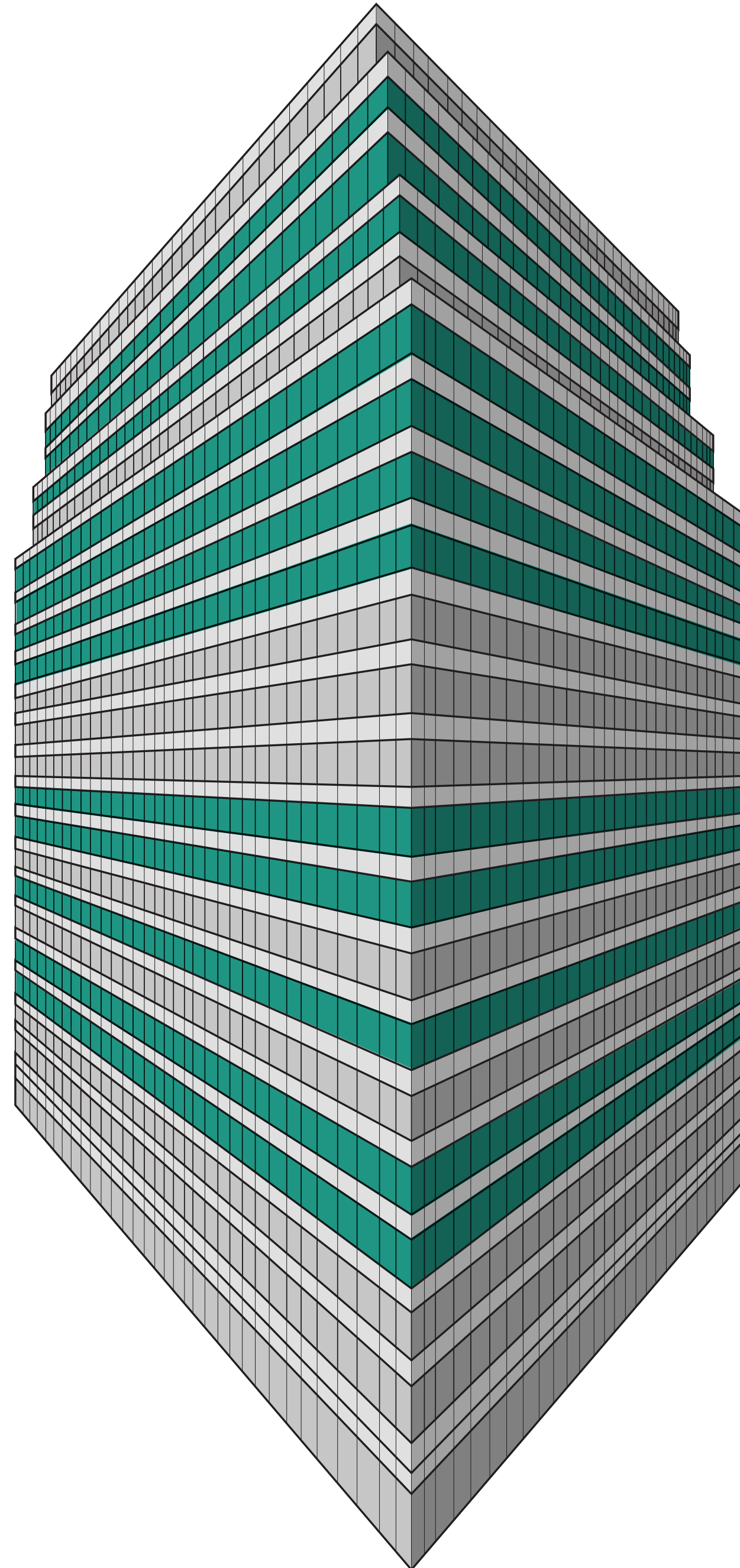


340madisonave.com

340 madison

OVER 400,000 RSF AVAILABLE IMMEDIATELY



[CLICK HERE TO VIEW SPACES](#)

21	31,450 RSF
20	31,450 RSF (Terrace)
19	36,250 RSF (15' Slab Height)
TOTAL: 99,150 RSF	
17	40,948 RSF
16	39,684 RSF
15	40,519 RSF
14	40,519 RSF
TOTAL: 161,670 RSF	
10	21,485 RSF
9	40,519 RSF
7	40,519 RSF
5	29,304 RSF
4	21,383 RSF

BUILDING FEATURES

- 10,000 SF amenity center located on the 2nd floor and accessible from all floors
- Opportunity for main lobby signage and dedicated reception desk
- 15' slab height on the 19th floor
- Private terrace on the 20th floor
- Short and long-term growth opportunities throughout the building
- WELL Certified and LEED Gold Certification

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 & ELEVATOR CAB FINISHES
OPPORTUNITY FOR MAIN LOBBY SIGNAGE AND DEDICATED RECEPTION DESK

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

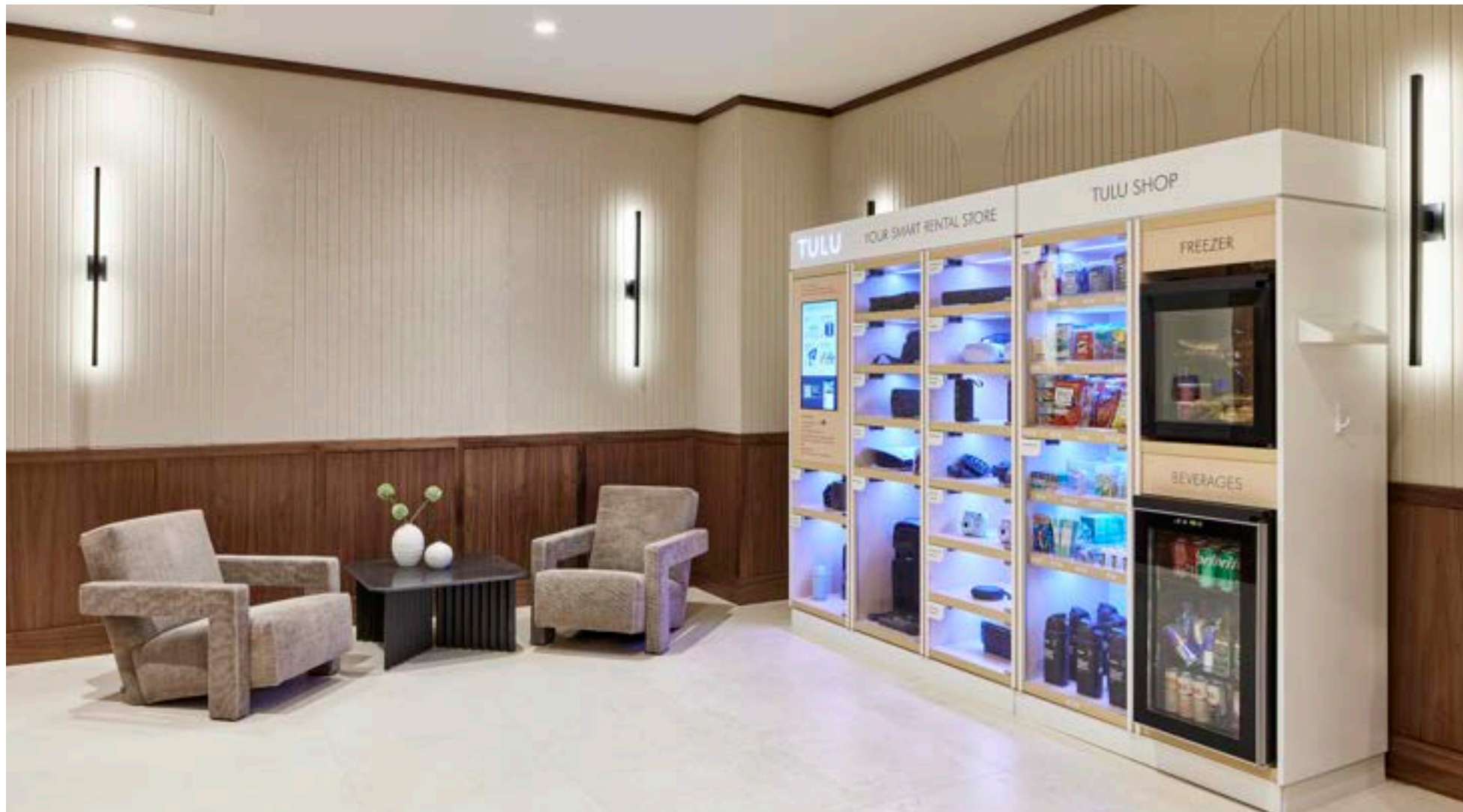
Discover something new with our **upscale vending machine from Tulu**

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

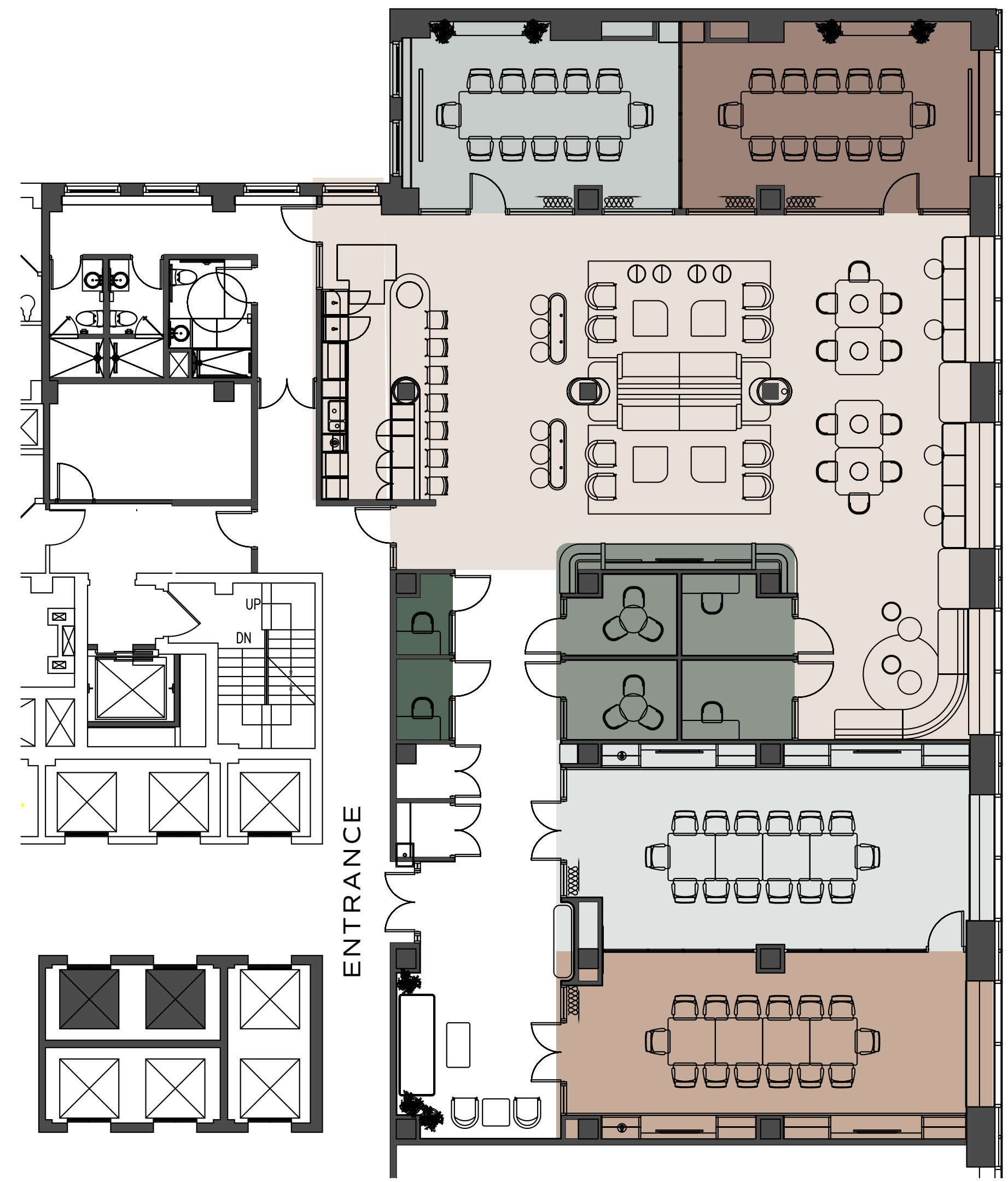


ROOTED IN TRADITION, UNBOUND BY INNOVATION,
THE FUTURE OF WORK-LIFE BALANCE LIVES HERE



Floorplan

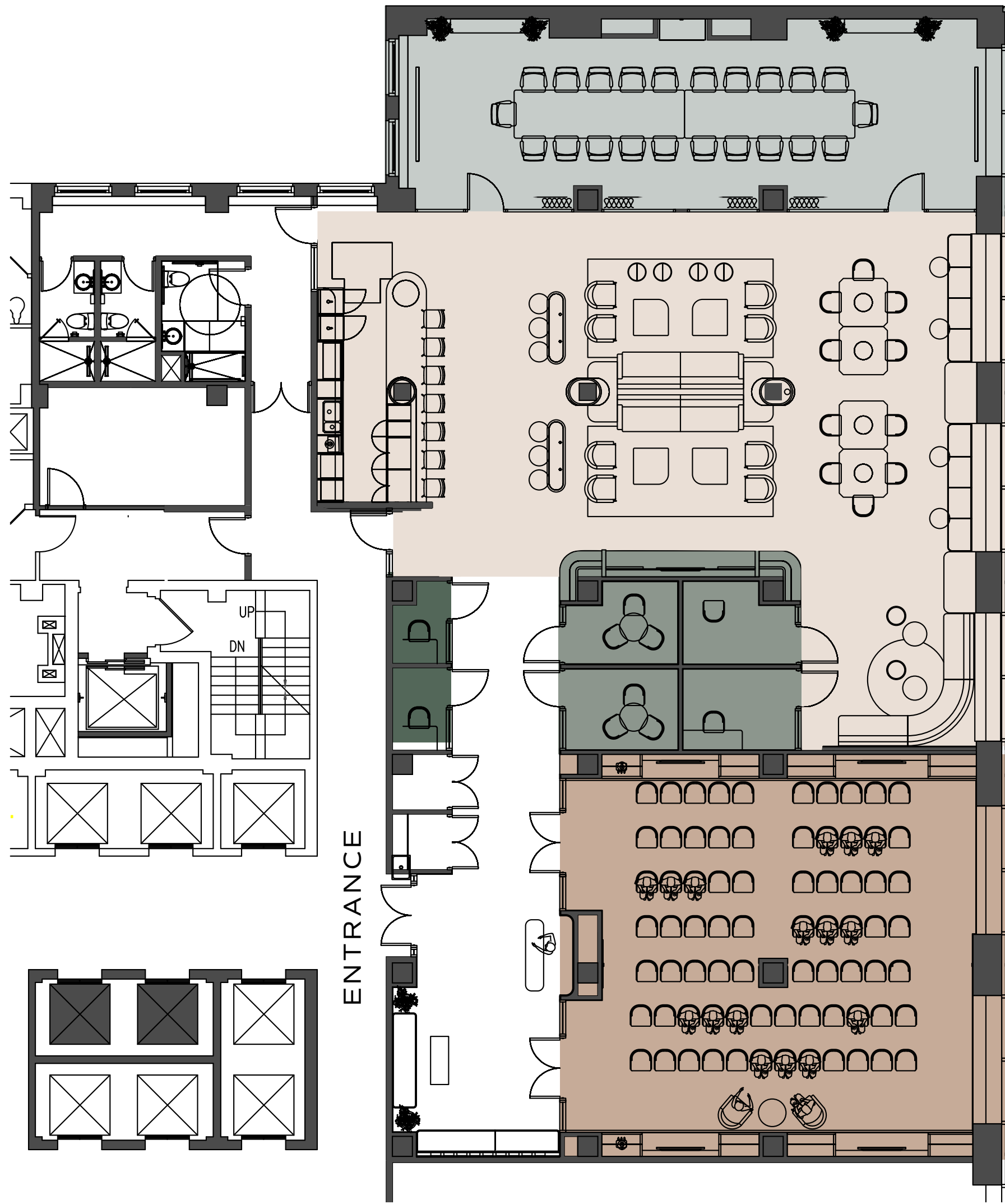
DAILY CONFIGURATION



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+

ENTIRE 19TH FL. | 36,250 RSF
INTERCONNECTING STAIRCASE
TO THE 20TH FLOOR



ENTIRE 20TH FL. | 31,450 RSF
PRIVATE TERRACE



New York	
MON	TUE
Very windy	Mostly sunny
39	38
26	32

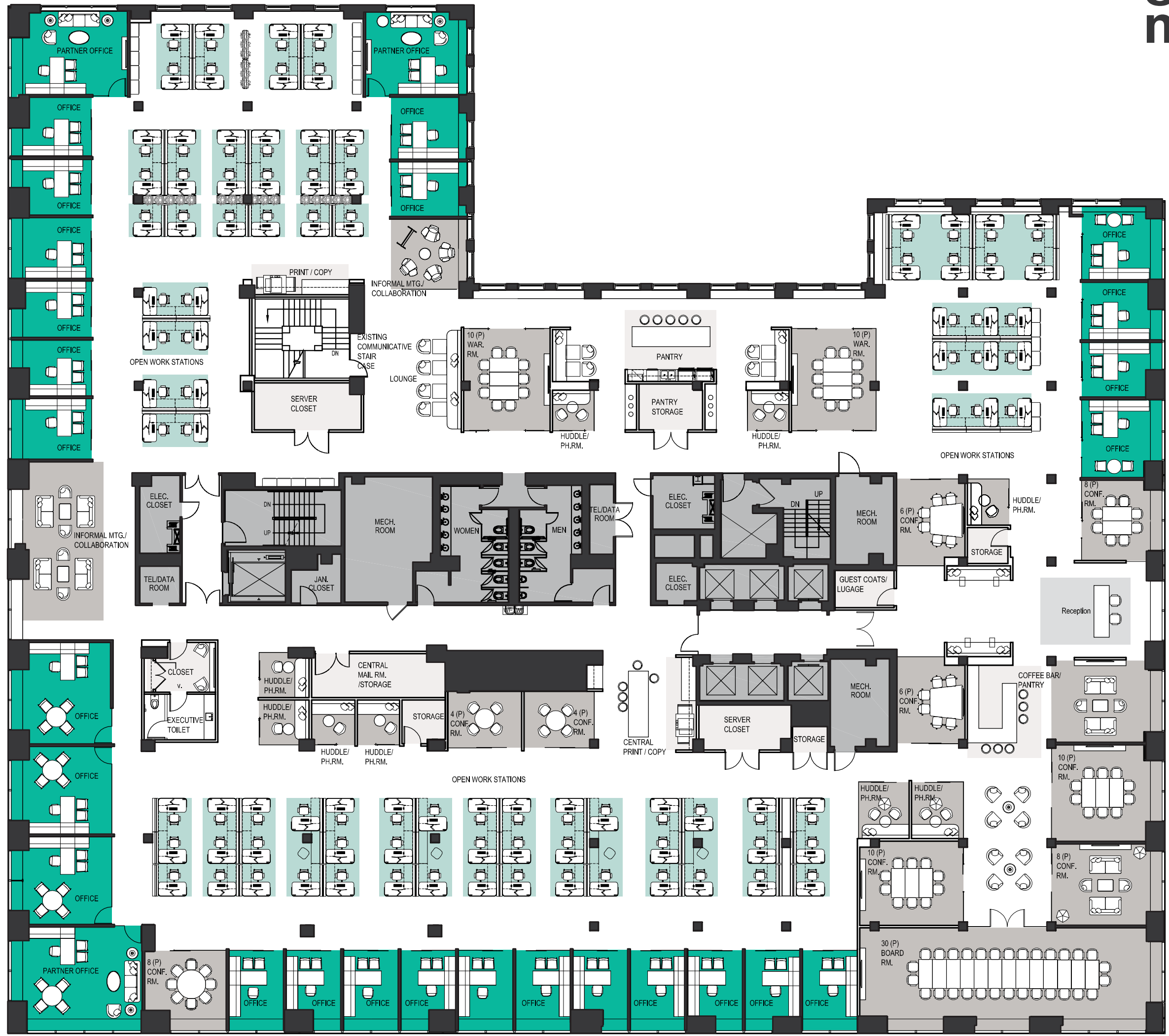
**MAIN FLOOR / RECEPTION /
CONFERCING LAYOUT**

ENTIRE 17TH FL.
40,948 RSF

	PRIVATE OFFICE	29
	WORKSTATIONS	92
	CONFERENCE ROOMS	10
	INFORMAL CONFERENCE	7
	HUDDLE/PHONE ROOMS	10
	PANTRY	1
	COPY/PRINT	2
	MAILROOM	1
	WELLNESS ROOM	1
	SERVER CLOSET	2
	COFFEE BAR	1
	RECEPTION	1
TOTAL		121

43RD ST

44TH ST



MADISON AVE

MAIN FLOOR / RECEPTION / CONFERCING LAYOUT

ENTIRE 19TH FL.
36,250 RSF

	PRIVATE OFFICE	22
	WORKSTATIONS	155
	CONFERENCE ROOMS	9
	FOCUS/PHONE ROOMS	10
	PANTRY	1
	COPY/PRINT	1
	WELLNESS ROOM	1
	SERVER CLOSET	2
	STORAGE	2
	COFFEE BAR	1
	RECEPTION	1
TOTAL		178

**340
madison**



MADISON AVE

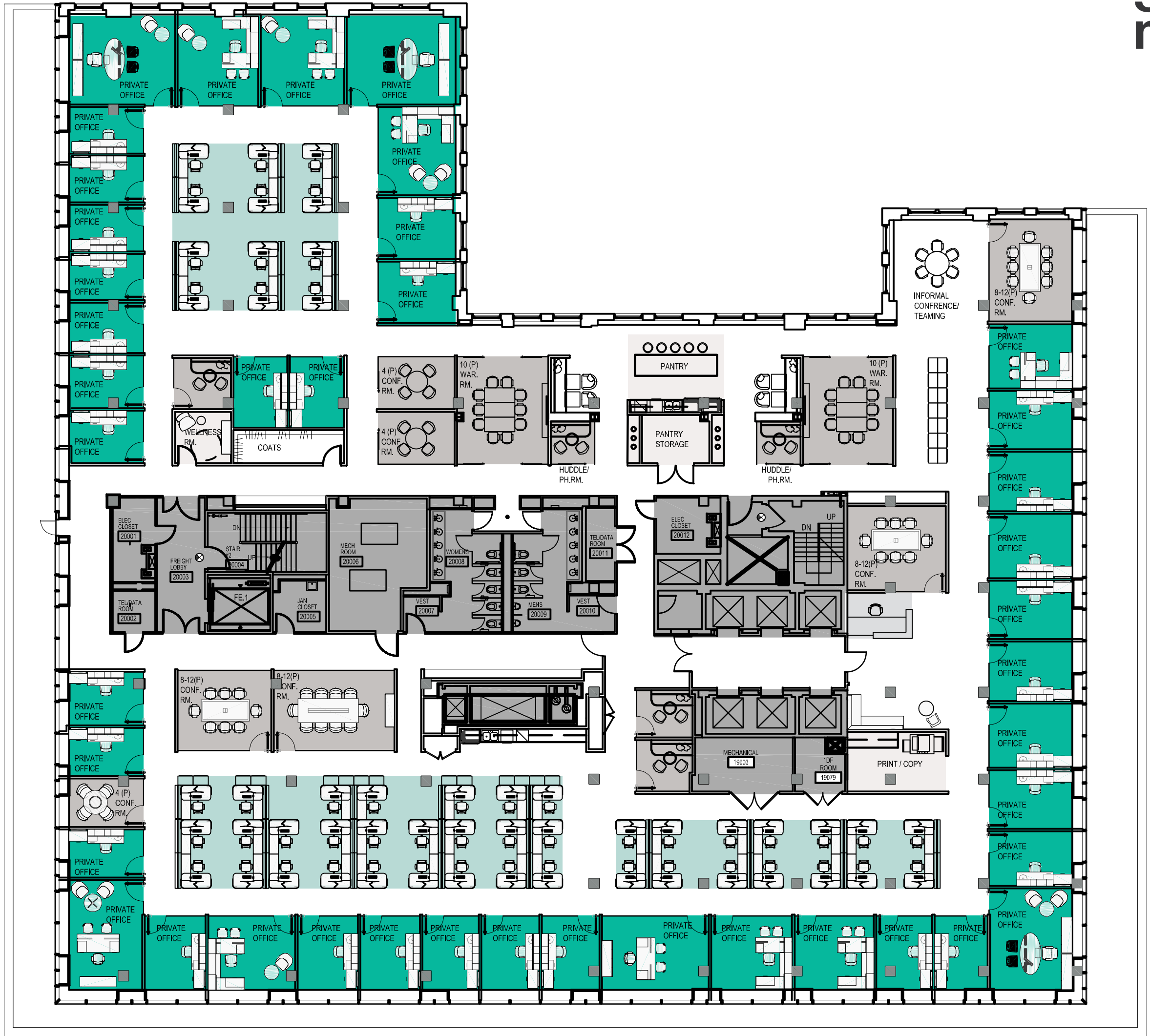
PERIMETER OFFICE LAYOUT

ENTIRE 20TH FL.
31,450 RSF

	PRIVATE OFFICE	42
	WORKSTATIONS	51
	CONFERENCE ROOMS	8
	FOCUS/PHONE ROOMS	5
	PANTRY	1
	COPY/PRINT	1
	WELLNESS ROOM	1
	IT/STORAGE	1
	STORAGE	1
	RECEPTION	1
TOTAL		94

43RD ST












44TH ST



MADISON AVE

OPEN / WORKSTATION LAYOUT

ENTIRE 21ST FL.
31,450 RSF

	PRIVATE OFFICE	11
	WORKSTATIONS	115
	CONFERENCE ROOMS	10
	TRAINING ROOMS	2
	FOCUS/PHONE ROOMS	3
	PANTRY	1
	COPY/PRINT	2
	WELLNESS ROOM	1
	IT/STORAGE	1
	STORAGE	2
	RECEPTION	1
TOTAL		127



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:

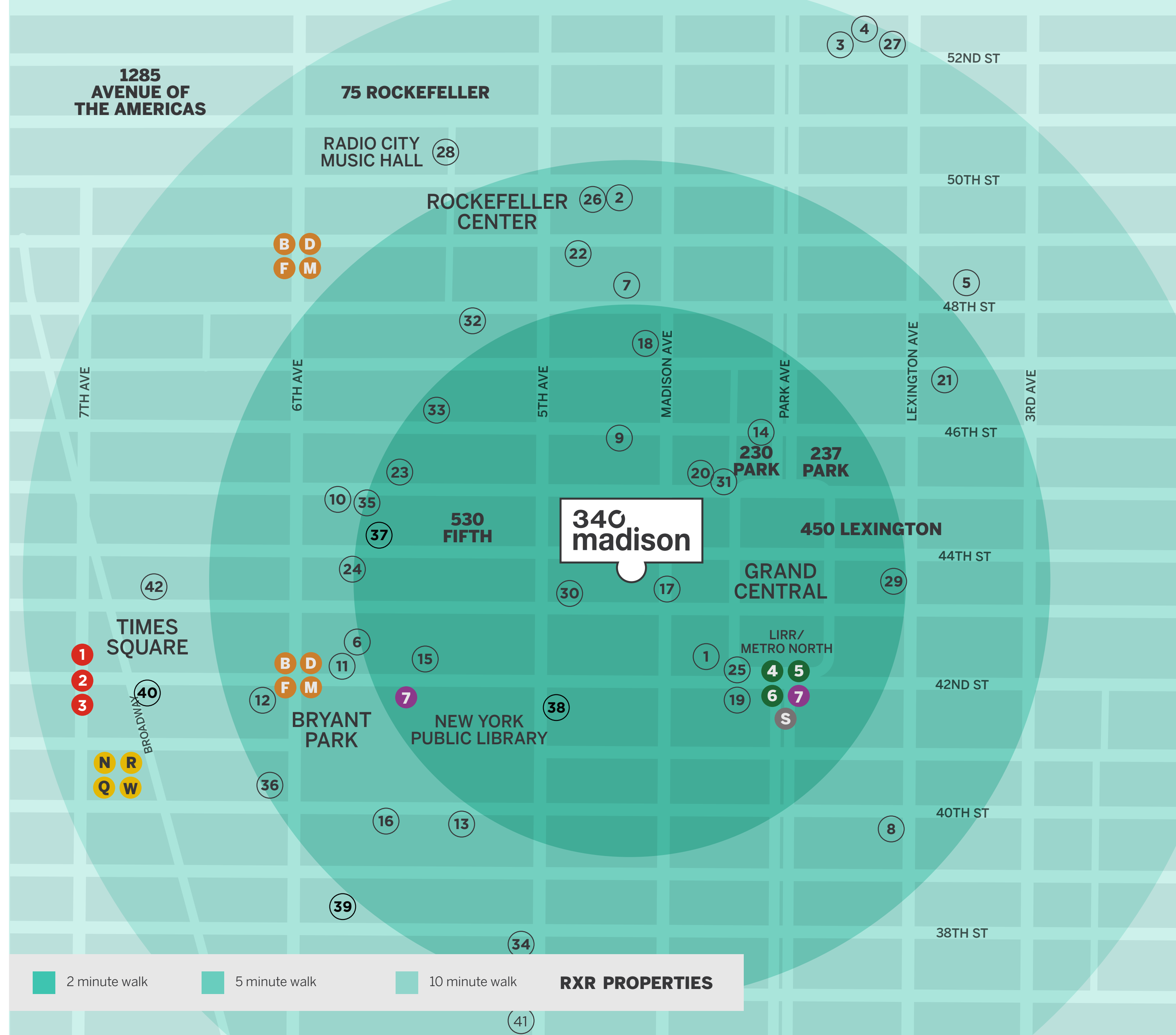
- 11 Joe & The Juice
- 12 Whole Foods
- 13 Lady M Cake Boutique
- 14 sweetgreen
- 15 CAVA

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

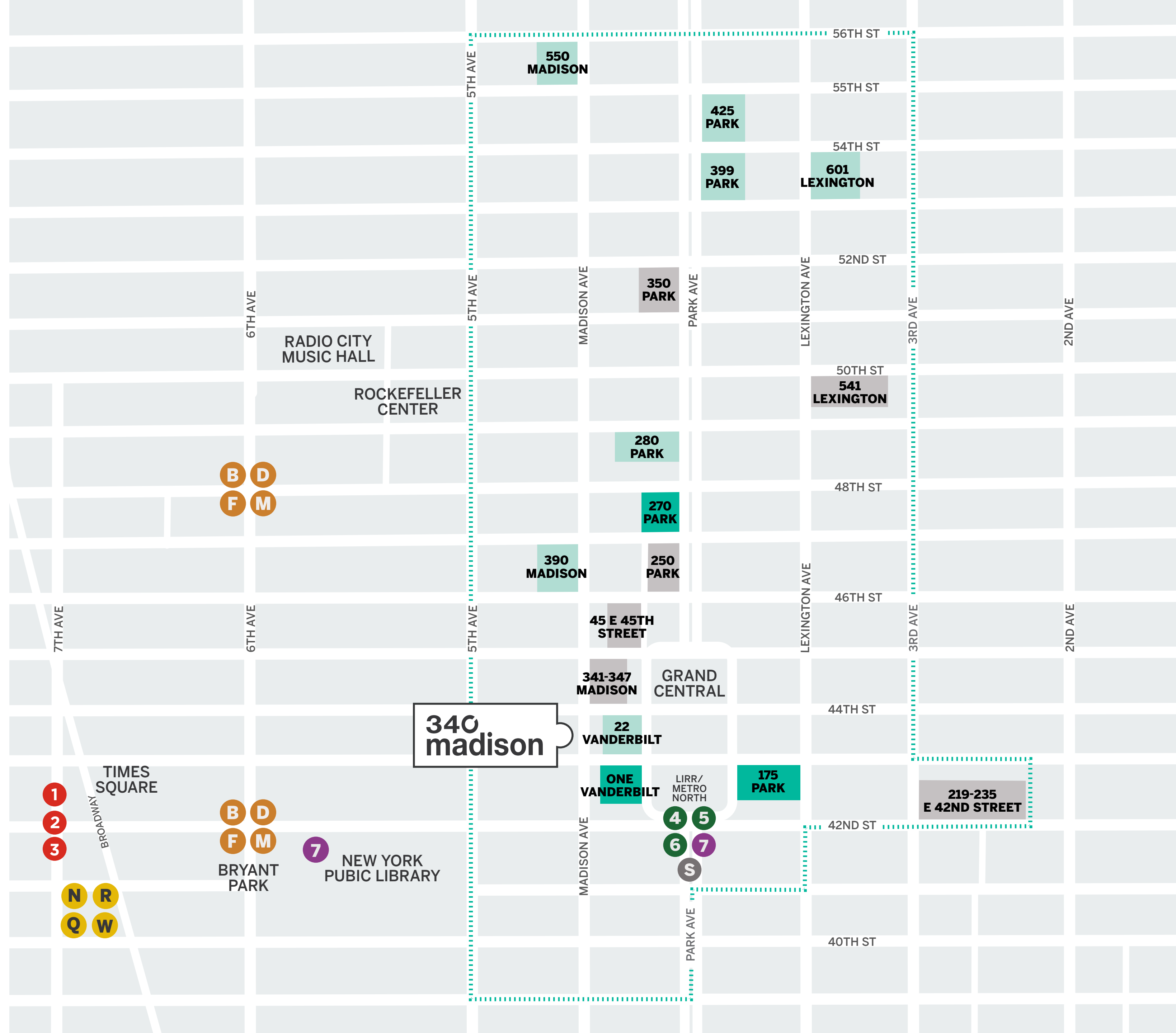
Continued investment into the Midtown East submarket is creating a world-class business district, attracting premier office tenants, a diverse mix of retailers and improving the quality of the streetscape.

RXR PROPERTIES

- GROUND UP DEVELOPMENT
- FUTURE DEVELOPMENT
- MAJOR REDEVELOPMENT
- GREATER EAST MIDTOWN REZONING AREA

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) | |



340 madison

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Harrison Potter

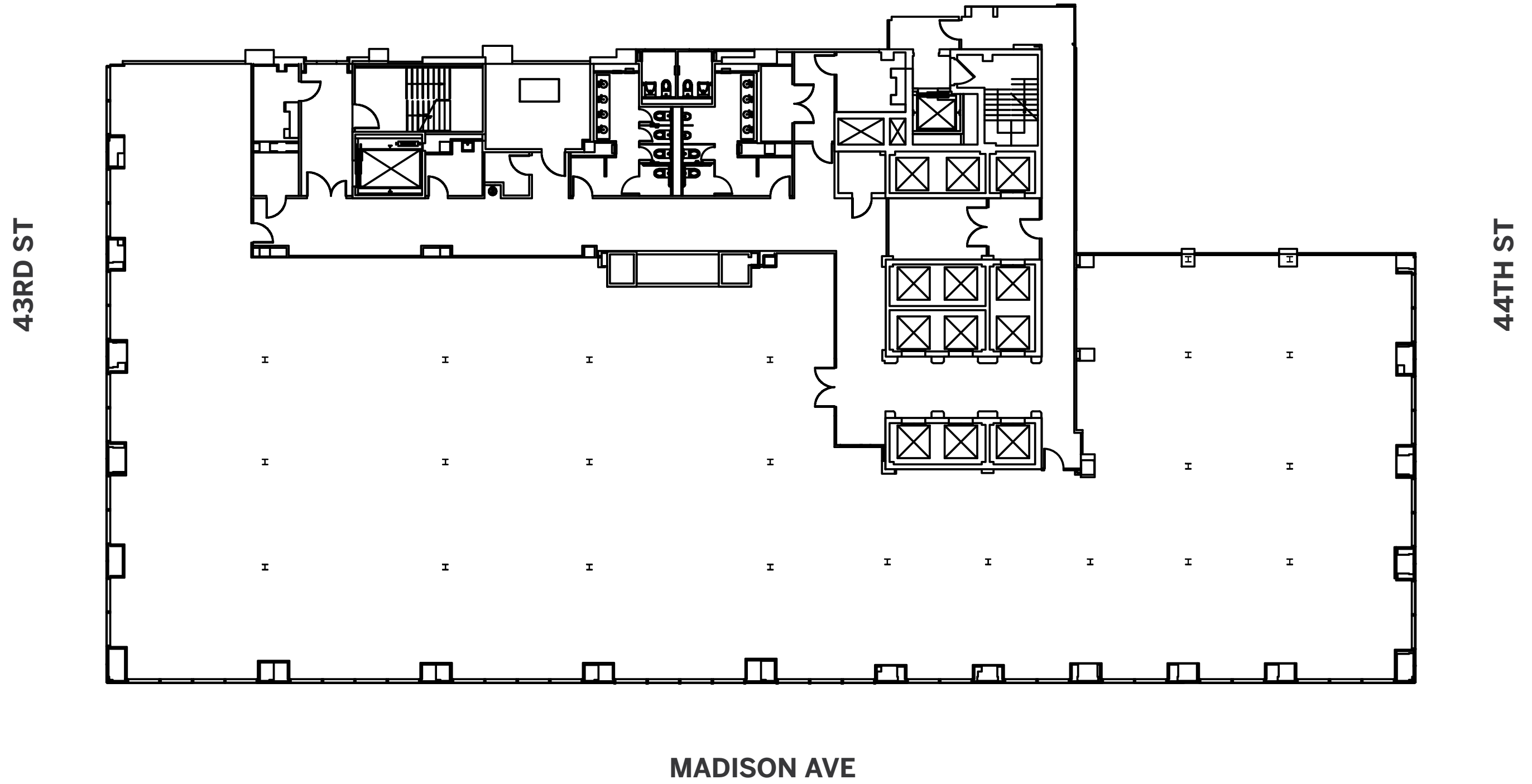
212.812.6558
harrison.potter@am.jll.com

Matthew Astrachan

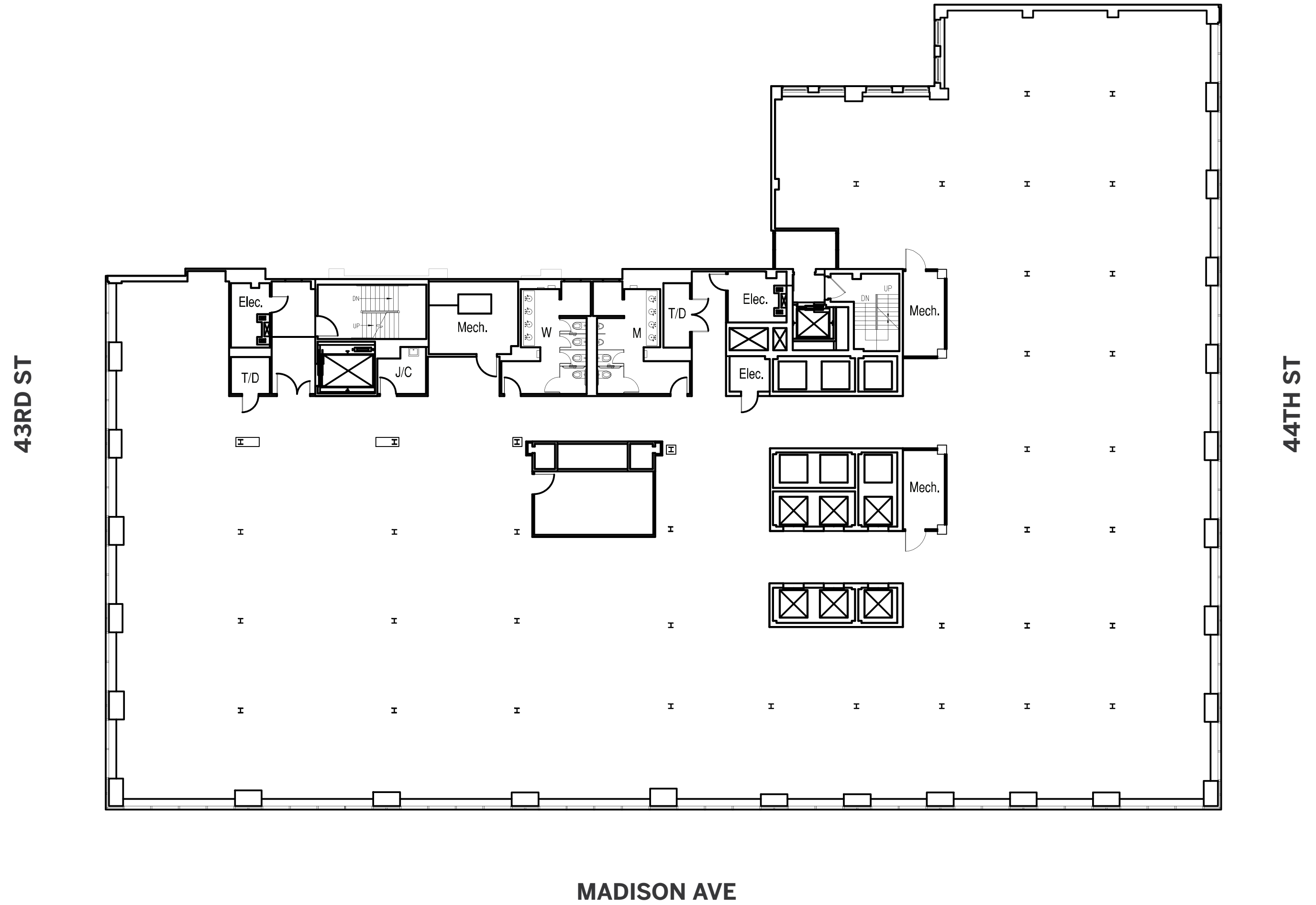
212.812.6438
matthew.astrachan@am.jll.com


340Madison.com

CORE & SHELL
PARTIAL 4TH FL.
21,383 RSF



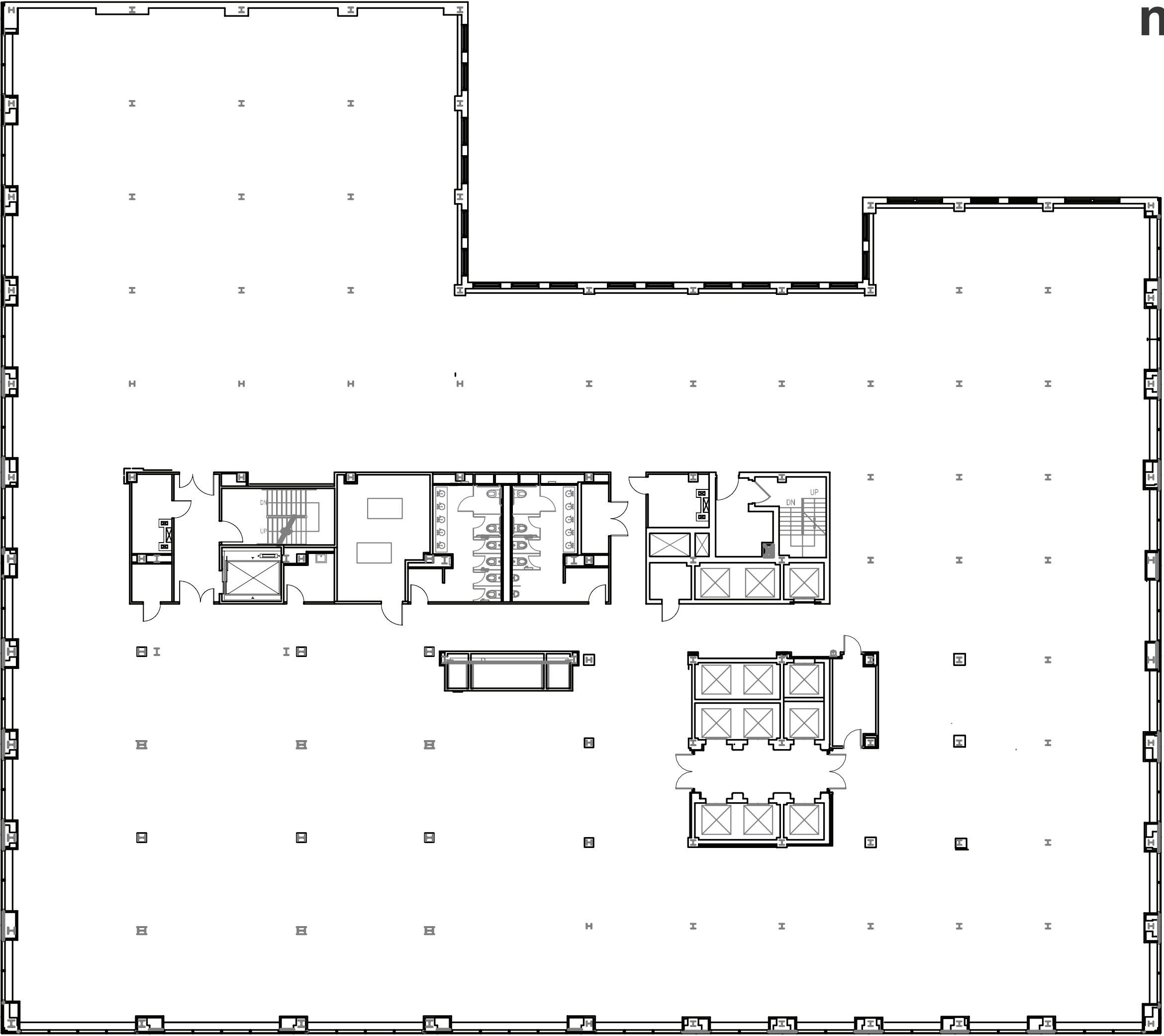
CORE & SHELL
ENTIRE 5TH FL.
29,304 RSF



CORE & SHELL
ENTIRE 7TH FL.
40,519 RSF

43RD ST

44TH ST

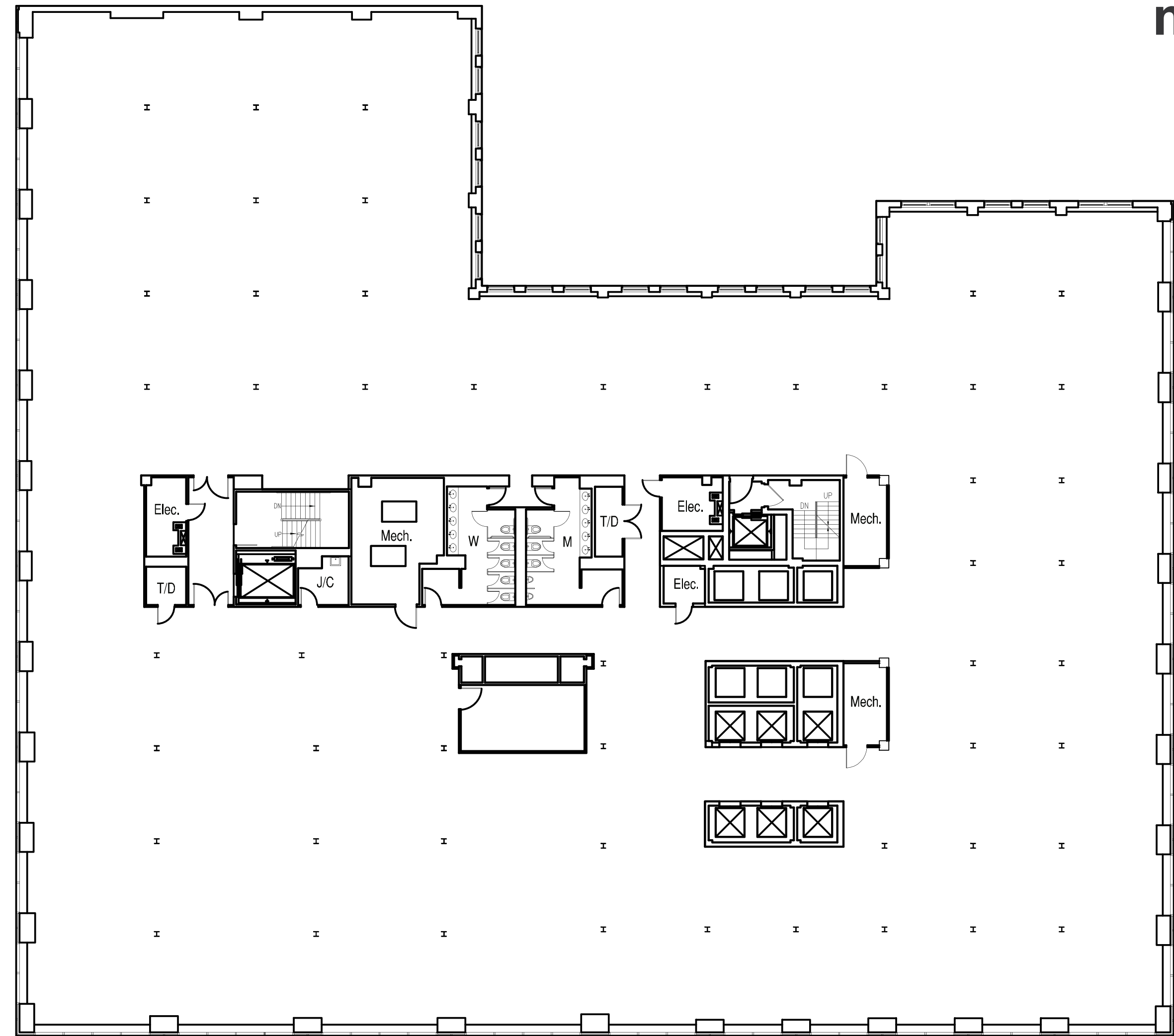


MADISON AVE

CORE & SHELL
ENTIRE 9TH FL.
40,519 RSF

43RD ST

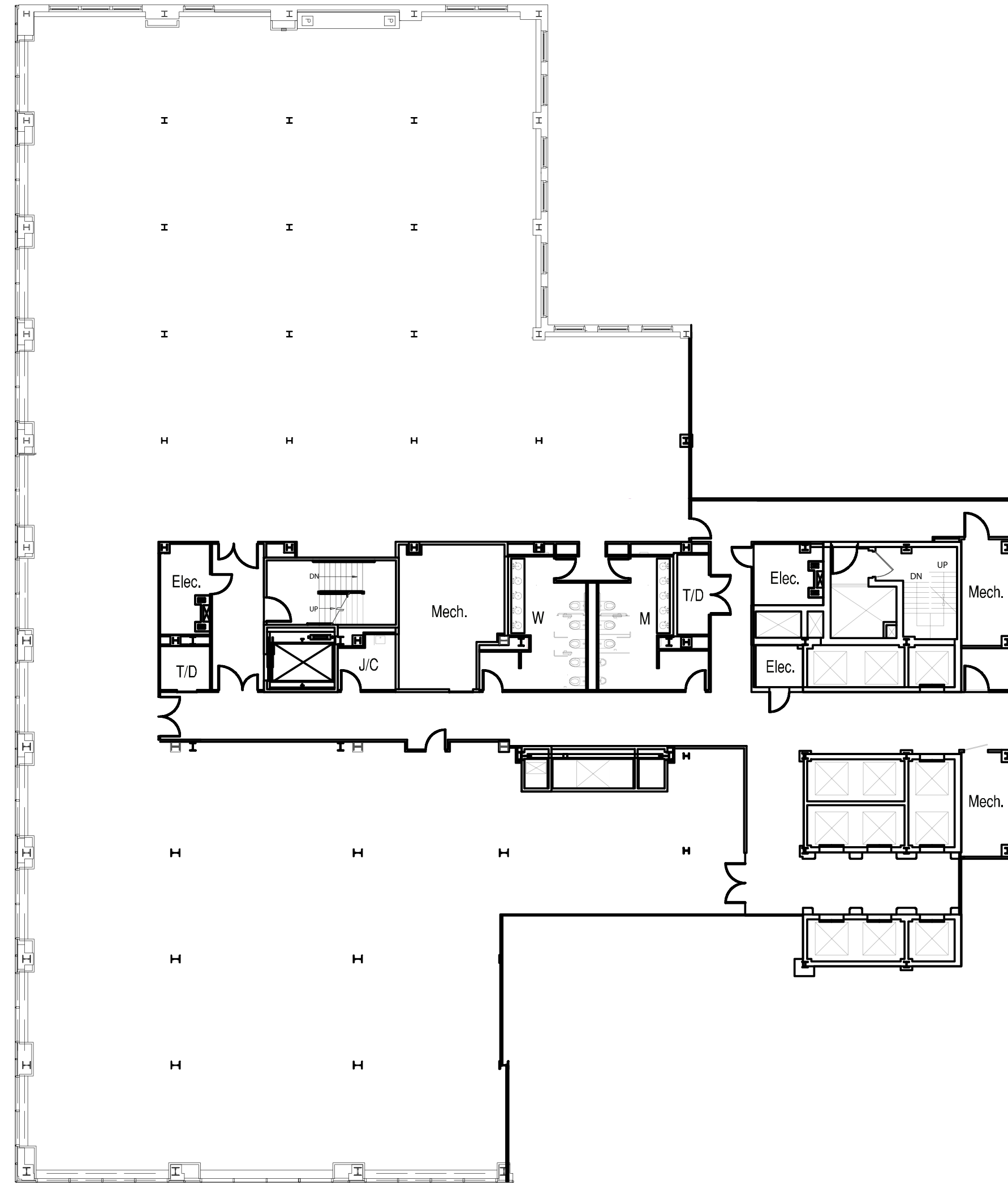
44TH ST



MADISON AVE

CORE & SHELL
PARTIAL 10TH FL.
21,485 RSF

43RD ST



44TH ST

MADISON AVE

CORE & SHELL
ENTIRE 14TH FL.
40,519 RSF

43RD ST

44TH ST

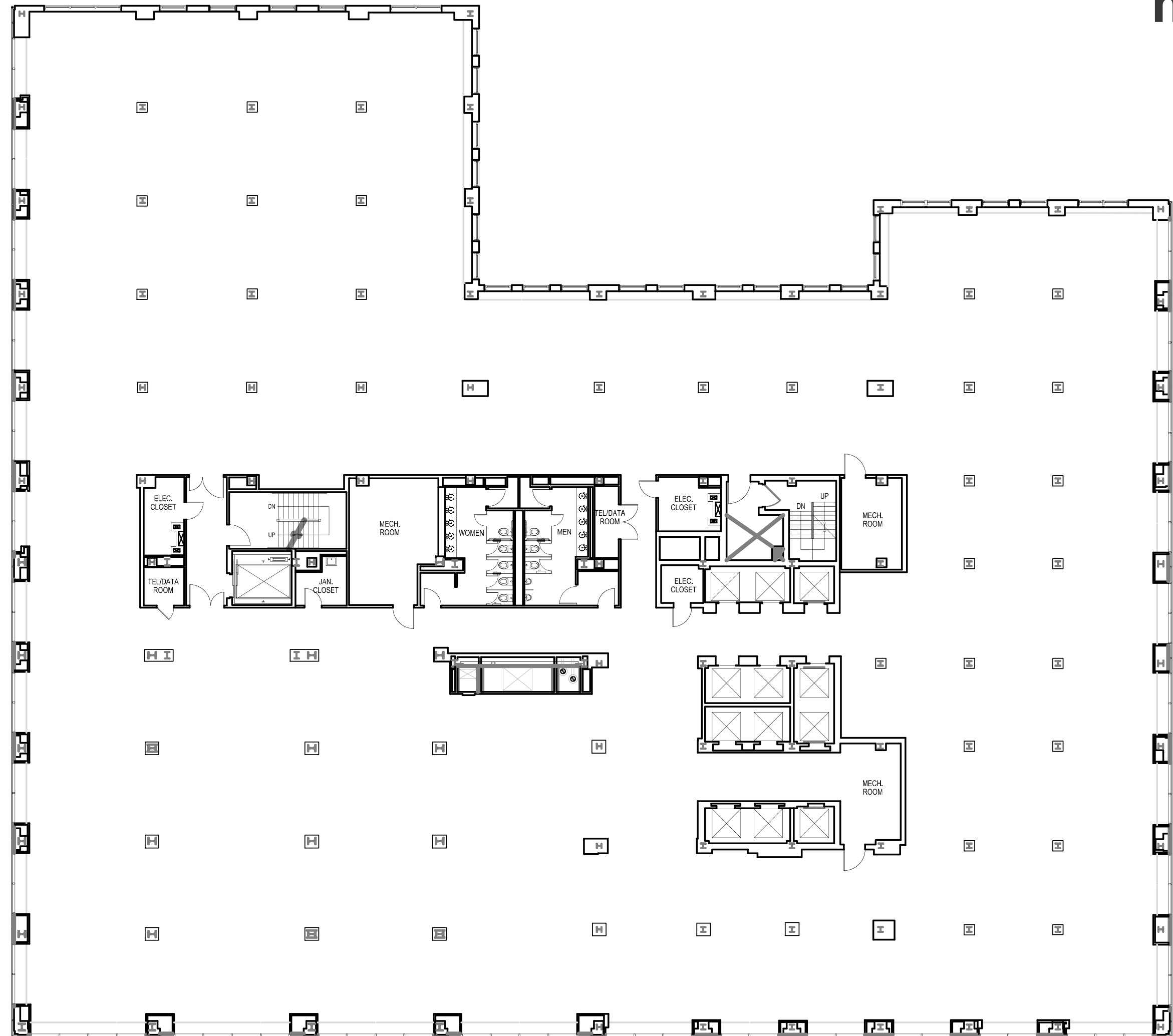


MADISON AVE

CORE & SHELL
ENTIRE 15TH FL.
40,519 RSF

43RD ST

44TH ST

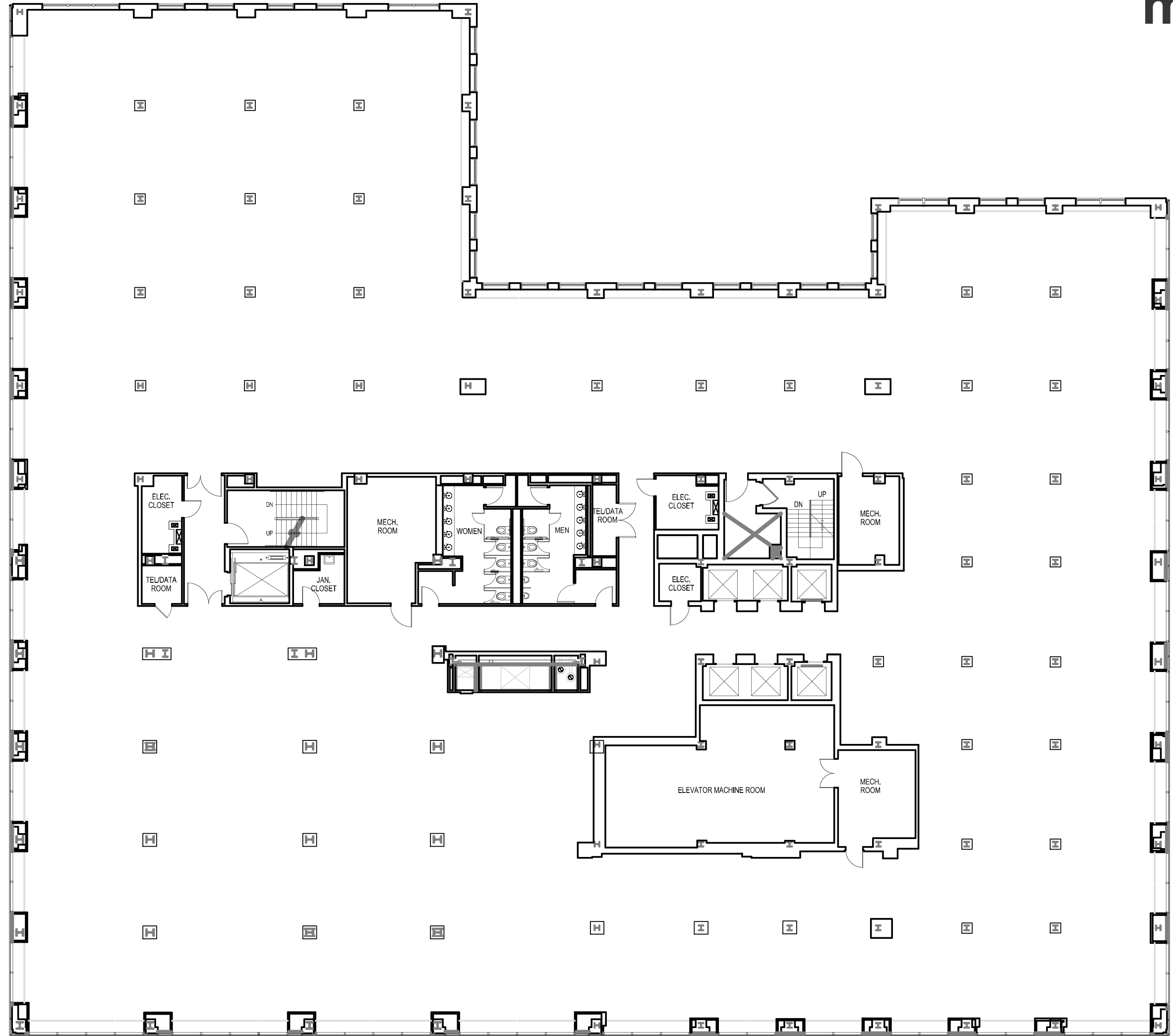


MADISON AVE

CORE & SHELL
ENTIRE 16TH FL.
39,684 RSF

43RD ST

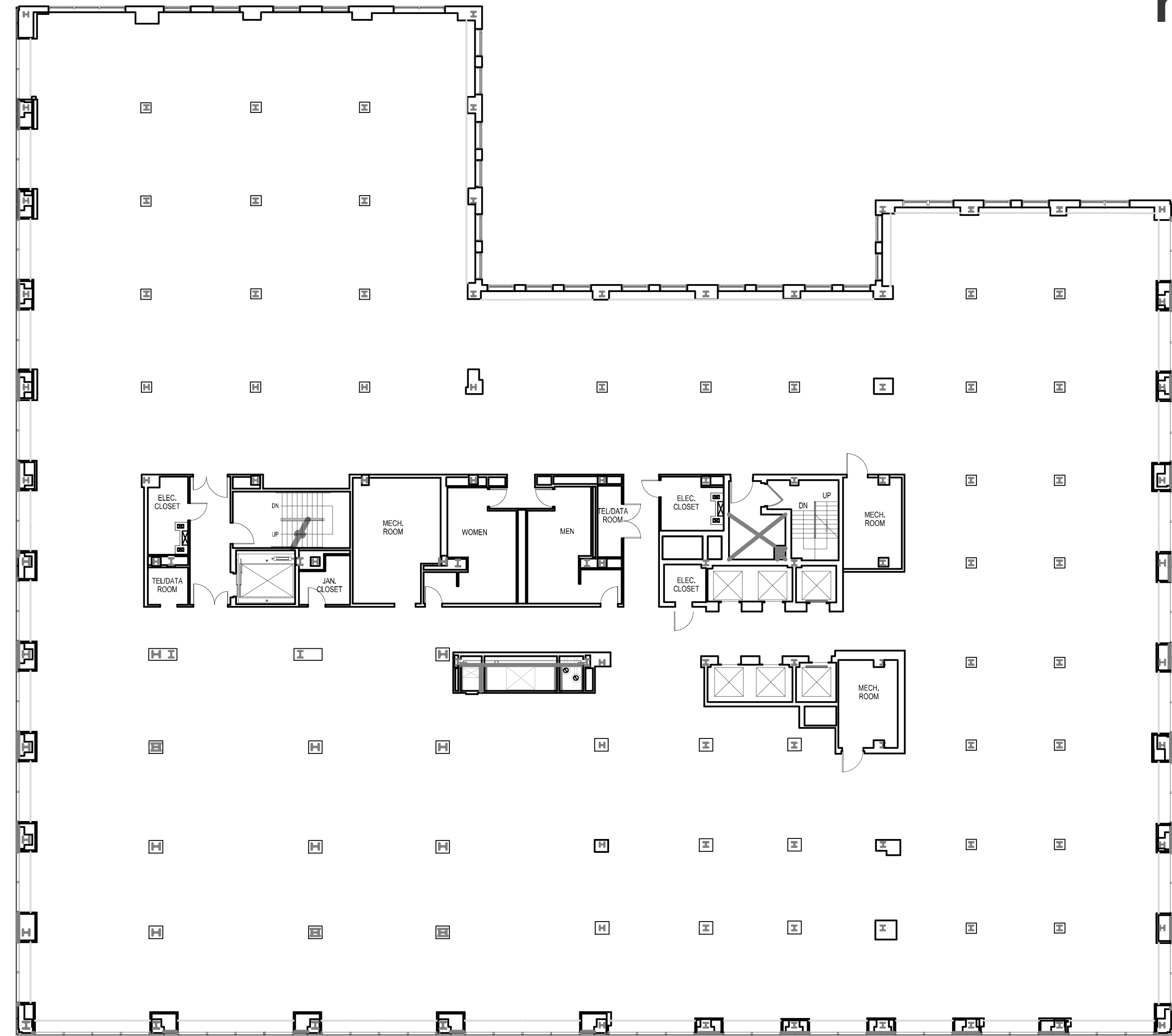
44TH ST



MADISON AVE

CORE & SHELL
ENTIRE 17TH FL.
40,948 RSF

43RD ST



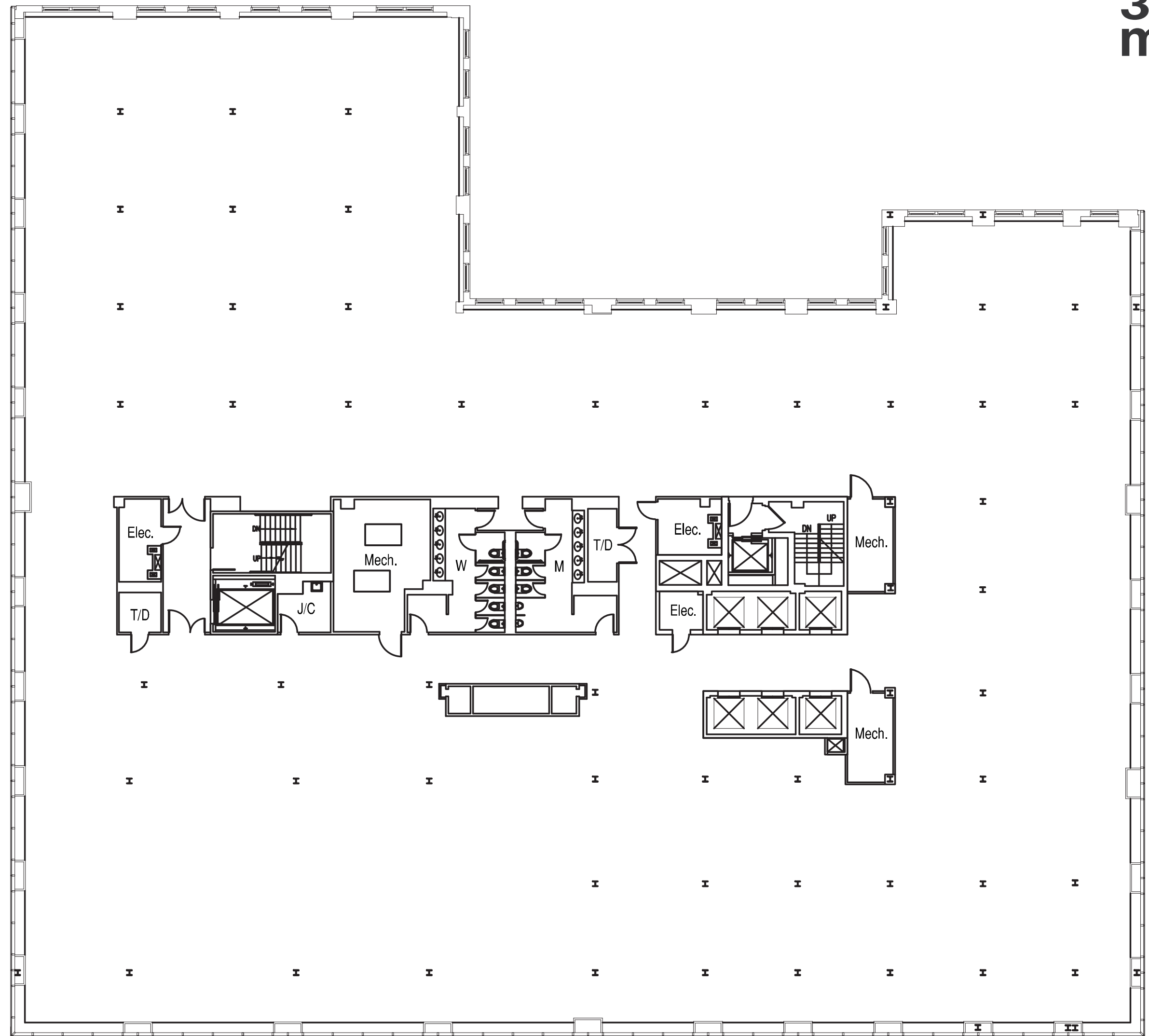
44TH ST

MADISON AVE

CORE & SHELL
ENTIRE 19TH FL.
36,250 RSF

43RD ST

44TH ST



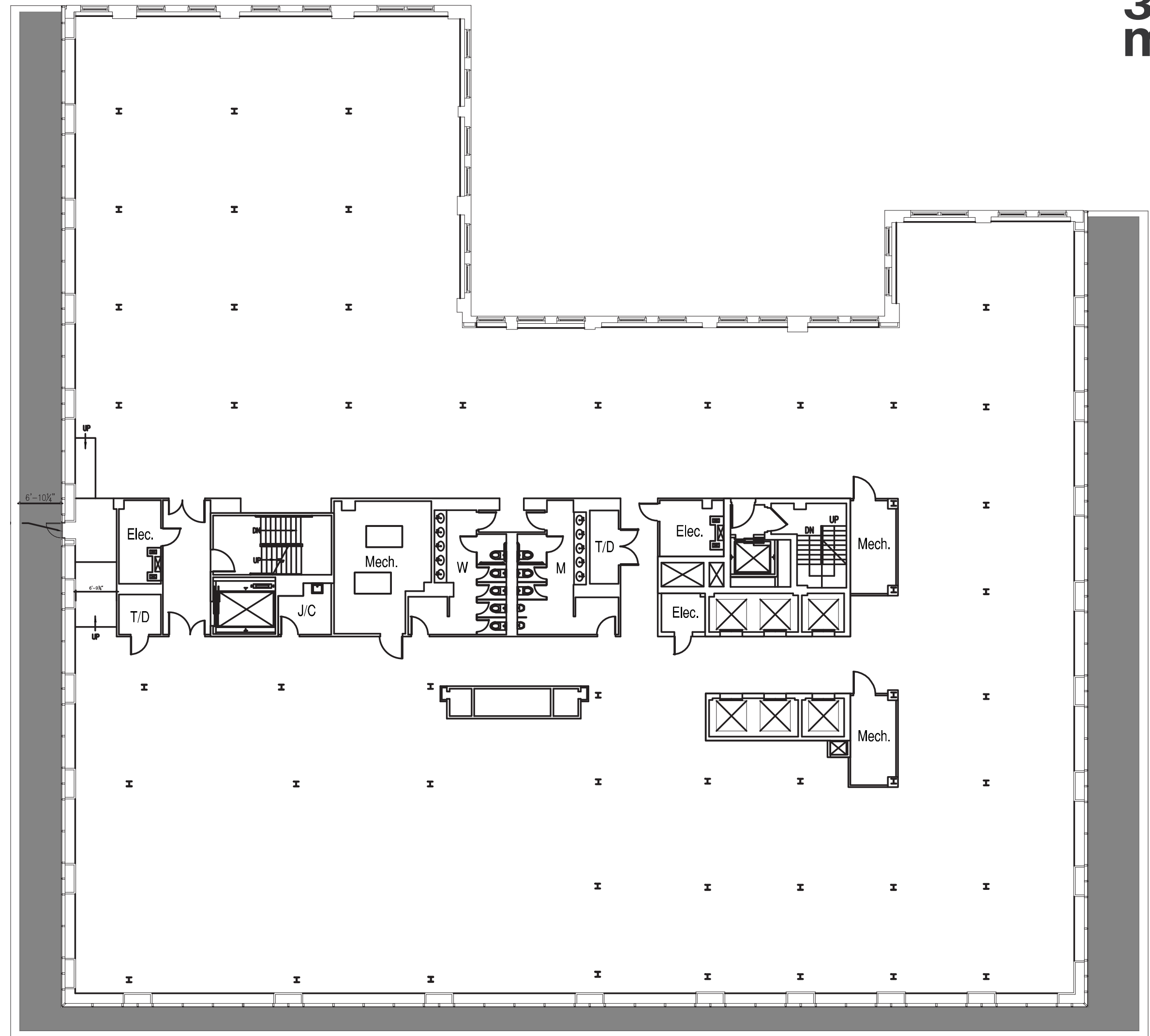
MADISON AVE

CORE & SHELL
ENTIRE 20TH FL.
31,450 RSF
POTENTIAL TERRACE
(GRAY AREA)

43RD ST

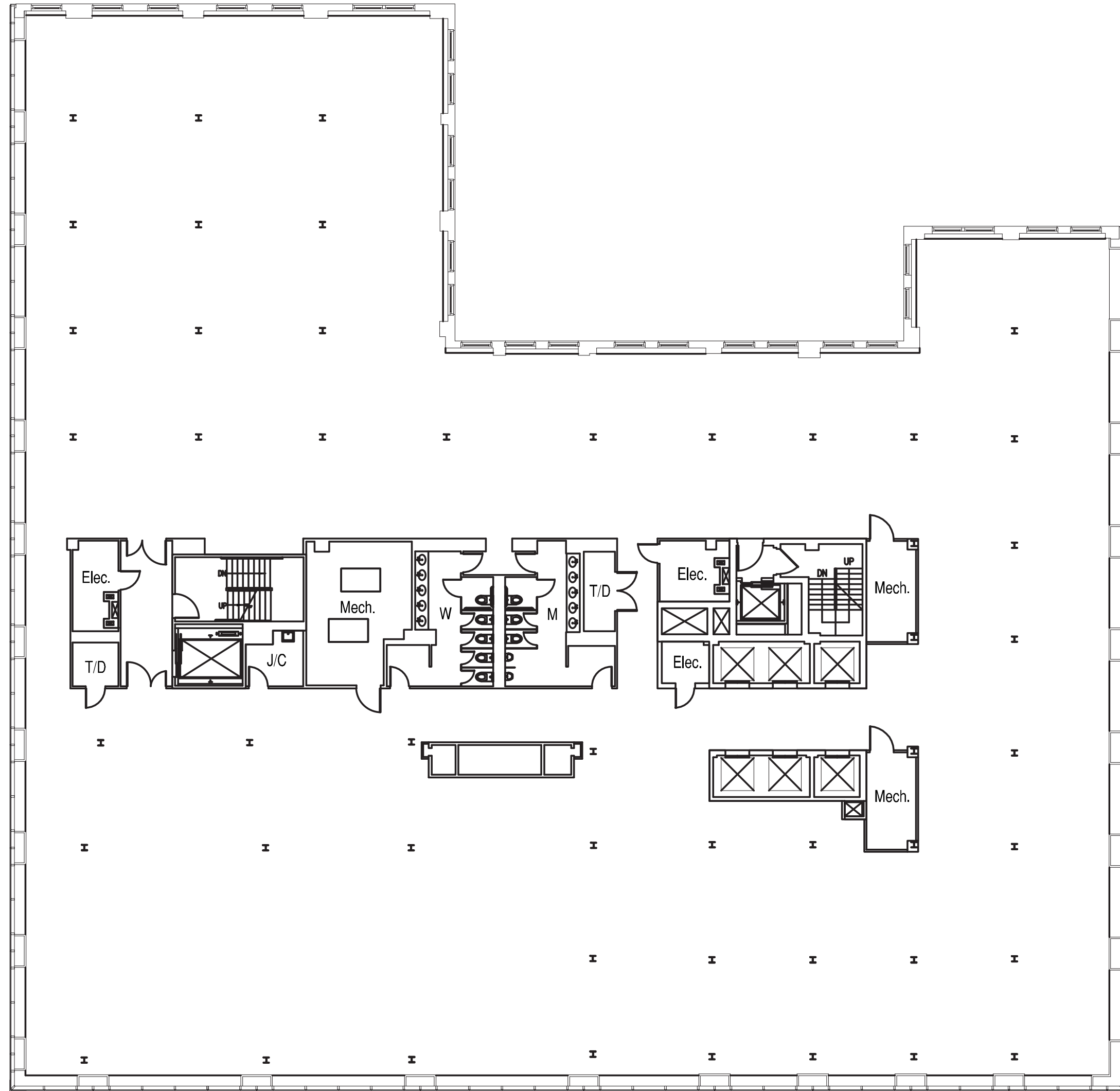
44TH ST

MADISON AVE



CORE & SHELL
ENTIRE 21ST FL.
31,450 RSF

43RD ST



44TH ST

MADISON AVE