



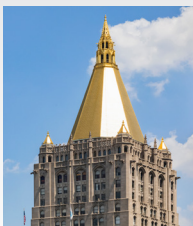
FIFTY FIVE MADISON AVENUE

EXCLUSIVE LEASING AGENT:



NEW YORK LIFE BUILDING RETAIL OPPORTUNITY

SOUTHEAST CORNER OF 27TH STREET



FIFTY FIVE MADISON AVENUE

An unparalleled flagship opportunity at the base of one of New York City's most storied landmarks — the New York Life Building. This premier retail space offers over 18,000 square feet with 180 feet of wraparound frontage, providing extraordinary brand visibility in the heart of Manhattan. Located just one block from Madison Square Park, a world-class destination that hosted over 260 events last year and welcomes more than 22 million visitors annually. This site sits at the epicenter of energy, culture, and foot traffic. Fifty Five Madison Avenue is surrounded by luxury hotels, acclaimed dining, and premier retail brands, anchoring it within NoMad's prestigious design and furniture district. This is an excellent opportunity to establish a flagship presence in one of New York City's most dynamic and distinguished retail corridors.



NOMAD
DESIGN DISTRICT

SURROUNDED BY
UPSCALE
RESIDENCES,
LUXURY HOTELS,
& FINE DINING

FIFTY
FIVE



50,000
DAILY VISITORS
MADISON SQUARE
PARK

FIFTY FIVE MADISON AVENUE

SIZE

Ground - 6,538 SF
Mezzanine - up to 11,947 SF

CEILING HEIGHT

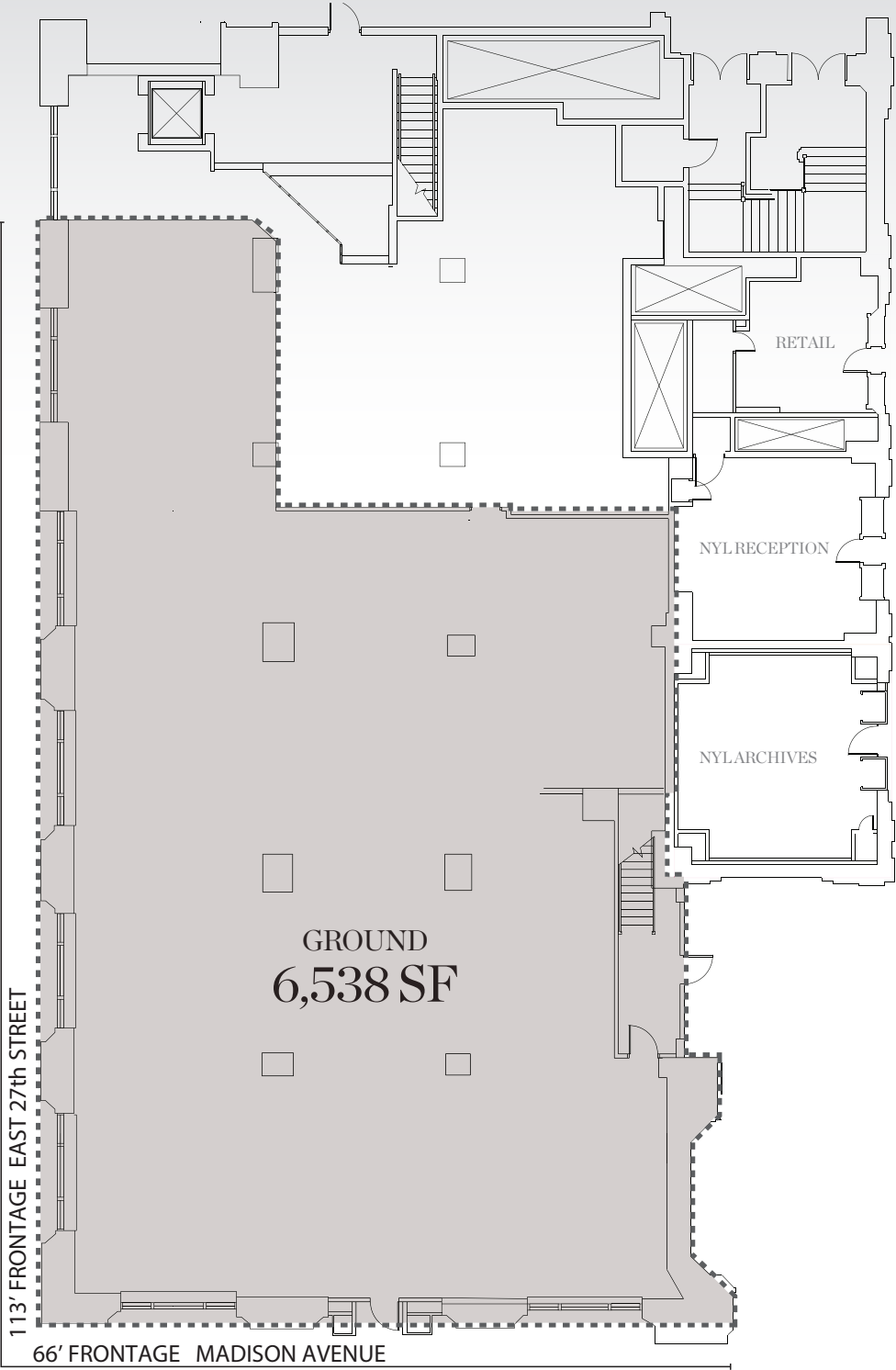
Up to 30'

FRONTAGE

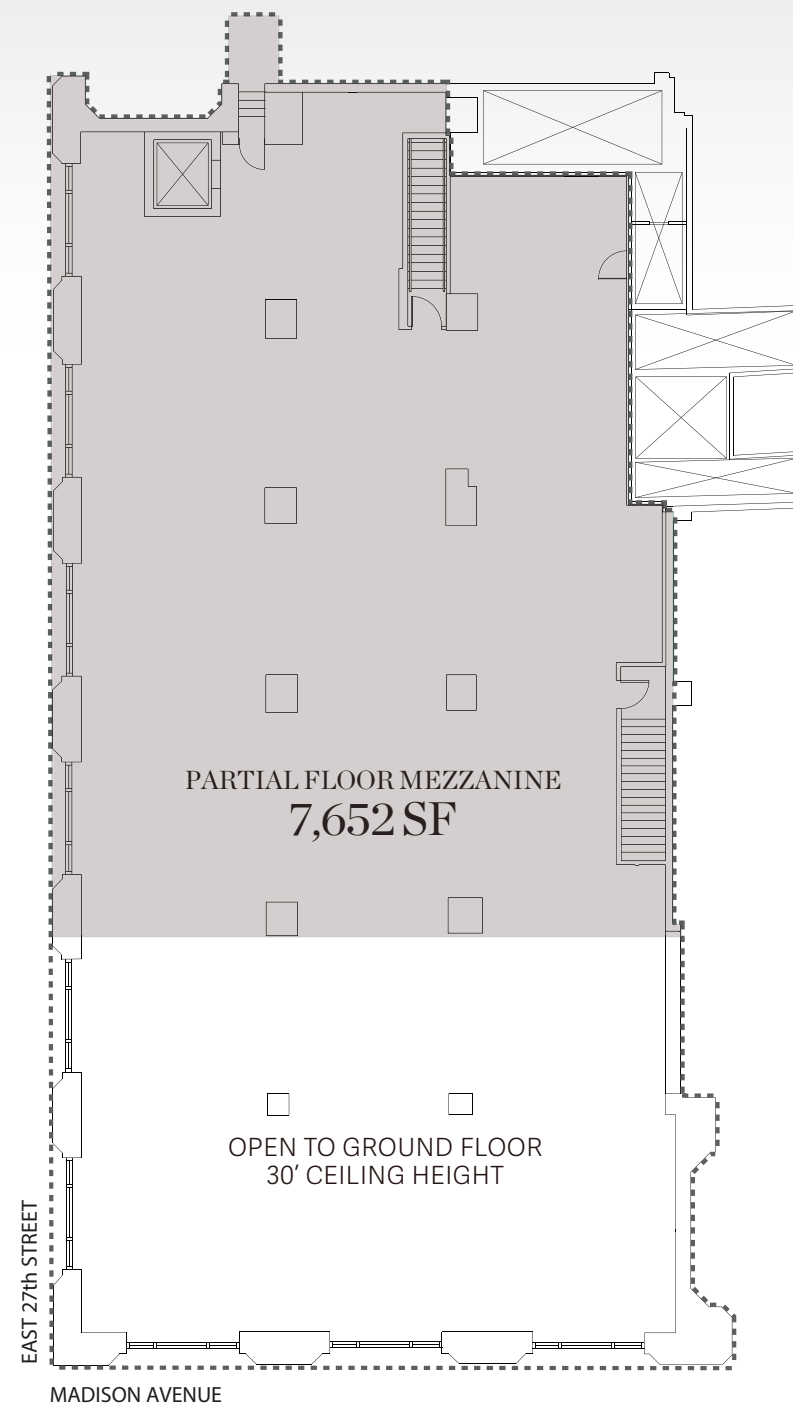
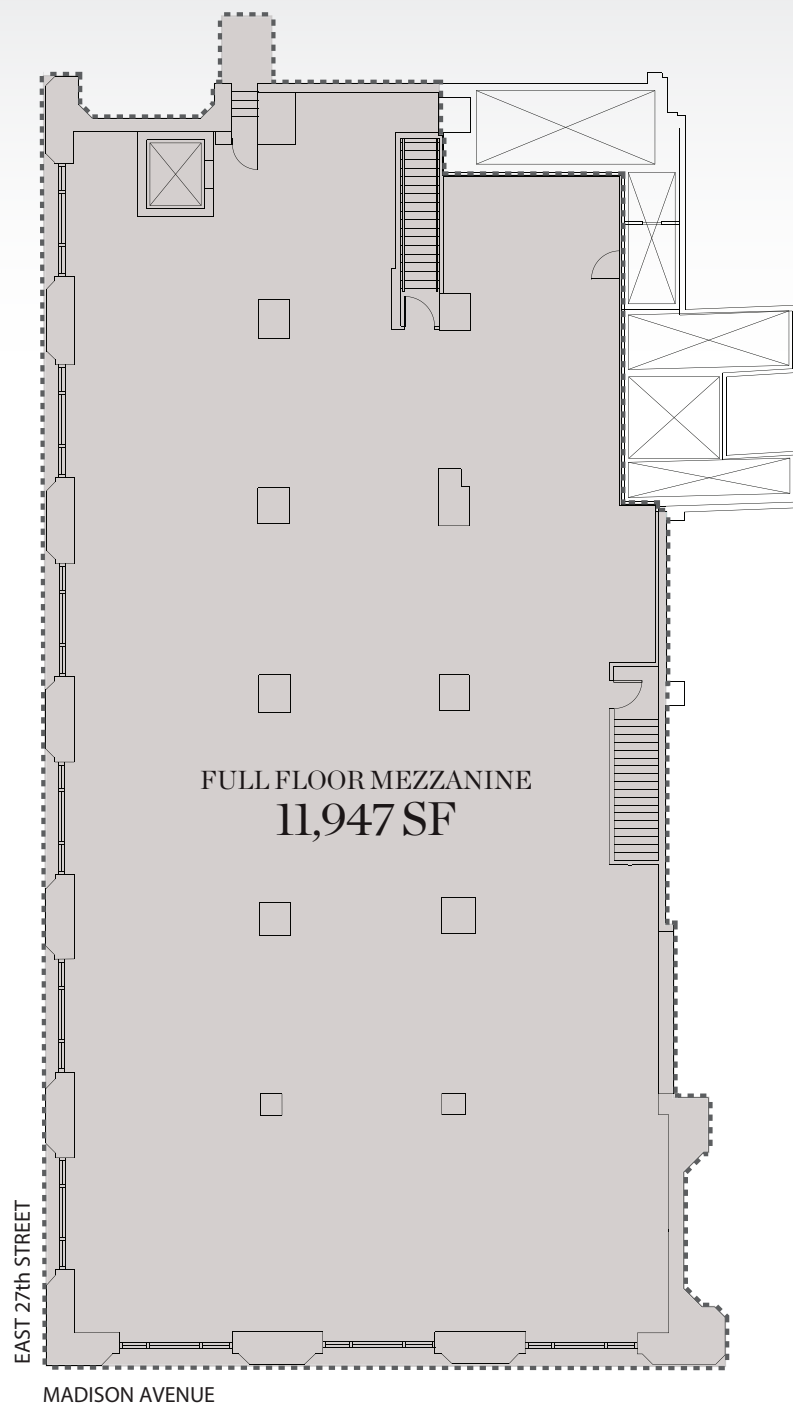
66' along Madison Avenue
113' along East 27th Street

COMMENTS

- Logical divisions considered
- Setback on the Fifth Floor for placement of venting and HVAC equipment
- Ability to remove a portion of the mezzanine to create double-height ceilings
- Landmark approved storefront and signage plan allowing for various entrance options
- Loading docks located on East 27th Street
- Direct access to the 6 Subway Train from New York Life Lobby
- Located in the heart of the NoMad Design District / Flatiron District



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