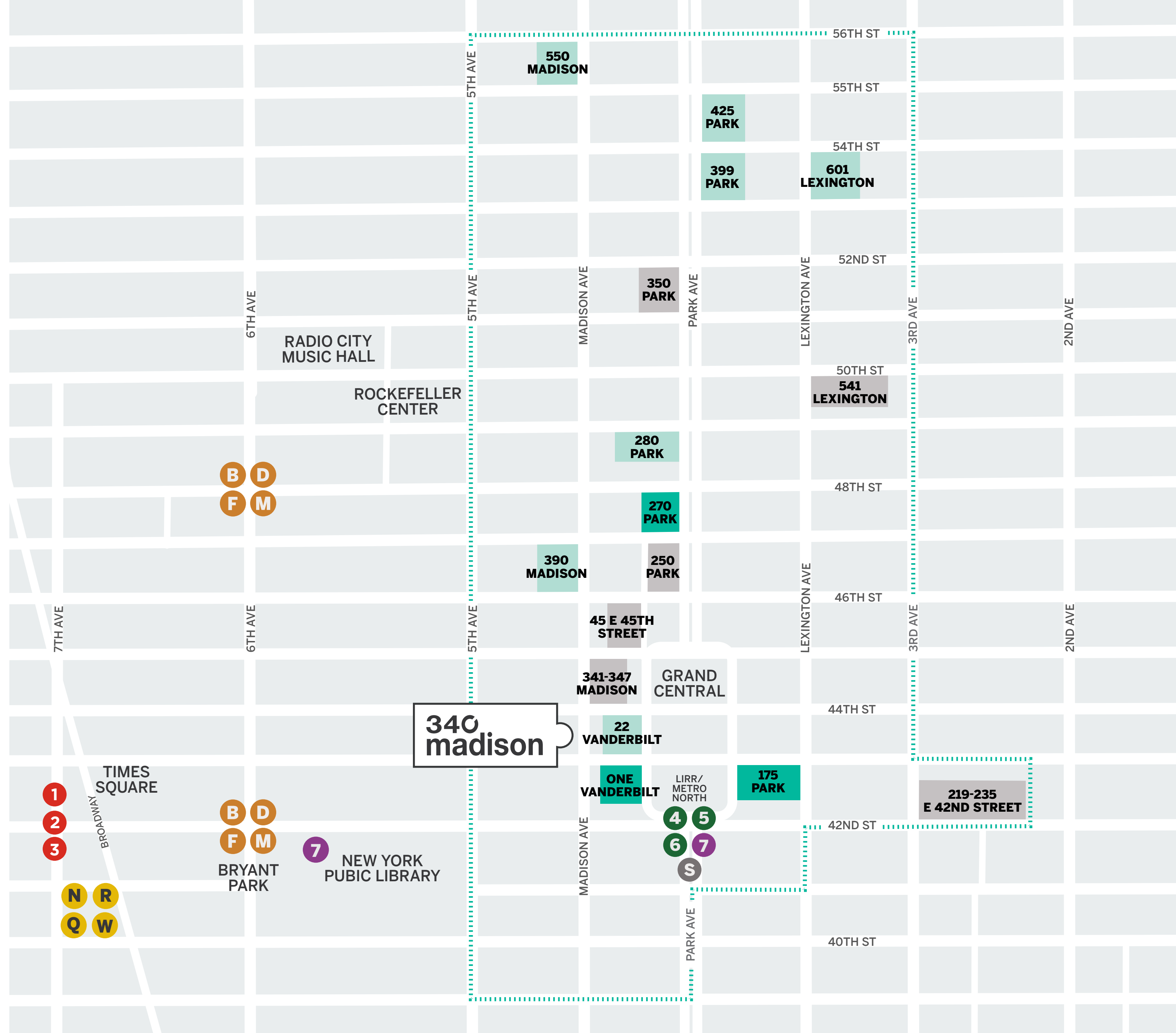
YOU'RE IN GOOD COMPANY HERE

Continued investment into the Midtown East submarket is creating a world-class business district, attracting premier office tenants, a diverse mix of retailers and improving the quality of the streetscape.



NEIGHBORHOOD TENANTS:

- | | |
|--------------------------------|--|
| 1 Guggenheim (330 Madison) | 15 Carlyle Group (1 Vanderbilt/340 Madison) |
| 2 Glencore (330 Madison) | 16 TD Bank (1 Vanderbilt) |
| 3 Axonius (330 Madison) | 17 Greenberg Traurig (1 Vanderbilt) |
| 4 JMPC (270 Park) | 18 Stone Ridge Asset Management (1 Vanderbilt) |
| 5 PwC (300 Madison) | 19 Oak Hill Advisors (1 Vanderbilt) |
| 6 Capital Network (60 E 42nd) | 20 MSD Partners (1 Vanderbilt) |
| 7 Bloomberg (120 Park) | 21 Heidrick & Struggles (1 Vanderbilt) |
| 8 BDO (200 Park) | 22 Davis Polk & Wardwell (450 Lexington) |
| 9 Golub Capital (200 Park) | 23 Warburg Pincus (450 Lexington) |
| 10 Irish Consulate (200 Park) | |
| 11 CAA (405 Lexington) | |
| 12 Joele Frank (22 Vanderbilt) | |
| 13 AlphaSights (100 Park) | |
| 14 Havas (230 Park) | |



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