

667

MADISON AVENUE

INTRODUCTION 3

BUILDING 4

AMENITIES 15

AVAILABILITY 18

OWNERSHIP 22

CONTACT 23

AN OFFICE EXPERIENCE LIKE NO OTHER.

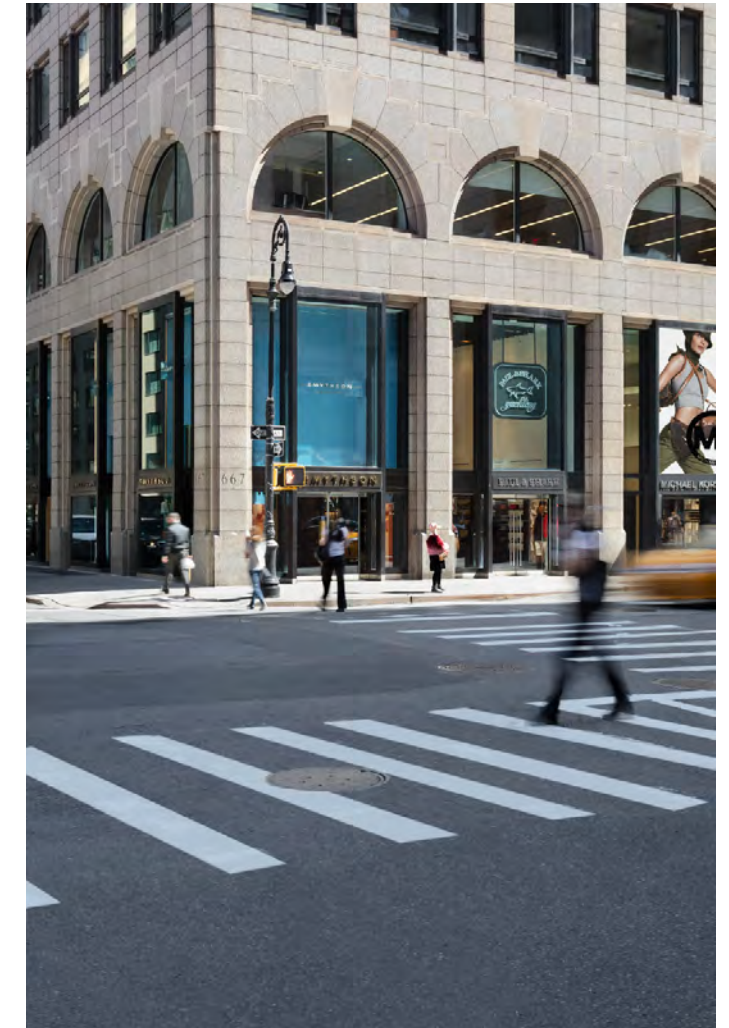


HISTORY

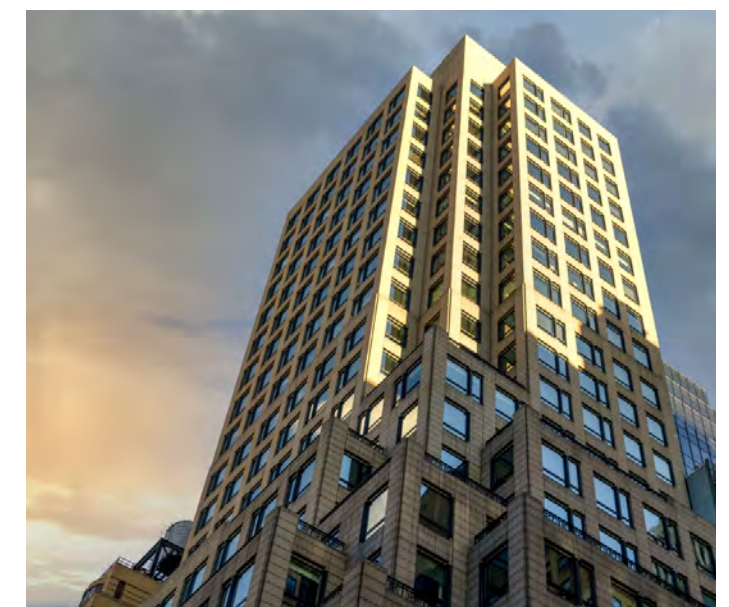
Conceived as a walk-to-work boutique office building at the Northern edge, 667 Madison was built to meet a specific set of needs desired by family offices, alternative asset management businesses, and boutique office occupiers. With ownership by Leonard Stern and son Edward, they pride themselves in operating New York City's finest boutique office building, providing first-class service that is unmatched in the Manhattan marketplace.



Building Northwest Corner



Building Facade





Private Terrace

DESIGN

Inspired by grand architectural elements in the Saint-Germain-des-Prés district of Paris, 667 Madison's granite-clad exterior office building stands at 25 stories with 273,114 RSF.

Bespoke interiors have been curated to feature elements of a Manhattan residence rather than of a standard office space. This vision has been realized through expansive floor-to-ceiling windows and ceiling heights of 14', as well as the use of materials such as sheetrock and finishes like automatic shades and others that are found in New York's very best residential buildings.

667 Madison's office interior finishes reflect ownership's vision to offer its tenants a standard that is modern, yet timeless, and with the very best in quality that is available in the marketplace today. These standards include wide-planked wood floors, floor-to-ceiling glass office fronts, generous use of sheetrock, and related finishes that ensure office interiors are both highly functional, yet residential in the ambiance.









LOBBY

Bartholdi's original maquette of Lady Liberty greets 667 Madison visitors upon arrival. Gilbert Stewart's original portrait of George Washington—one of only two portraits the first President ever sat for—hangs behind the reception desk, staffed by the city's best and most committed operations team.

“ *The west wall of our lobby was originally designed to display a fantastic piece of art.*

Yet I could never find the perfect piece, given the size and volume of the space and my commitment to do something really different. — Leonard Stern ”



The Munro-Lenox Portrait of George Washington



LOCATION

Located on the northeast corner of 61st Street and Madison Avenue, 667 Madison sits at the intersection of two of the city's most prominent neighborhoods and is one block from Central Park. The asset's location is unique in that the area's traffic and streetscape feel more like a residential neighborhood rather than a hectic commercial district. The city's most important shops, restaurants, cultural experiences, and hotels are within walking distance.



BARS

1. Bar Seine
2. Club Macanudo
3. Harry's New York Bar
4. Jacques
5. The Bar Room
6. The Champagne Bar
7. The Regency Bar & Grill
8. The Whitby Bar
9. Two E Bar/Lounge
10. Ty Barw



CULTURE

1. Asia Society and Museum
2. Central Park Zoo
3. Galleries Bartoux
4. Gapstow Bridge
5. General William Tecumseh Sherman Monument
6. Park Avenue Armory
7. Rockefeller Center
8. SM Fine Art Gallery
9. Society of Illustrators
10. The Frick Collection
11. The Museum of Modern Art
12. Top of The Rock
13. Carnegie Hall



RETAIL

1. Apple
2. BALenciAGA
3. Barneys
4. Bergdorf Goodman
5. BERLUTI
6. Bottega Veneta
7. Brioni
8. Brunello Cucinelli
9. Burberry
10. CELINE
11. CHANEL
12. Chloé Barneys
13. DIOR
14. Fendi
15. GIORGIO ARMANI
16. Graff
17. Gucci
18. Hermès Mens
19. Jimmy Choo
20. Louis Vuitton
21. Maison Goyard
22. Marc Jacobs
23. Michael Kors Collection
24. Saint Laurent
25. Tiffany & Co.
26. Tod's
27. TOM FORD



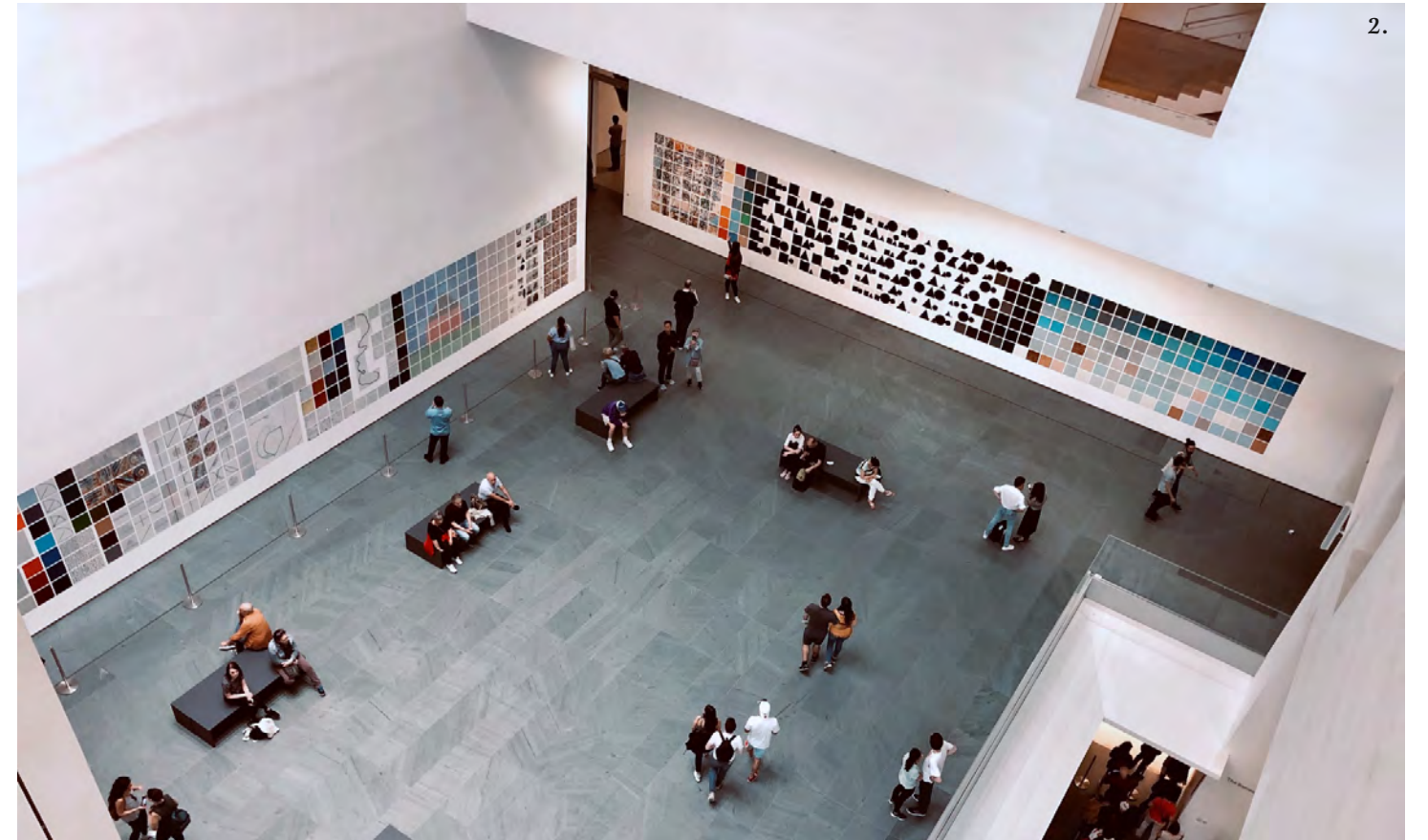
HOTELS

1. 1 Hotel Central Park
2. Four Seasons Hotel
3. Hôtel Plaza Athénée
4. Essex House New York
5. Loews Regency New York
6. Park Lane Hotel
7. The Lowell Hotel
8. The Pierre, A Taj Hotel
9. The Plaza
10. The Ritz-Carlton
11. The Sherry-Netherland



RESTAURANTS

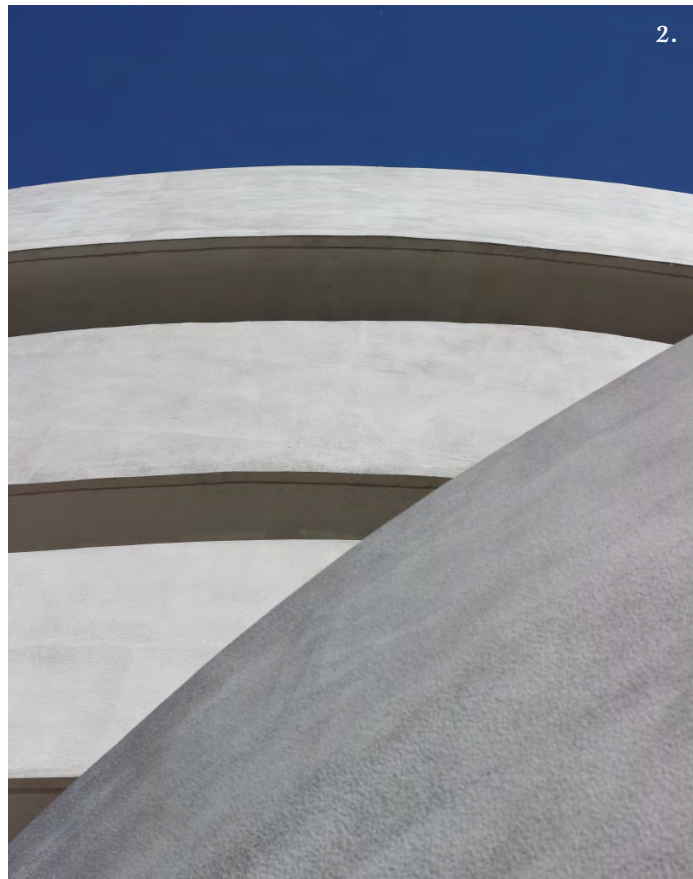
1. Amaranth
2. Armani/Ristorante
3. Avra Madison Estiatorio
4. Daniel
5. Fleming by Le Bilboquet
6. Freds Madison Avenue
7. Harry Cipriani
8. La Goulue
9. LAVO Italian Restaurant
10. Le Bilboquet
11. Nobu Fifty Seven
12. Philippe Chow
13. Serafina Osteria



1. Central Park
2. Museum of Modern Art
3. Gucci, Fifth Avenue
4. Central Park Benches



1.



2.

- 1. Metropolitan Museum of Art
- 2. Gapstow Bridge, Central Park
- 3. The Guggenheim



3.

SPECIFICATIONS



BUILT
1987



RENOVATION 2018
Elevators & Fire Alarm System



ARCHITECT
Helpern Architects



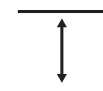
LOCATION
Madison Avenue & 61st Street



BUILDING
273,114 RSF



NUMBER OF FLOORS
25



SLAB HEIGHTS
13'-8" to 14'-7"



HVAC
24/7 tenant controlled water cooled package units on every floor



ELEVATORS
Three low-rise passenger elevator cars serve floors 2–11
Three high-rise passenger elevator cars serve floors 11–25
One service elevator



TELECOMMUNICATIONS
Verizon, AT&T, LightPath, Optimum and Cogent
Fiber optic communication available



AMENITIES
Fully equipped fitness center including a Peloton spin studio and a Golf Club, featuring the latest golf simulation technology



ELECTRIC
General electrical capacity and service



SECURITY/ CONCIERGE
(24/7 365 days)



A ten-foot-tall bronze Statue of Liberty, by Frédéric Auguste Bartholdi

OPERATIONS

Modern Systems

667 Madison's elevators, cooling tower, air handling systems, air purifying systems, and internal fiber network have all been recently upgraded, and ownership is committed to maintaining the building's systems to the highest possible standard.

Private Elevator Service

Elevators have been pre-programmed to accommodate "express ride" from any floor directly to the lobby, and lobby attendants can arrange private car service to any floor in the building upon request.



HEALTH & WELLNESS

Fitness Center

667 Madison's fitness center is fully equipped with the very best cardio equipment, including a Peloton spin studio. Private sessions are available by appointment.

Golf Simulator

The 667 Golf Club features the latest in golf simulation technology. Private sessions are available by appointment.

FLEX SPACE

667 Madison's fully furnished Flex Space is powered by Servcorp, the leading flexible office provider with over 40 years in the business and 140 global locations.

Services include furnished offices, team suites with conference rooms, a conference center with a catering kitchen available for larger gatherings, and administrative, virtual office, and tech support complete the package. Reciprocal privileges at other Servcorp locations around the United States, Europe, and Asia are available to members.

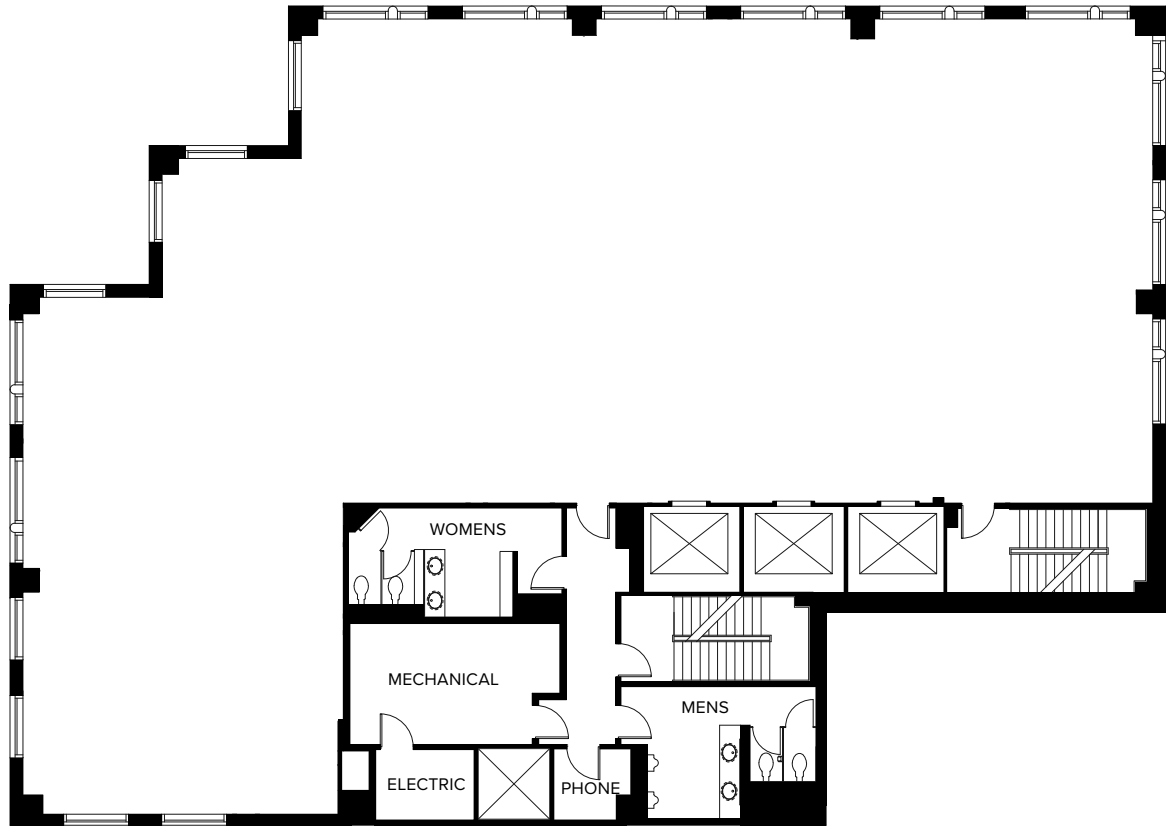


AVAILABILITY

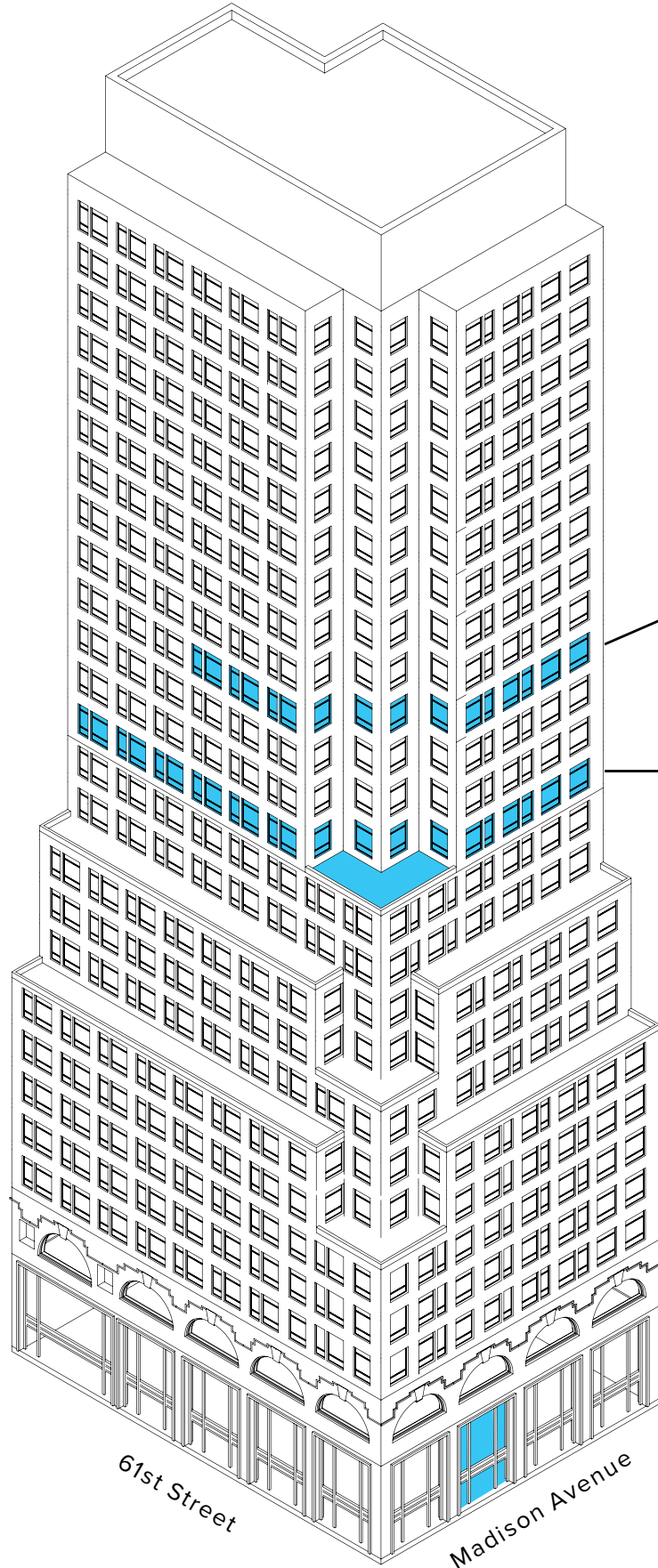
VIEW OF CENTRAL PARK / UPPER EAST SIDE

E. 61ST STREET

VIEW OF CENTRAL PARK / MIDTOWN
MADISON AVENUE



TOWER FLOOR PLAN



17TH FLOOR
(PARTIAL)
6,600 RSF

14TH FLOOR
(FULL)
8,307 RSF

RETAIL FLOOR
1,464 RSF

61st Street

Madison Avenue

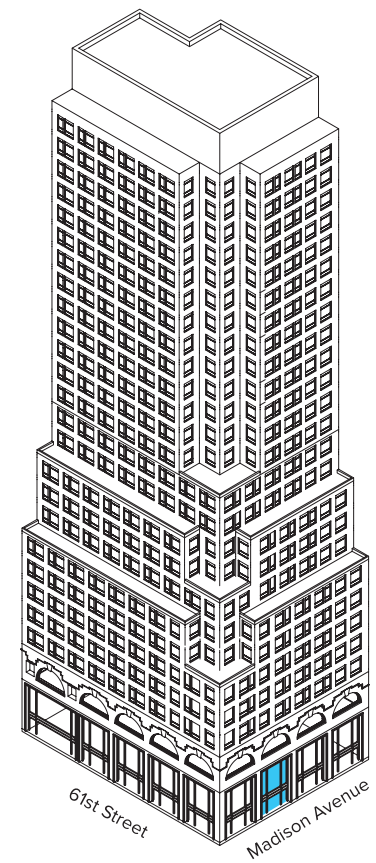
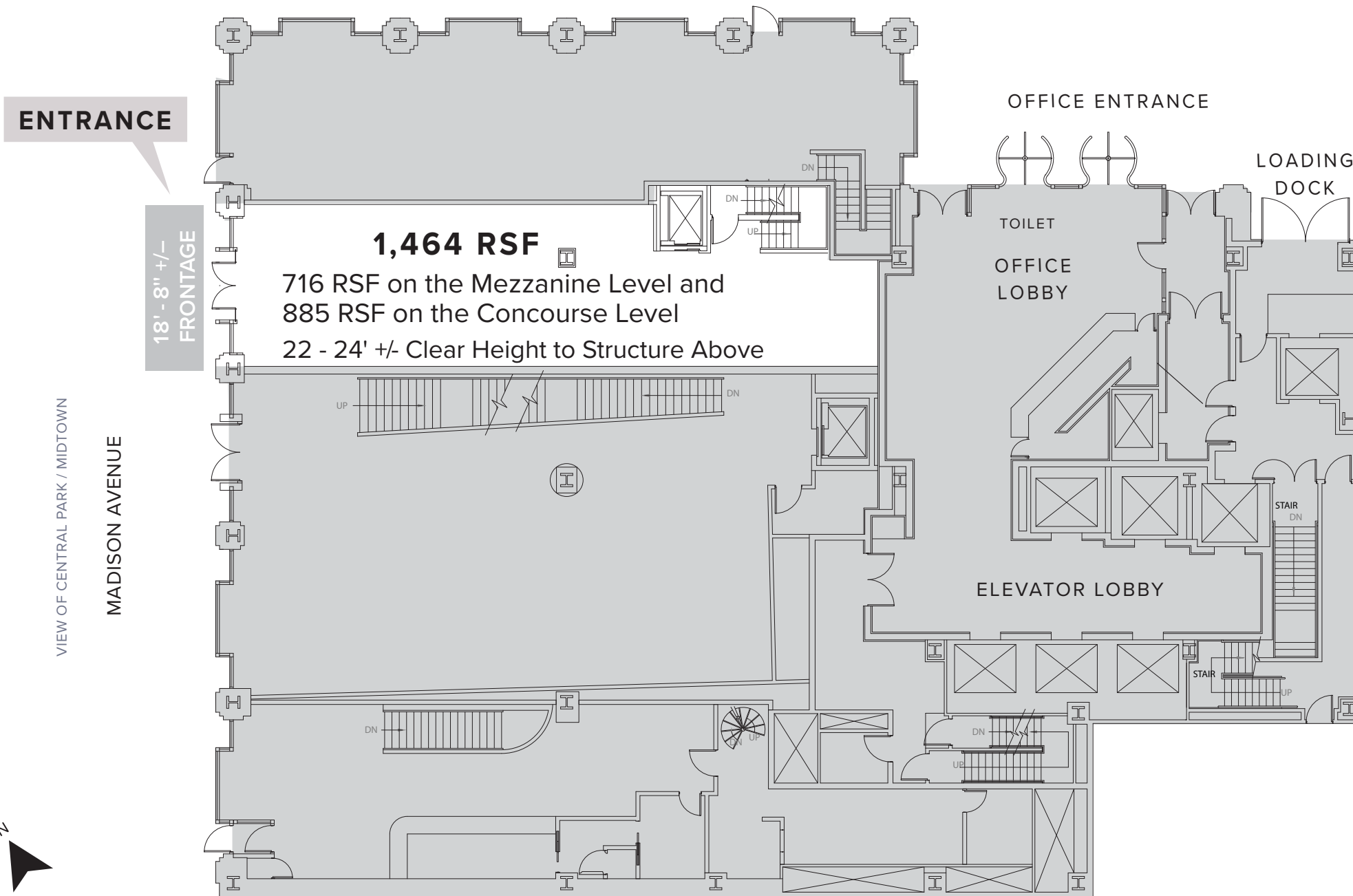
RETAIL SUITE

VIEW OF CENTRAL PARK / UPPER EAST SIDE
E. 61ST STREET

RETAIL FLOOR

1,464 RSF

CONDITION – WHITE BOXED



FLOOR 14

VIEW OF CENTRAL PARK / UPPER EAST SIDE

E. 61ST STREET

VIEW OF CENTRAL PARK / MIDTOWN

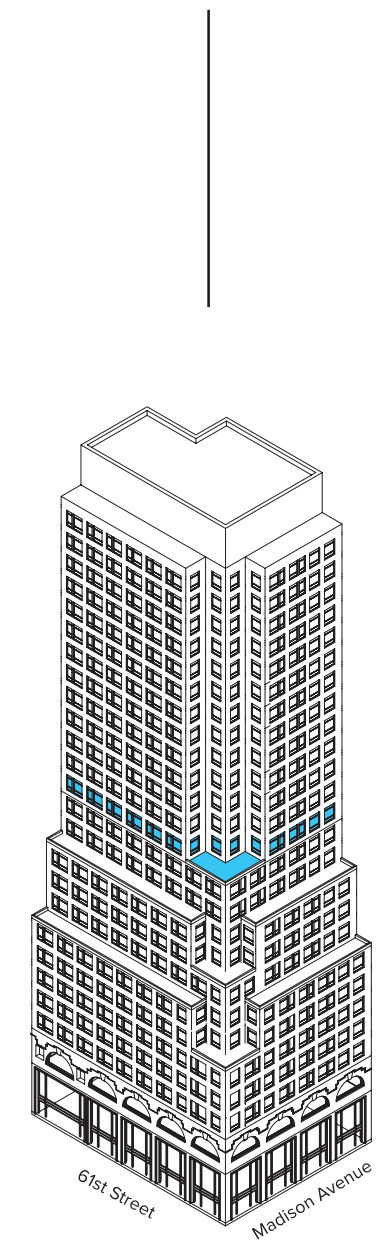
MADISON AVENUE



14TH FLOOR

8,307 RSF

FULL FLOOR— PRE-BUILT INSTALLATION
W/TERRACE



FLOOR 17

VIEW OF CENTRAL PARK / UPPER EAST SIDE

E. 61ST STREET

VIEW OF CENTRAL PARK / MDTOWN

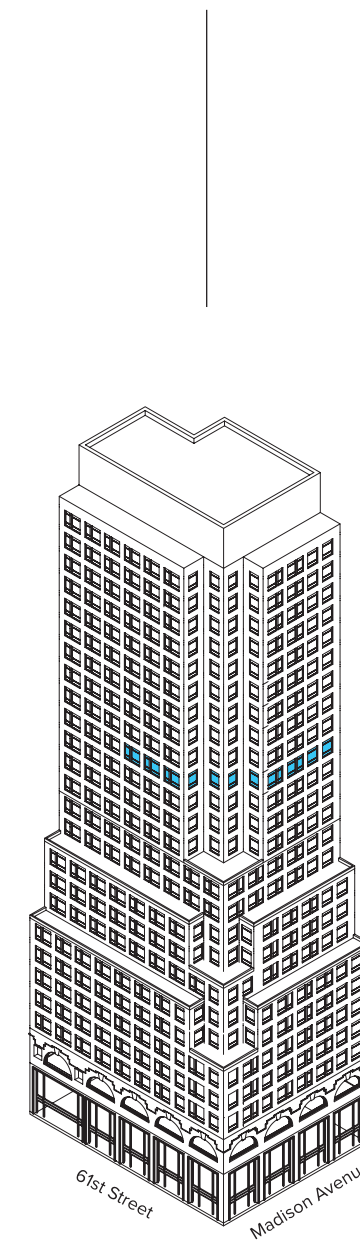
MADISON AVENUE



17TH FLOOR

6,600 RSF

PARTIAL FLOOR — PRE-BUILT INSTALLATION



OWNERSHIP

HARTZ

Owner Occupied and Managed

667 Madison Ave is owned, occupied and managed by its original developer Leonard Stern, who keeps his office in the building and manages The Hartz Group, a large real estate, renewable energy and investment company, along with his son Edward.

The Hartz Group is nearly 100 years old. Still closely held, the Sterns run the company with a focus on flexibility, adaptability and an exceptionally strong balance sheet.





CONTACT

Samia Bali

212.308.3336

samia.bali@hartzmountain.com

Glenn Frankel

Vice-President

201.272.5307

glenn.frankel@hartzmountain.com

667

MADISON AVENUE