

667

MADISON AVENUE

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# AN OFFICE EXPERIENCE LIKE NO OTHER.

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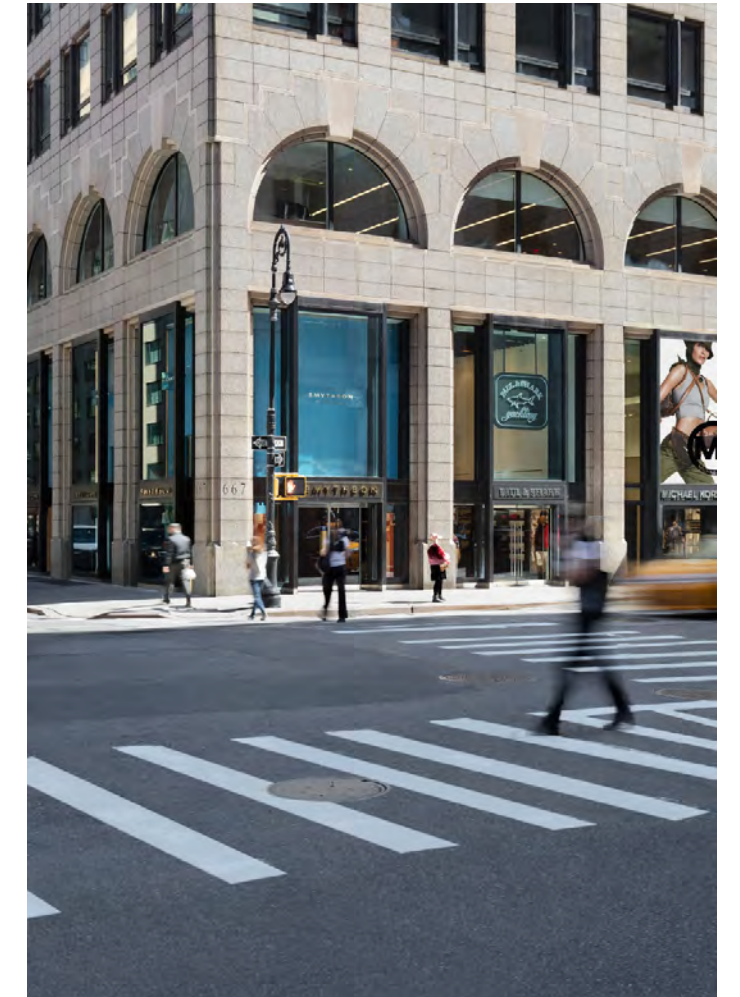
# HISTORY

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.

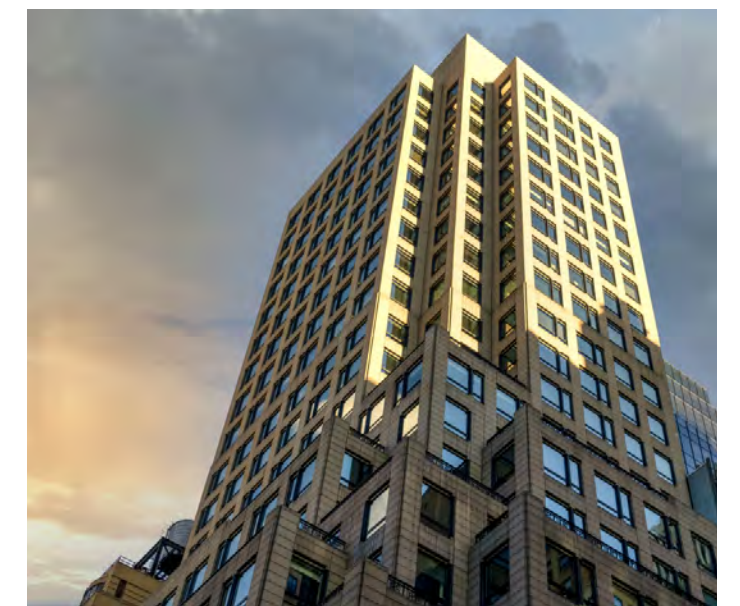
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Building Northwest Corner



Corner of Madison Avenue and 61st Street



Building Facade



Private Terrace

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# 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.

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# LOBBY

Bartholdi's original maquette of Lady Liberty greets 667 Madison visitors upon arrival. Gilbert Stuart'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.

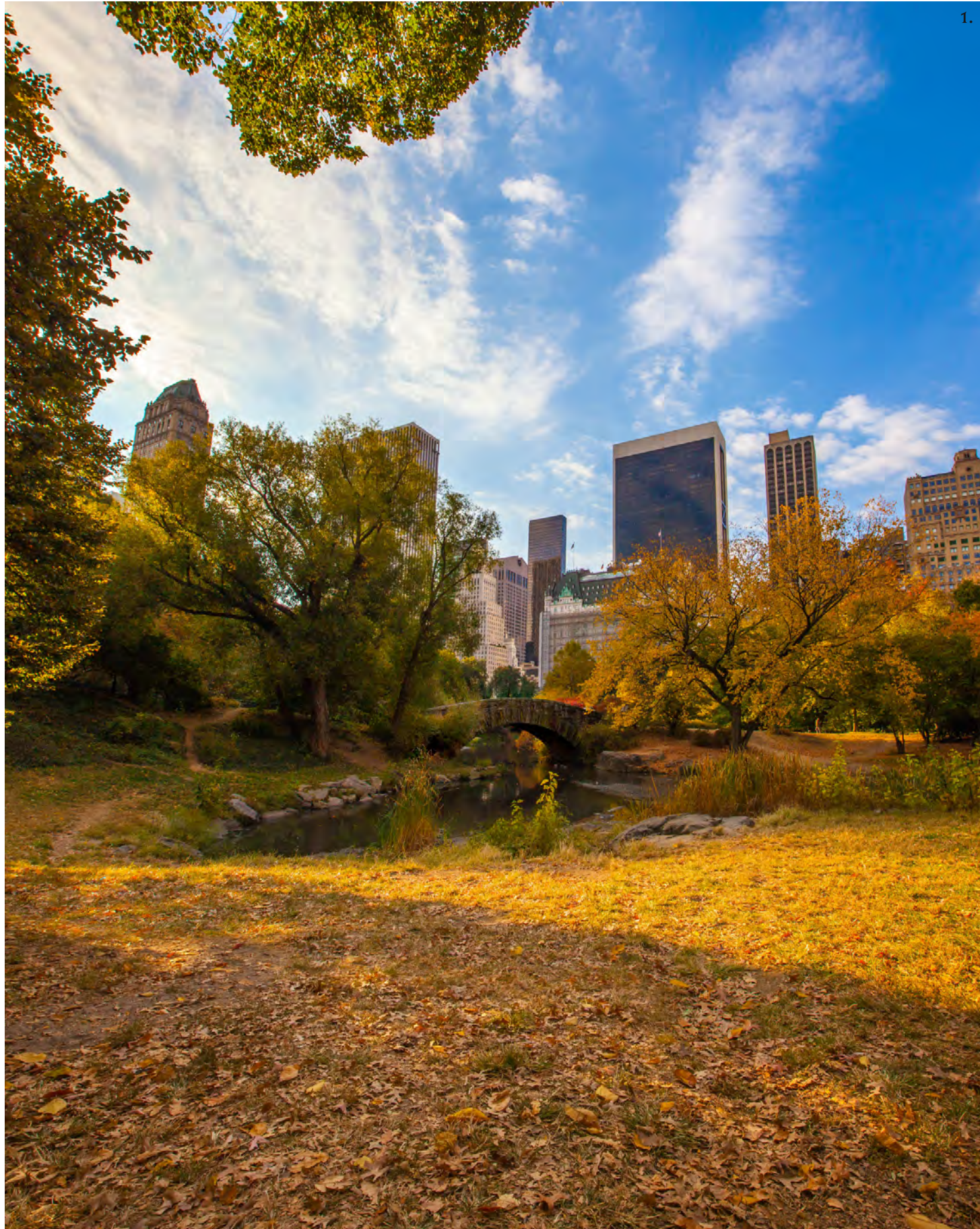
“ *The west wall of our lobby was originally designed to display a fantastic piece of art.*

*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 ”*

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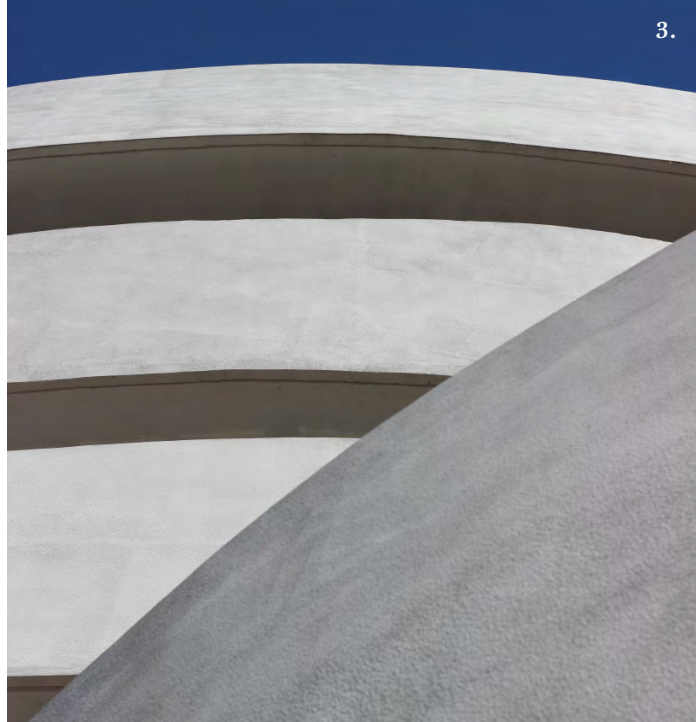
The Munro-Lenox Portrait of George Washington



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



1. Gapstow Bridge, Central Park



667 MADISON AVENUE



# SPECIFICATIONS



**BUILT**  
1987



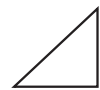
**RENOVATION 2018**  
Elevators & Fire Alarm System



**ARCHITECT**  
Helpern Architects



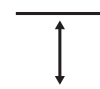
**LOCATION**  
Madison Avenue & 61st Street



**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, AaT&T, LightPath, Optimum, Towerstream, Crown Castle and Cogent are available fiber optic communication



**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)

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# 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.

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



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# 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.

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# FLEX SPACE

667 Madison's fully furnished Flex Space is powered by Bevmax Office Centers, [www.BevmaxOffice.com](http://www.BevmaxOffice.com), the leading flexible office provider of curated, professional and luxurious flexible offices in New York City for over 20 years.

Whether your family office, hedge fund or publicly traded firm needs an office for an auditor, visiting dignitary, or a special project, we can provide team rooms for up to 50 persons or private, fully furnished, wired and secure offices. Our two floor Center also provides conference rooms, a conference center with a catering kitchen available for larger meetings, and a spectacular and elegant cafe for informal meetings. Our 4th and 5th floor Flexible Office Center offers our clients the maximum flexibility and ability to be nimble in their business.

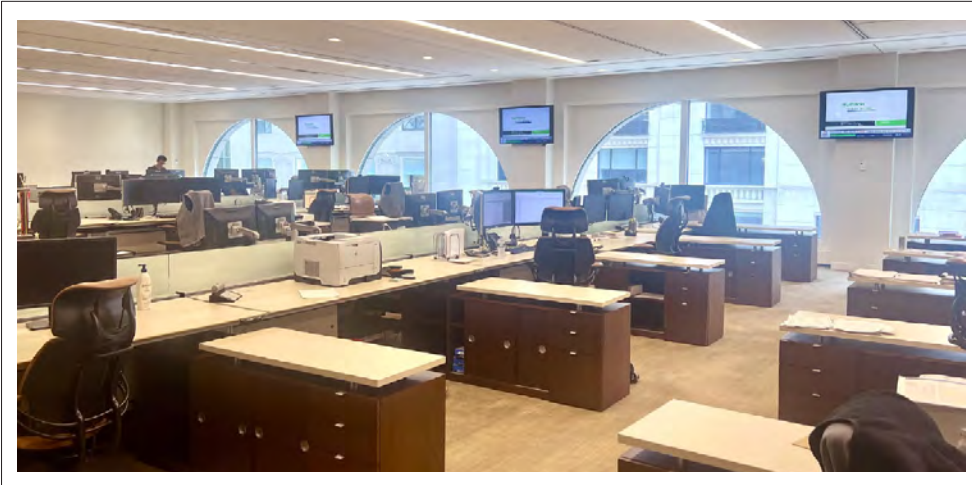
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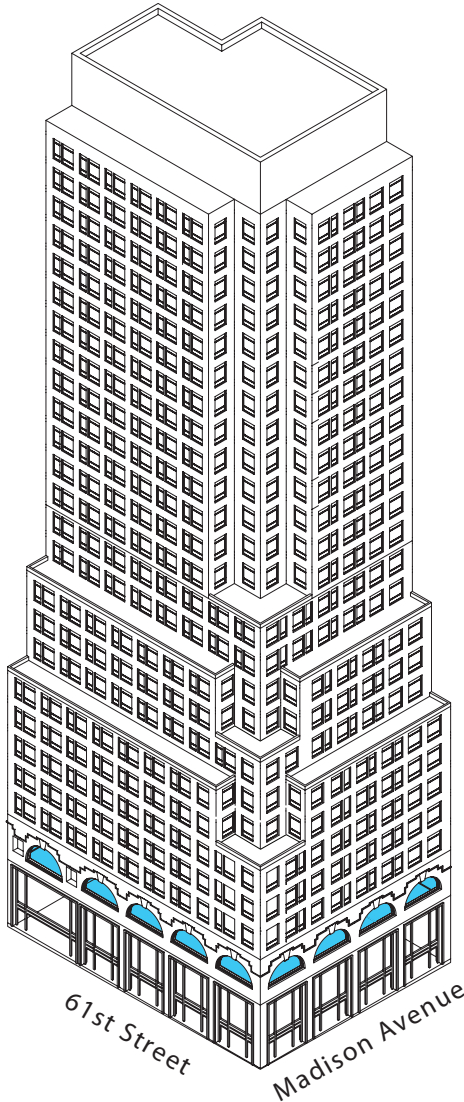
# FLOOR 2

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



AVAILABLE 2Q25  
2nd FLOOR  
15,300 RSF

VIEW OF CENTRAL PARK / MIDTOWN  
MADISON AVENUE

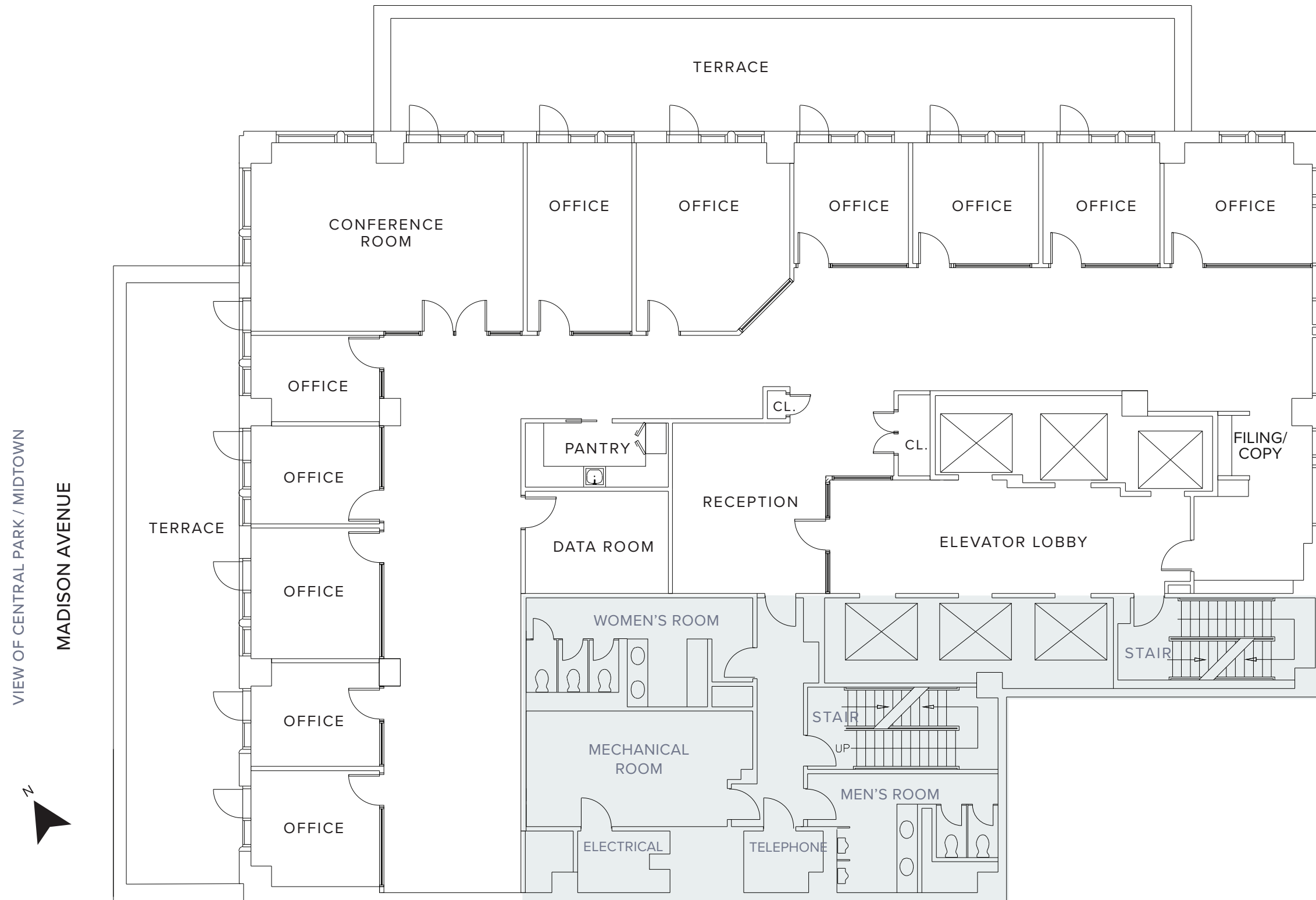


# FLOOR 11

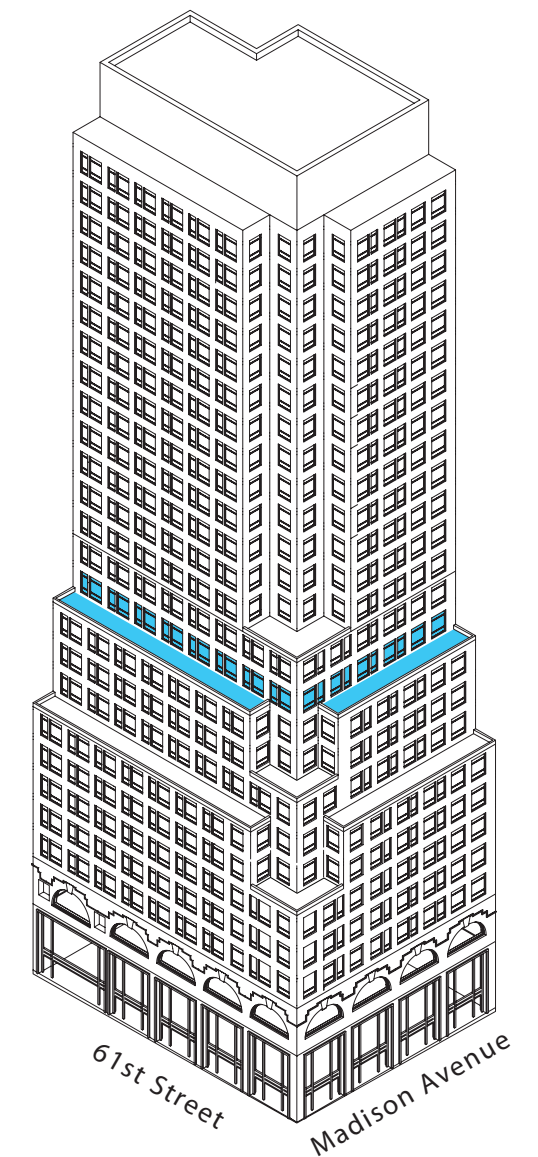
VIEW OF CENTRAL PARK / UPPER EAST SIDE  
E. 61ST STREET

AVAILABLE 1Q25

11th FLOOR  
9,245 RSF



VIEW OF CENTRAL PARK / MIDTOWN  
MADISON AVENUE



# FLOOR 12

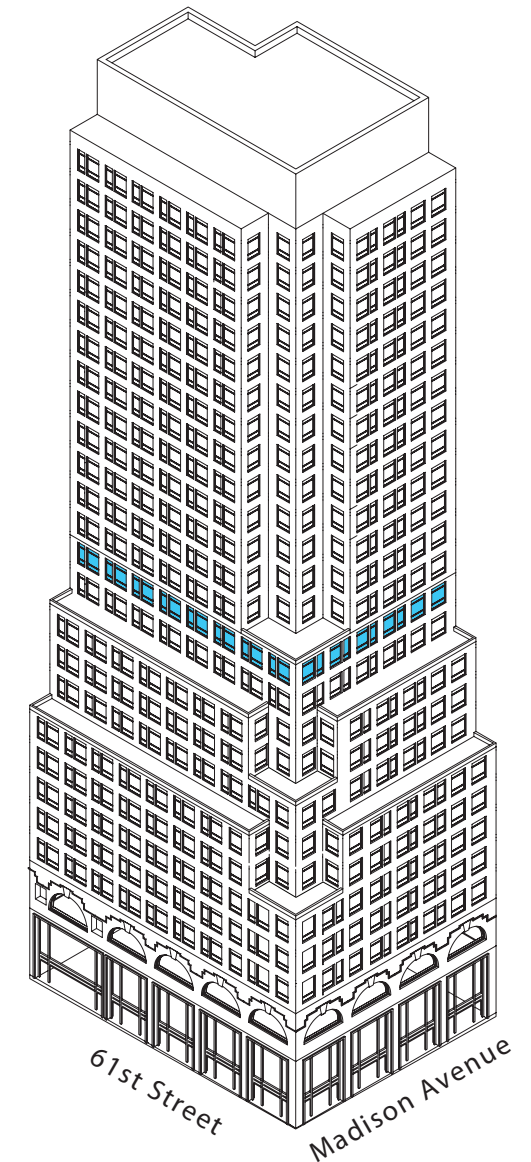
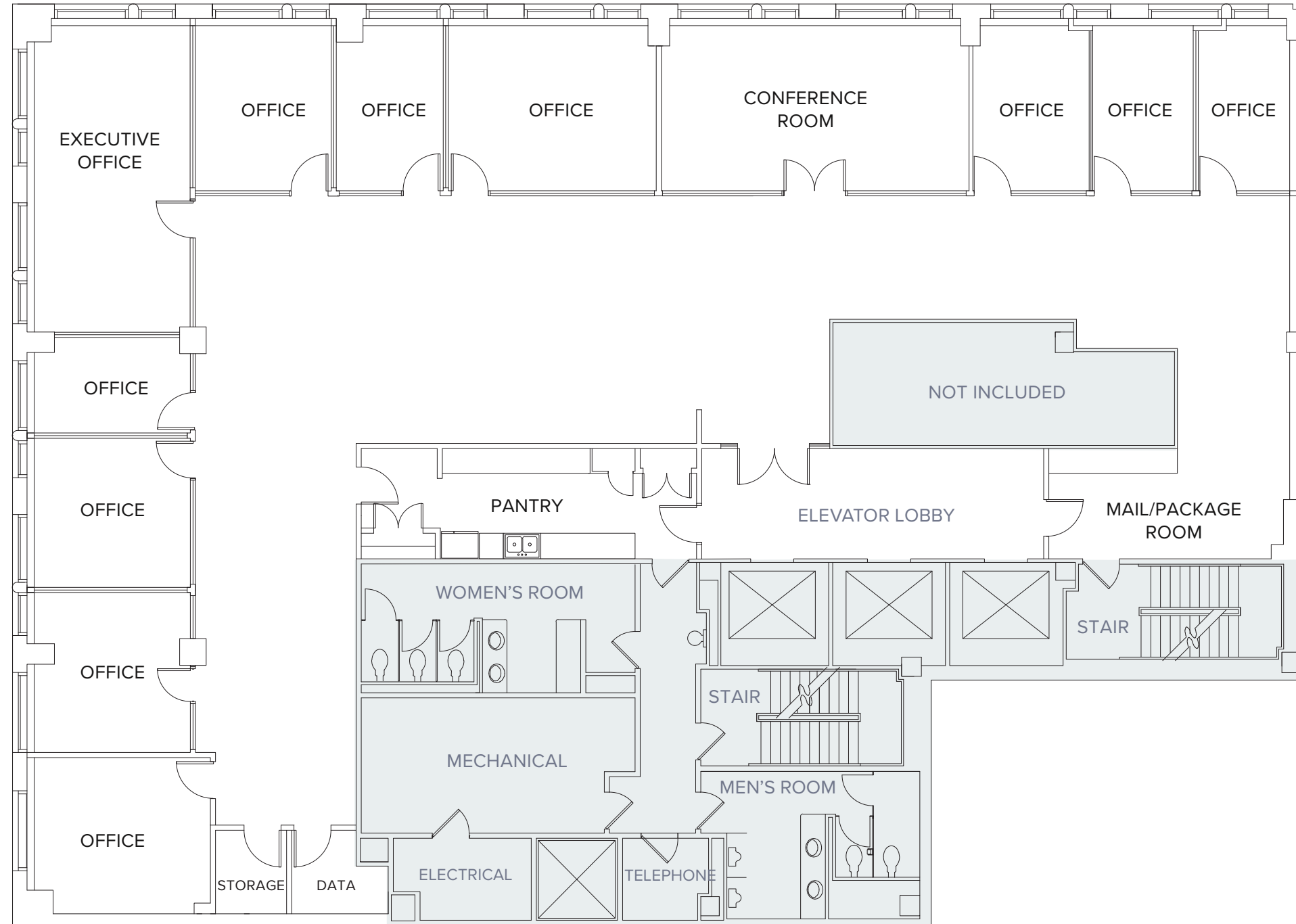
VIEW OF CENTRAL PARK / UPPER EAST SIDE  
E. 61ST STREET



AVAILABLE IMMEDIATELY

12th FLOOR  
9,245 RSF

VIEW OF CENTRAL PARK / MIDTOWN  
MADISON AVENUE



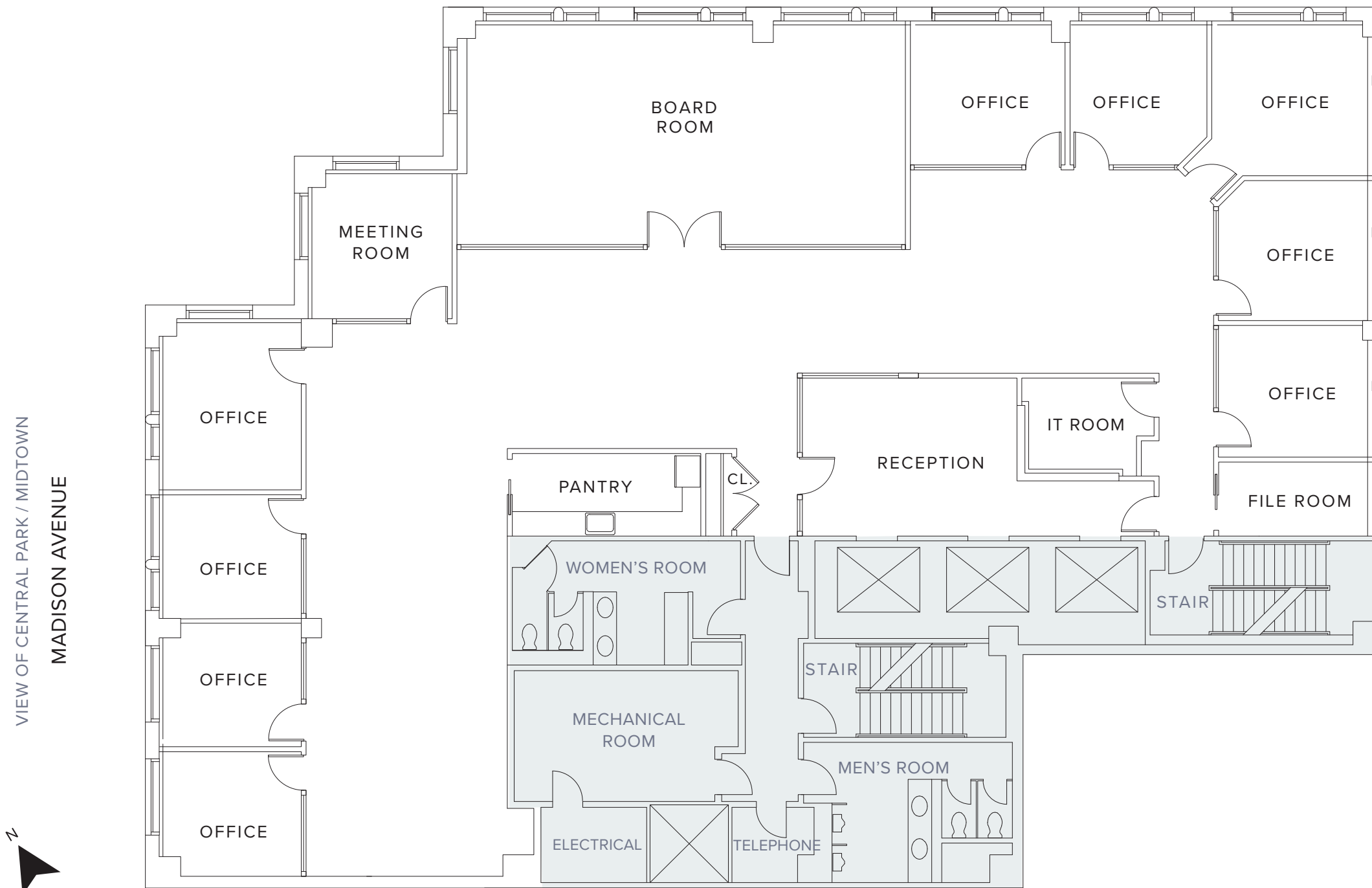
# FLOOR 16

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

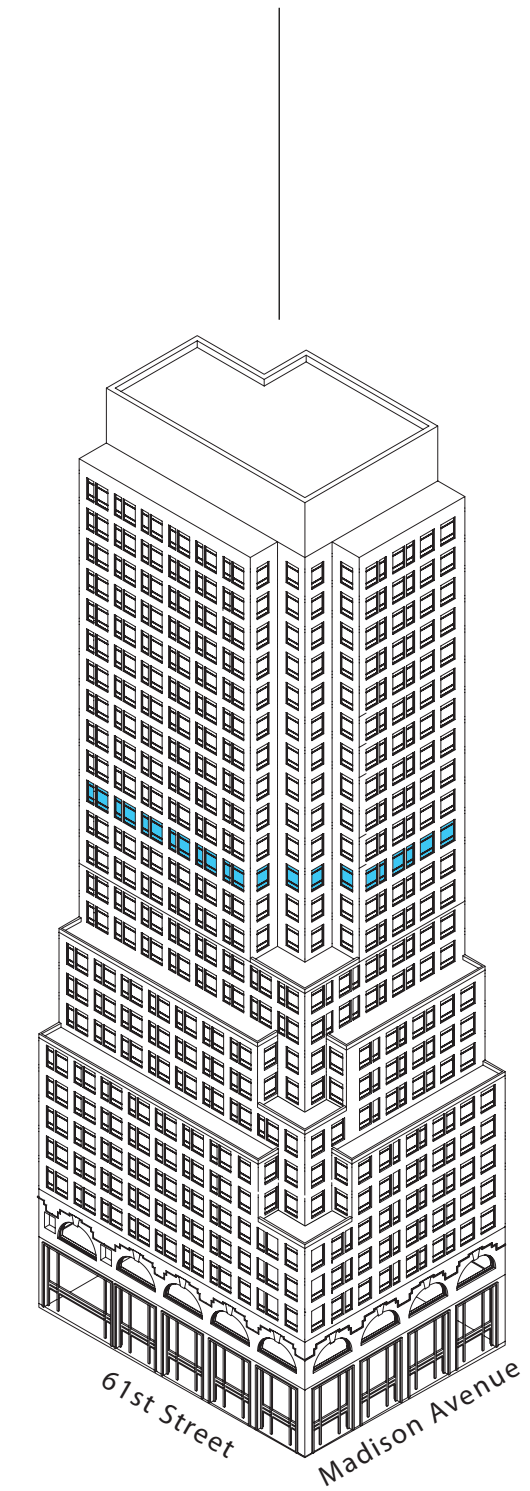
AVAILABLE 1Q25

16th FLOOR

8,760 RSF



VIEW OF CENTRAL PARK / MIDTOWN  
MADISON AVENUE



# FLOOR 17

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

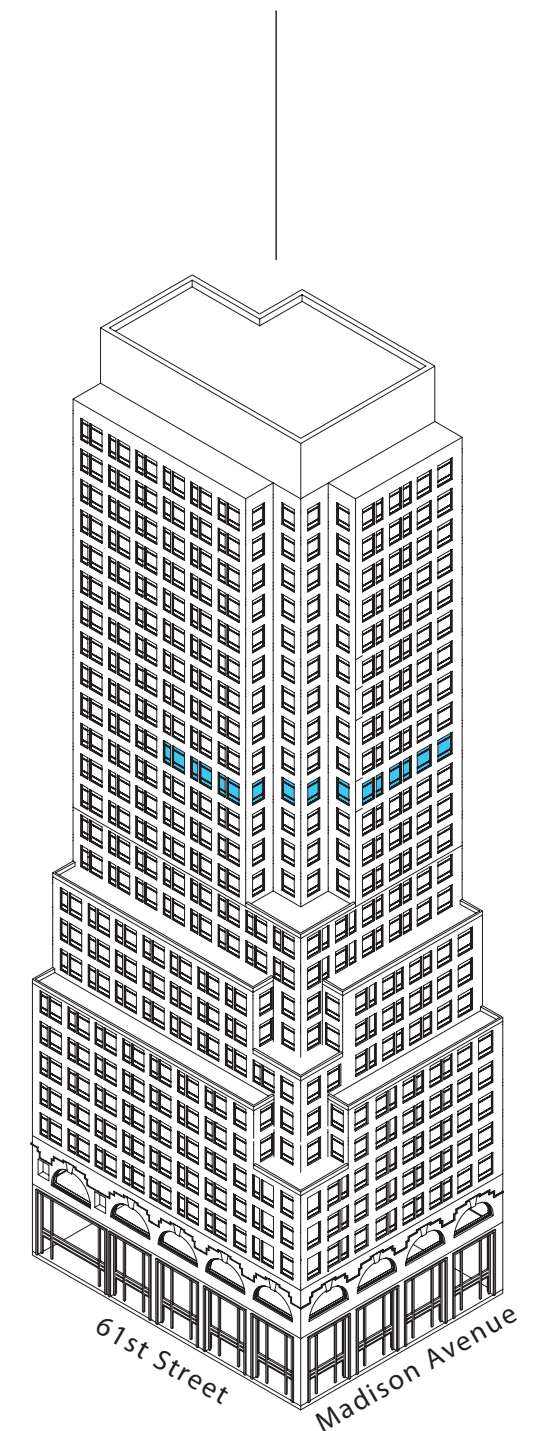
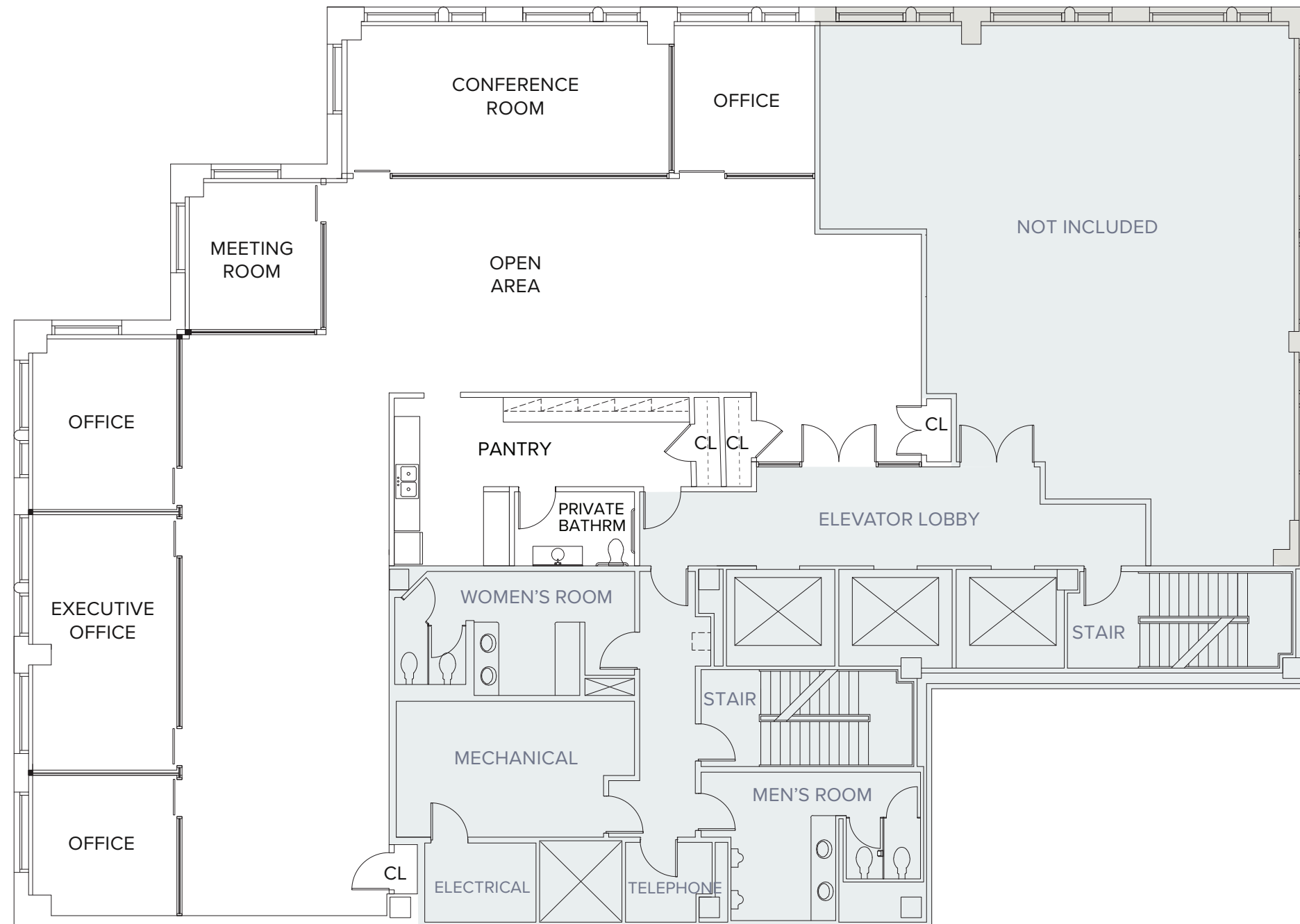
AVAILABLE 1Q25

## 17th FLOOR

### 6,600 RSF

PARTIAL FLOOR — PRE-BUILT INSTALLATION

VIEW OF CENTRAL PARK / MIDTOWN  
MADISON AVENUE



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# 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.

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# CONTACT

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