

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 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.*

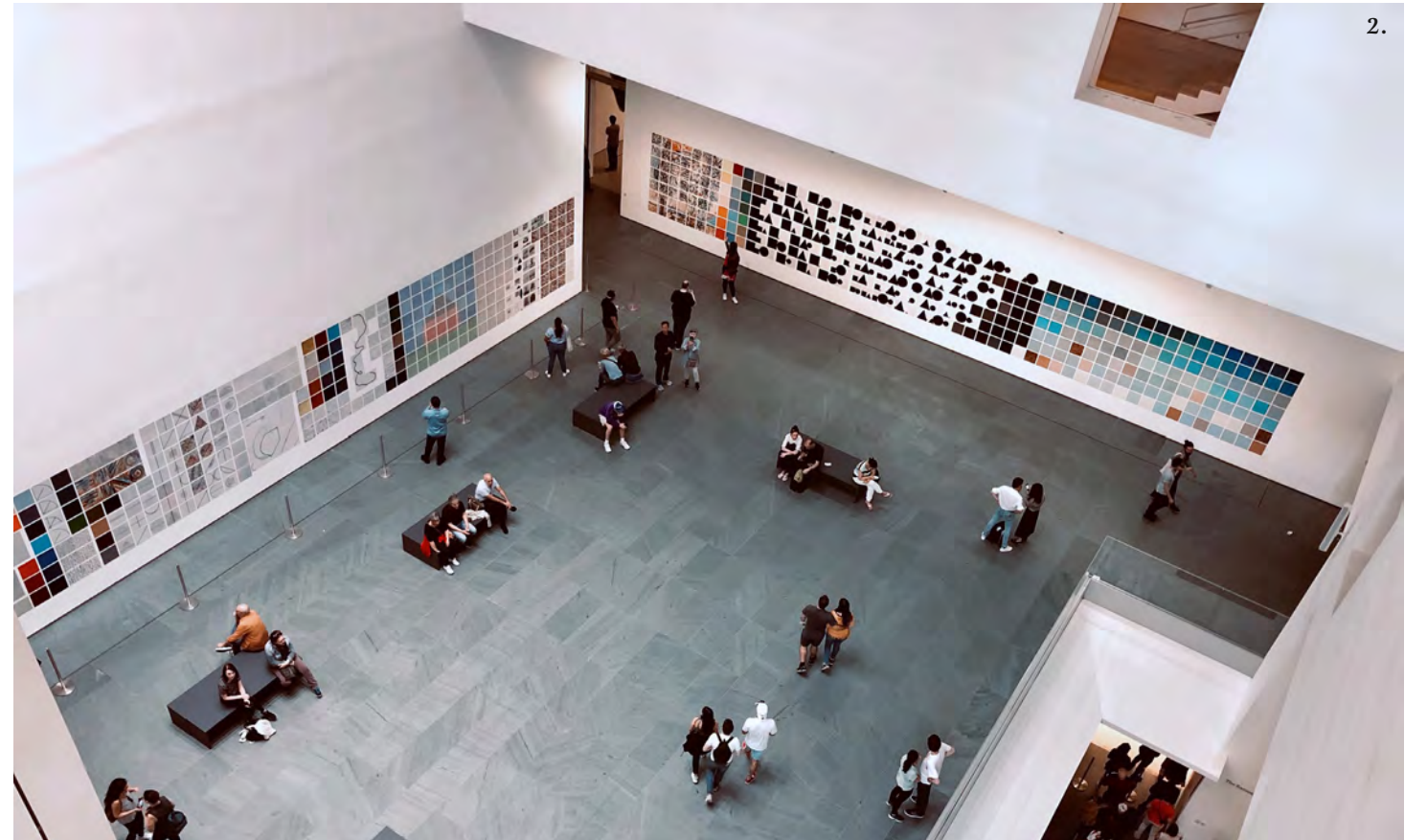
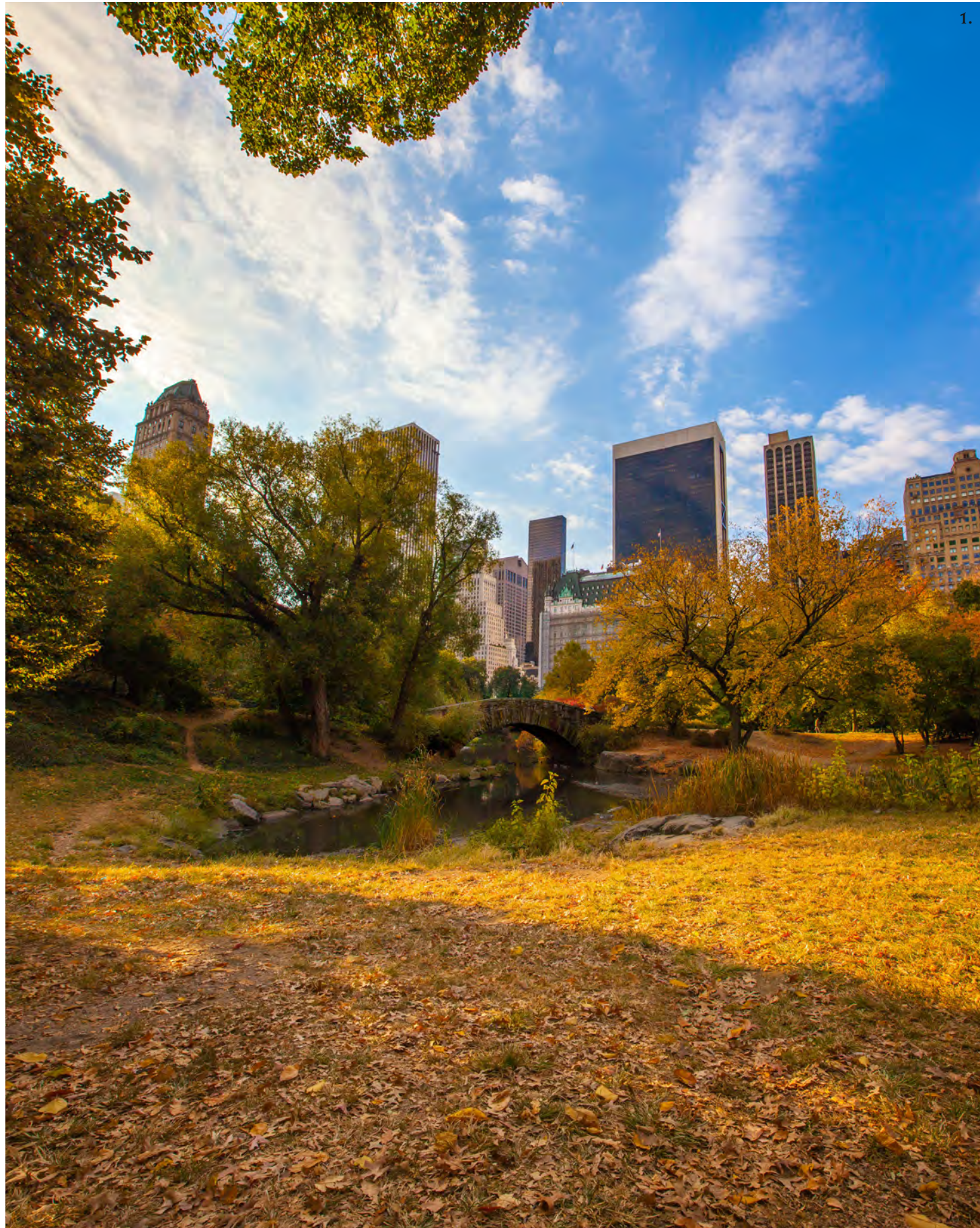
*Yet I could never find the perfect piece, given the size and volume of the space and my commitment to do something really different. — Leonard Stern* ”

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The Munro-Lenox Portrait of George Washington



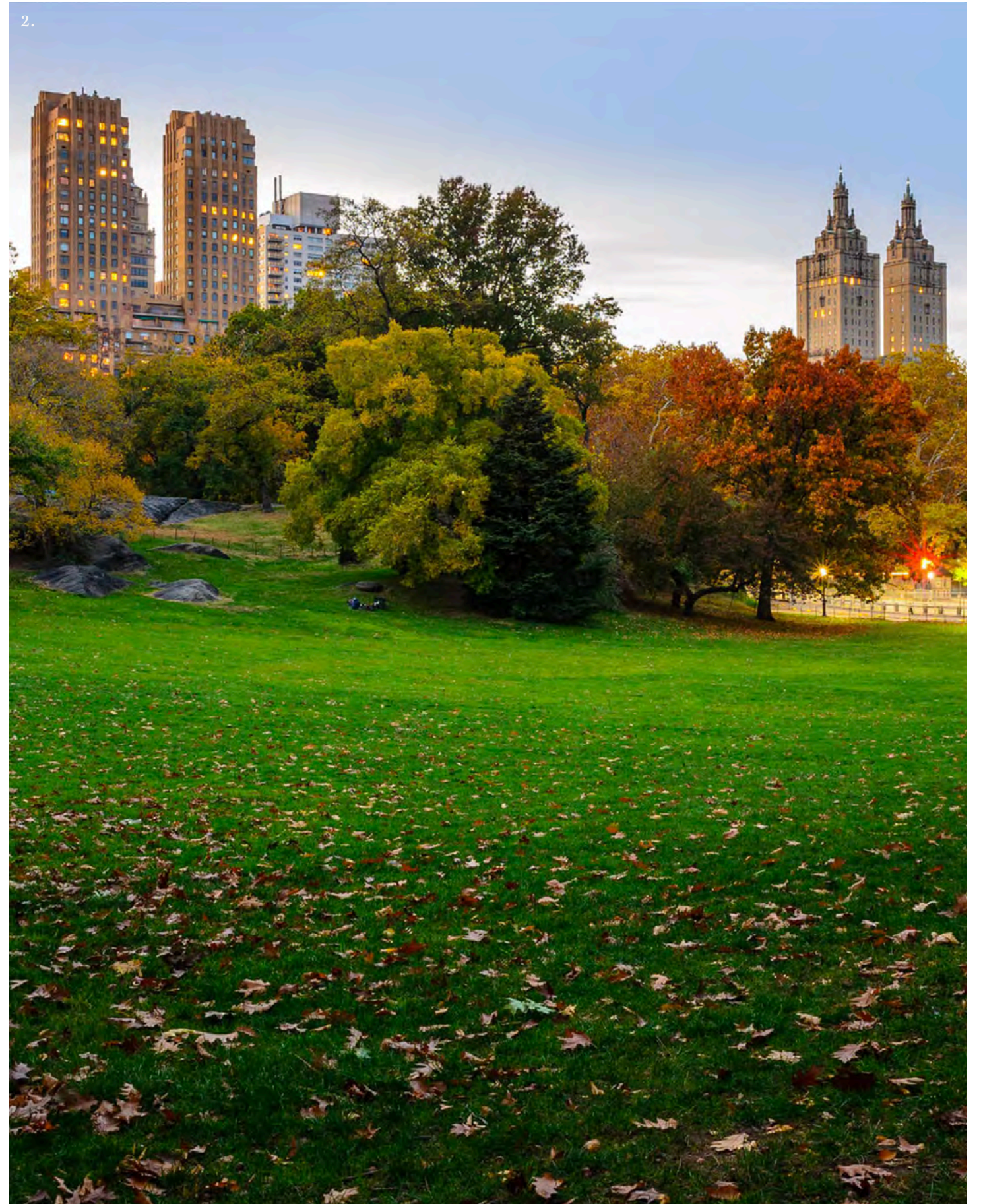
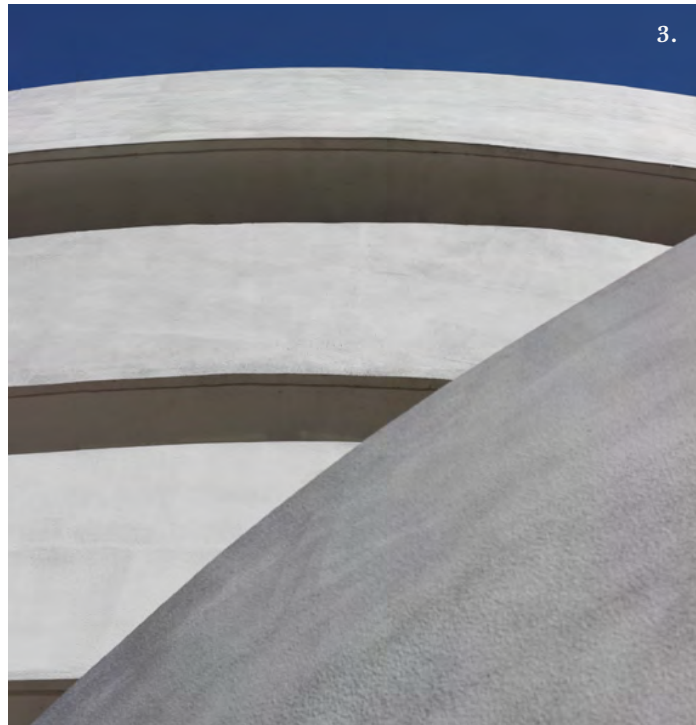


1. Gapstow Bridge, Central Park
2. Museum of Modern Art
3. Gucci, Fifth Avenue
4. Central Park





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





# 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)



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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 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.

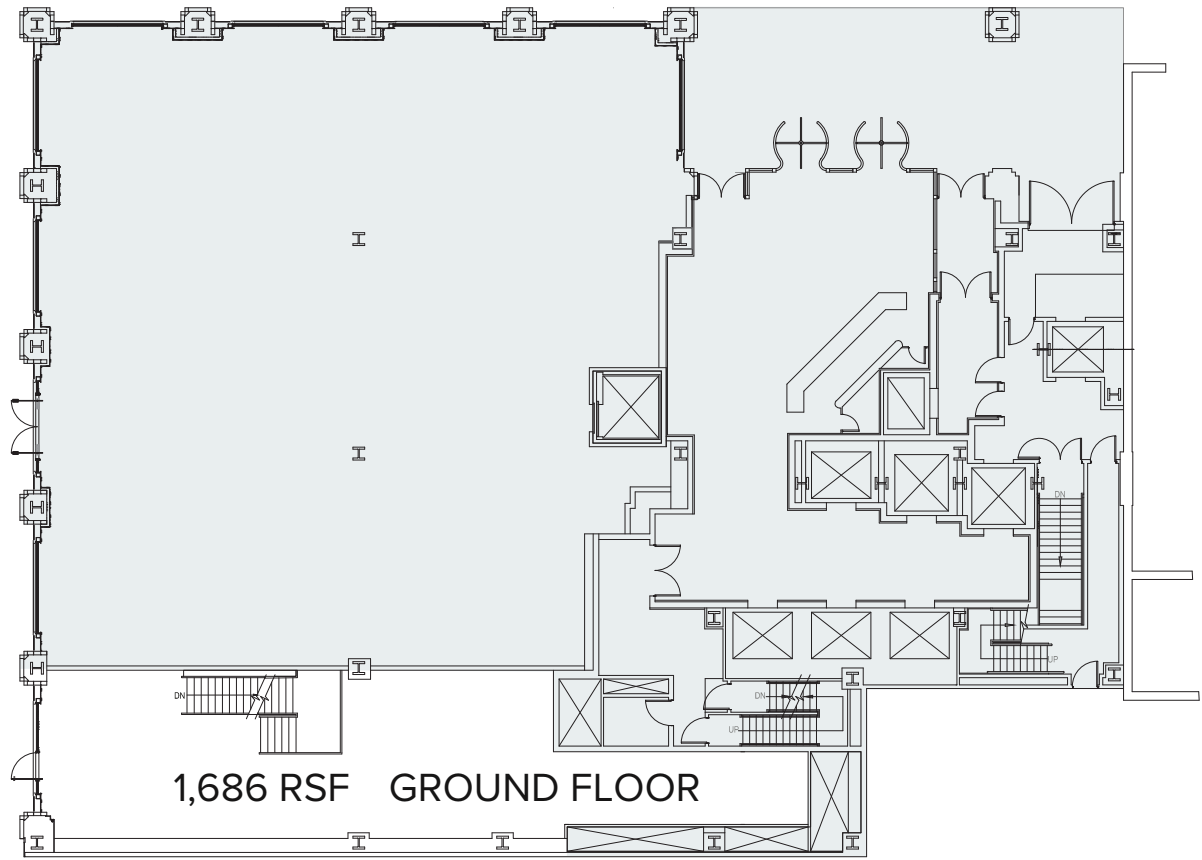
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# RETAIL SUITE

E. 61ST STREET



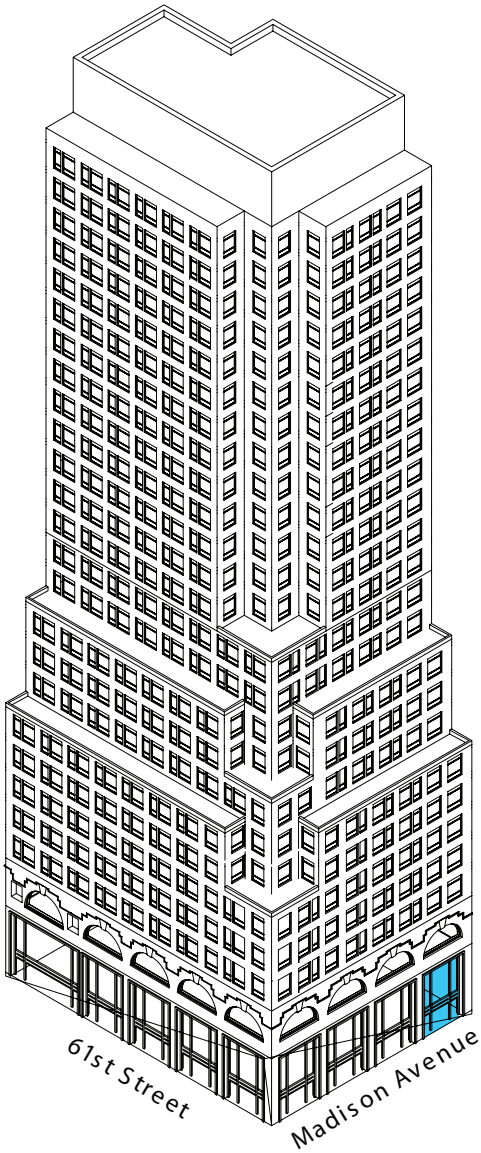
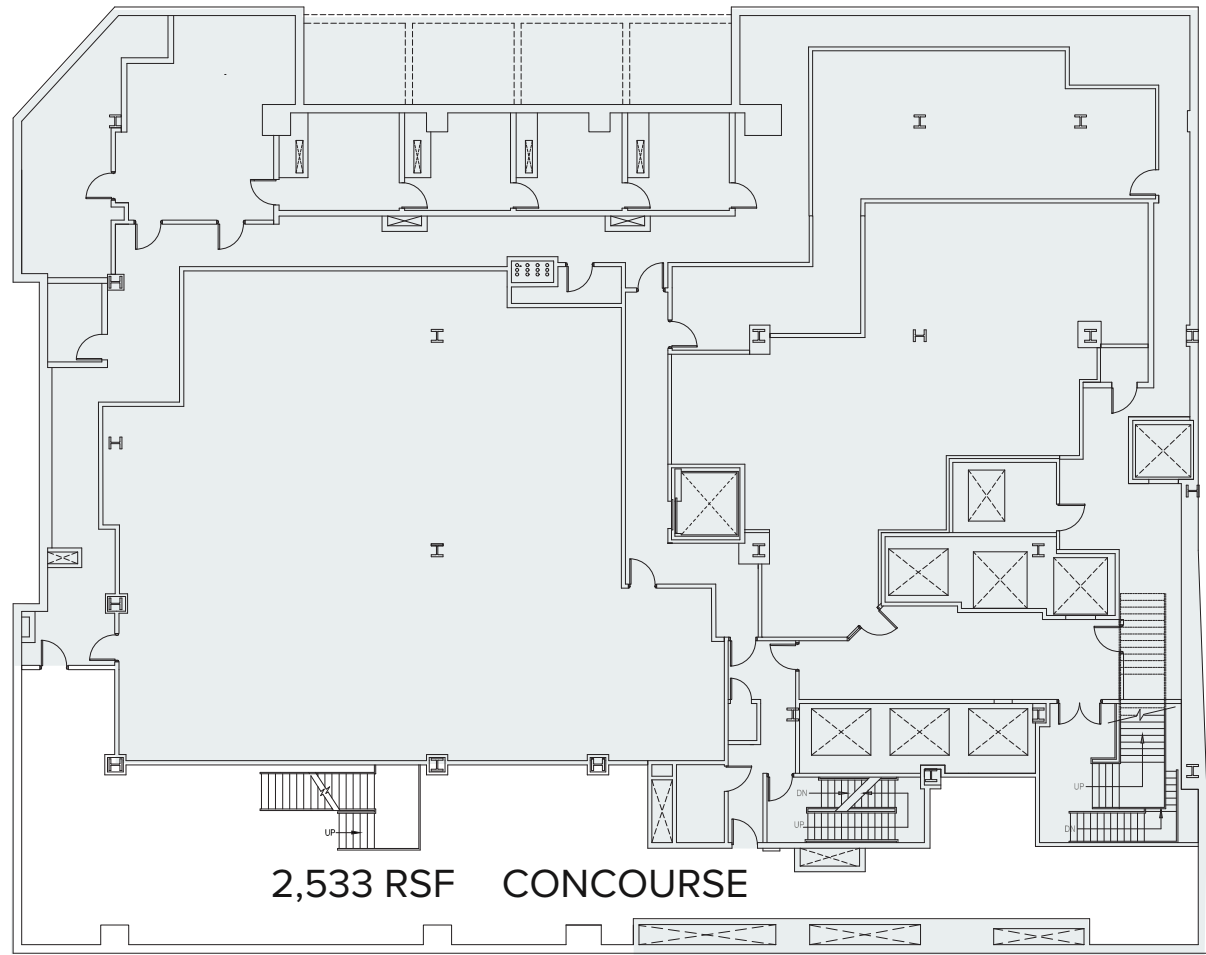
GROUND FLOOR

1,686 RSF

CONCOURSE

2,533 RSF

MADISON AVENUE





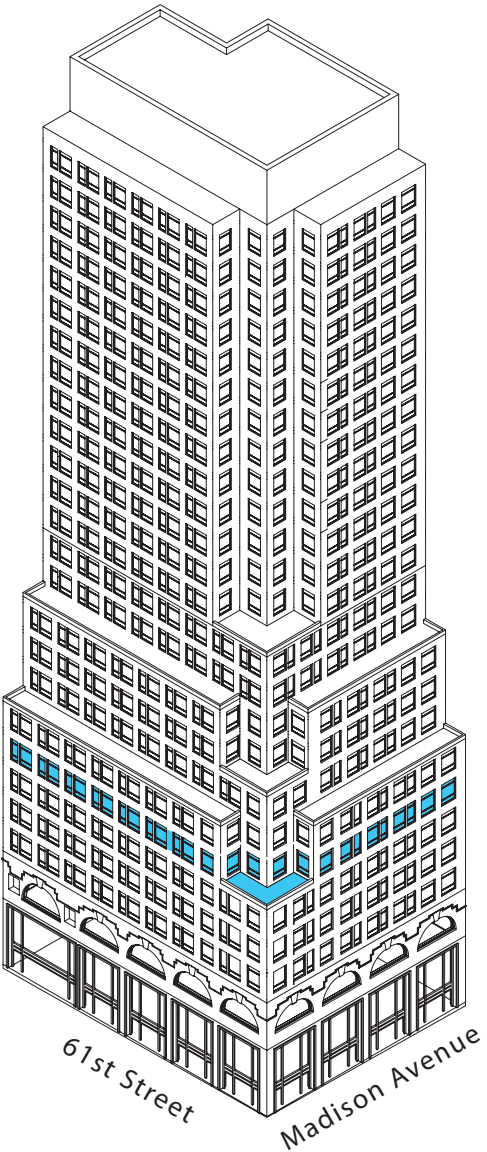
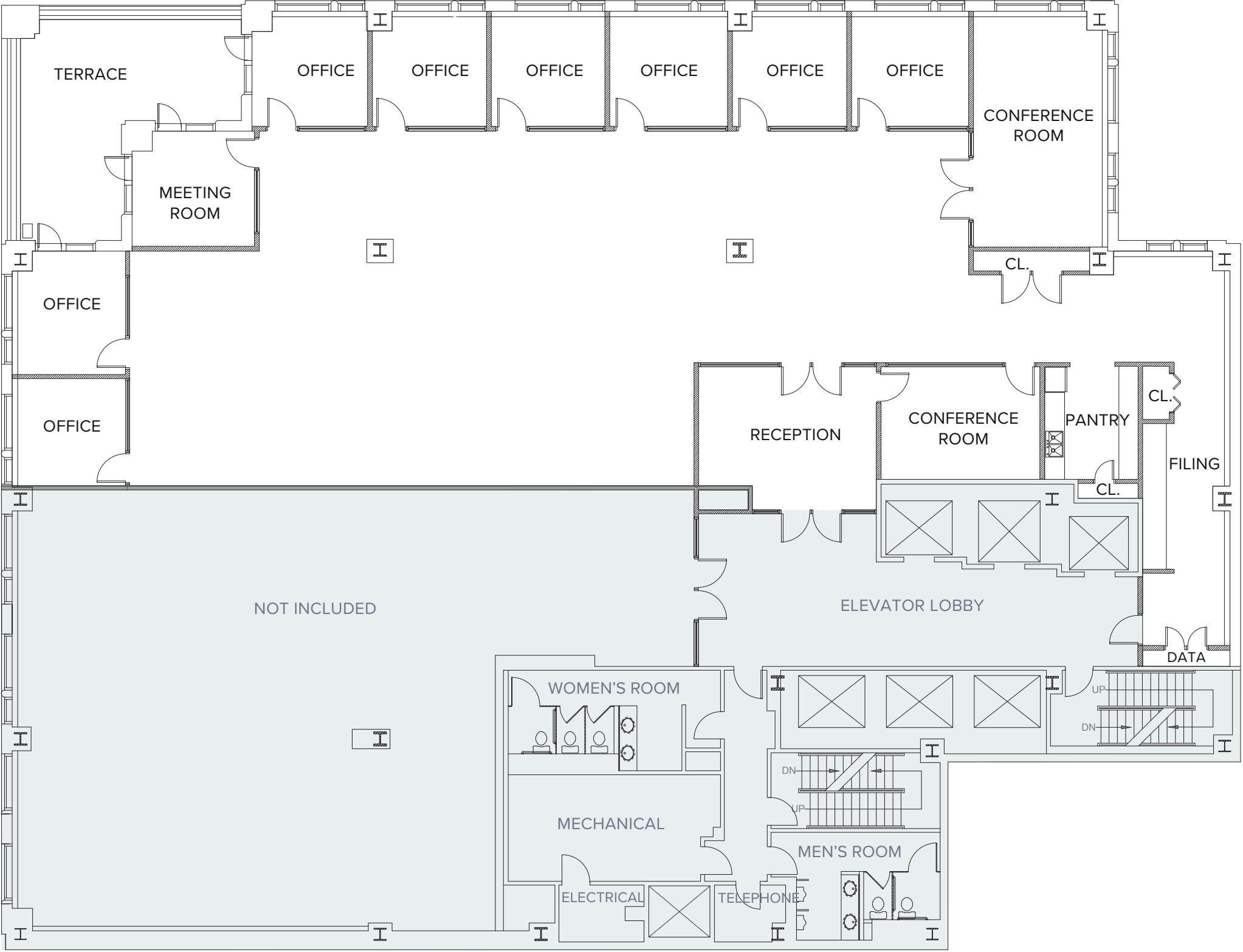
# FLOOR 6

VIEW OF CENTRAL PARK / UPPER EAST SIDE

E. 61ST STREET

AVAILABLE 2Q24

6th FLOOR  
11,044 RSF



VIEW OF CENTRAL PARK / MIDTOWN

MADISON AVENUE





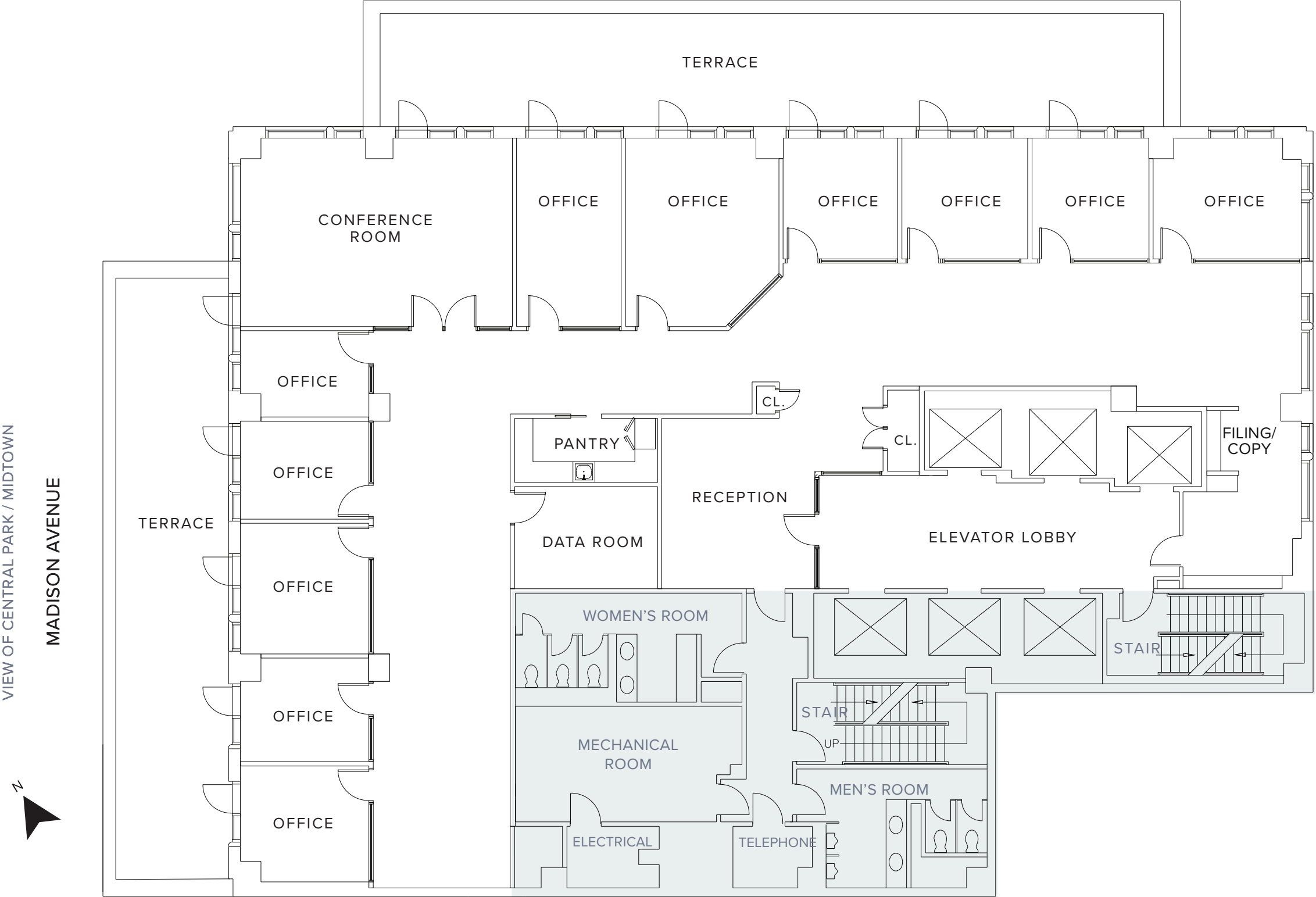
# FLOOR 11

VIEW OF CENTRAL PARK / UPPER EAST SIDE

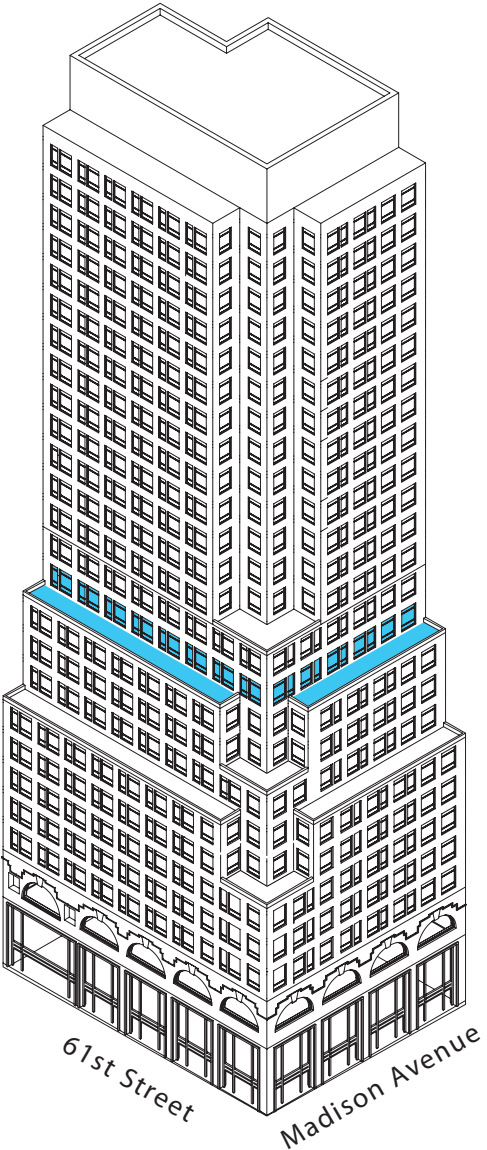
E. 61ST STREET

AVAILABLE 3Q24

11th FLOOR  
9,245 RSF



VIEW OF CENTRAL PARK / MIDTOWN  
MADISON AVENUE



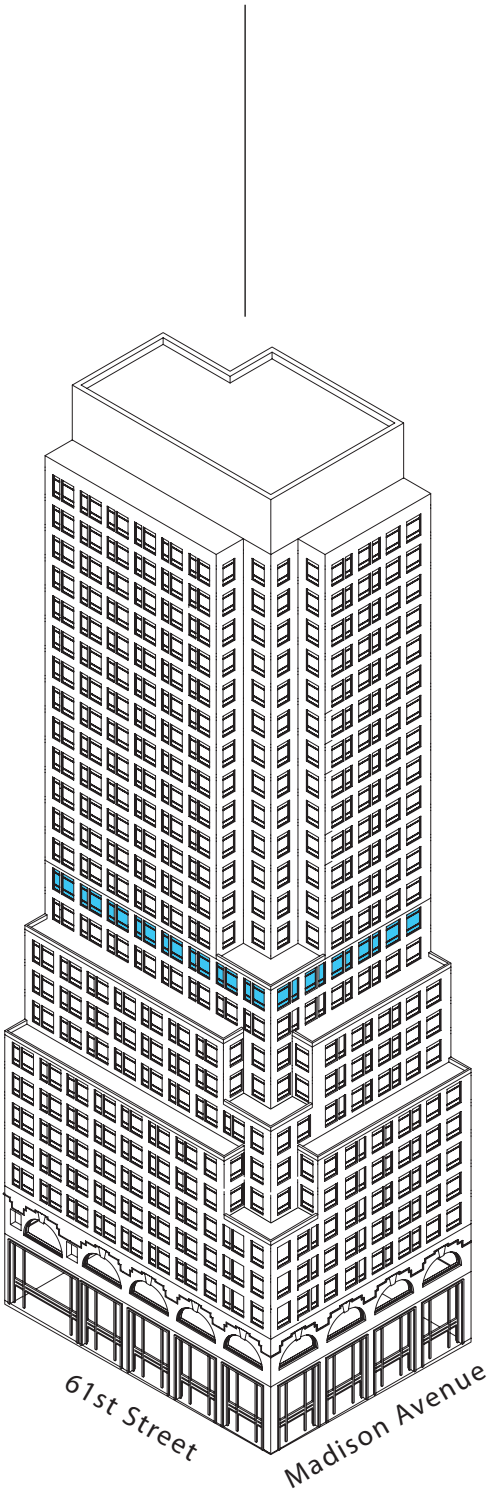


# FLOOR 12

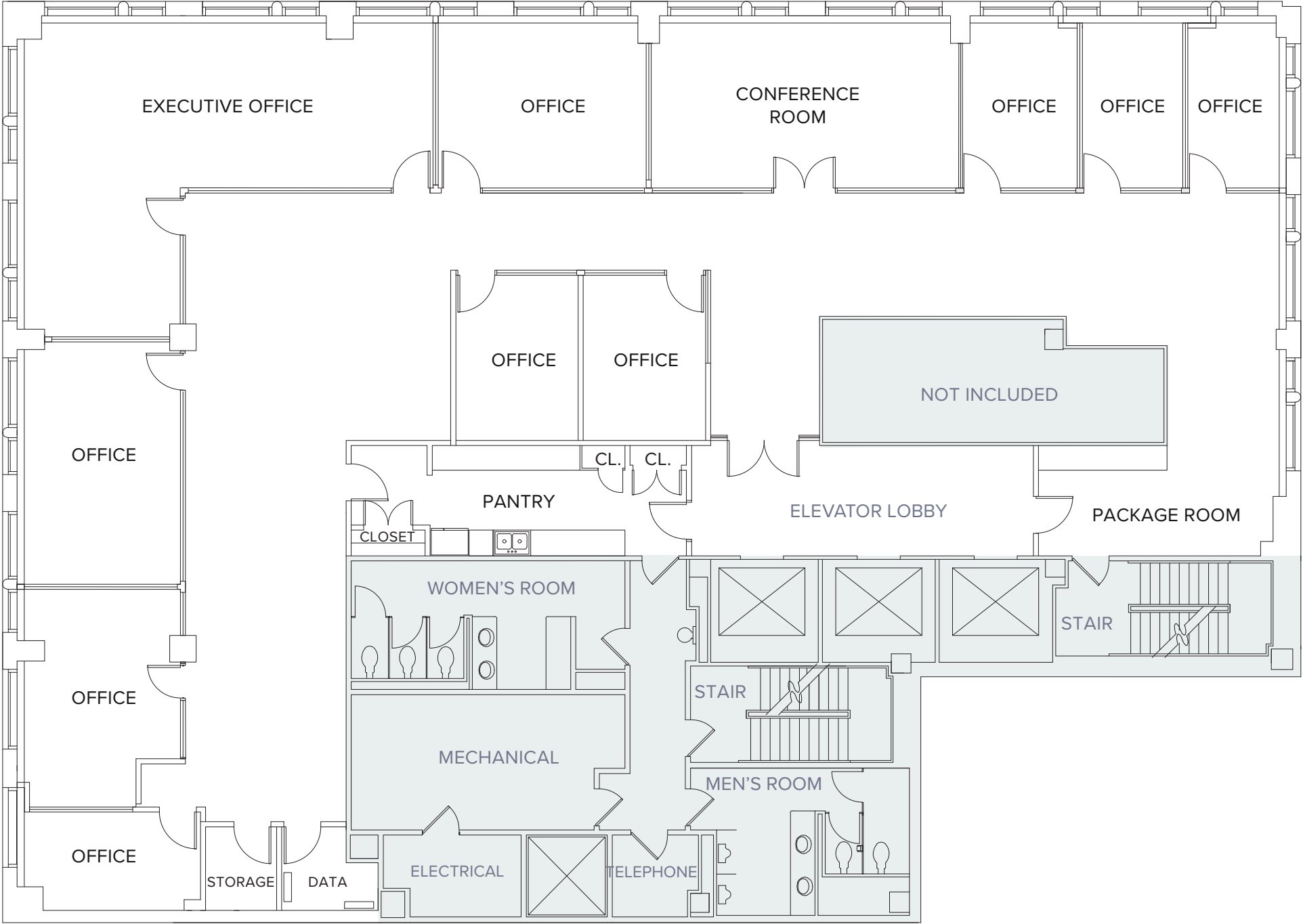
VIEW OF CENTRAL PARK / UPPER EAST SIDE  
E. 61ST STREET

AVAILABLE IMMEDIATELY

12th FLOOR  
9,245 RSF



VIEW OF CENTRAL PARK / MIDTOWN  
MADISON AVENUE





# FLOOR 15

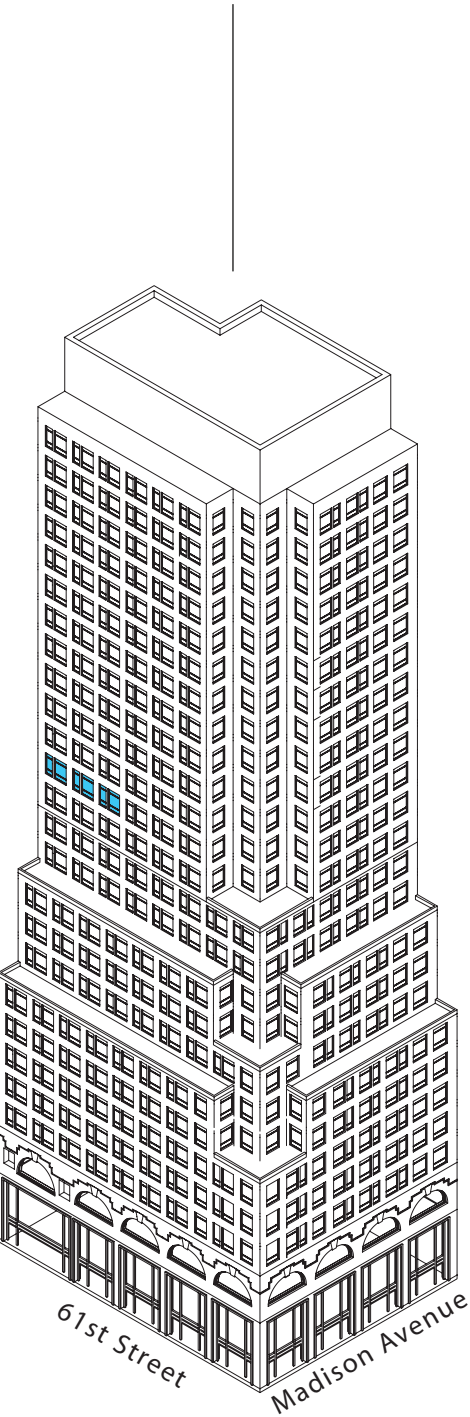
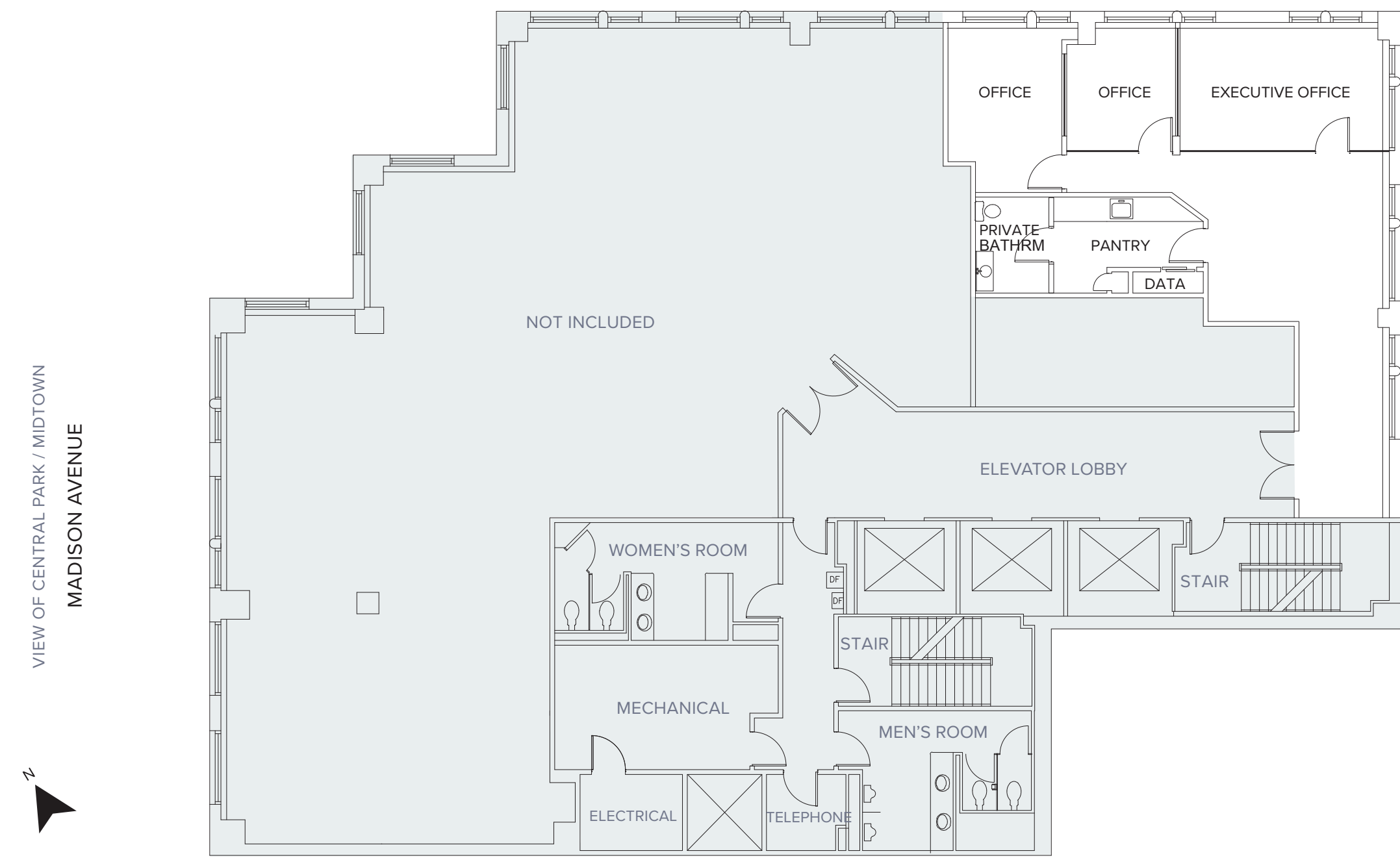
VIEW OF CENTRAL PARK / UPPER EAST SIDE  
E. 61ST STREET

AVAILABLE NOVEMBER 1, 2023

## 15th FLOOR (PARTIAL)

2,500 RSF

AS-BUILT PLAN — PRE-BUILT INSTALLATION



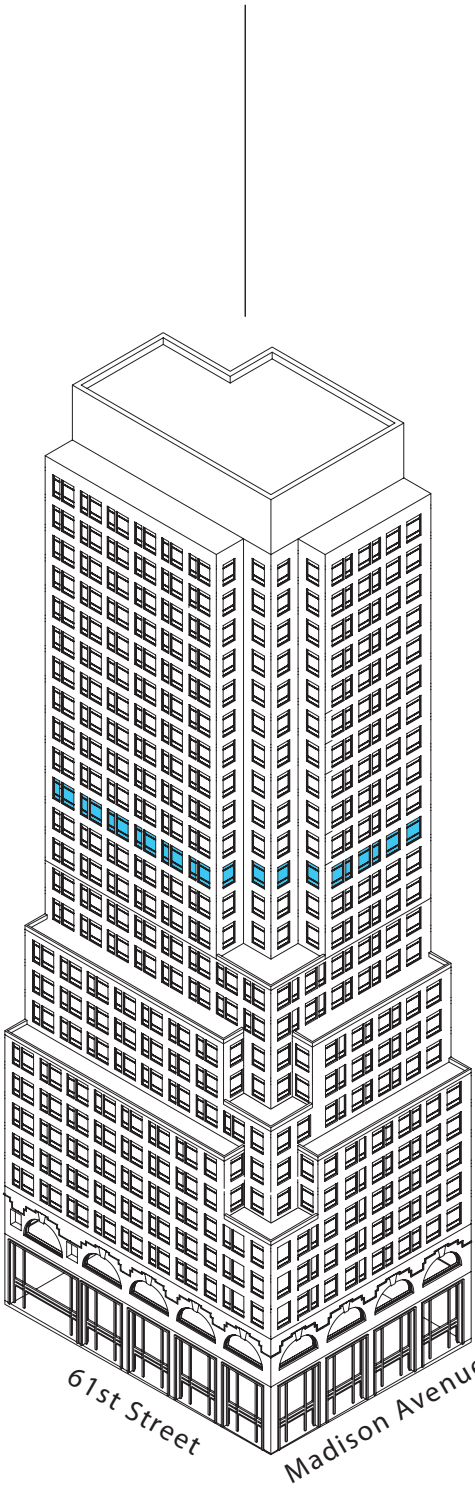


# FLOOR 16

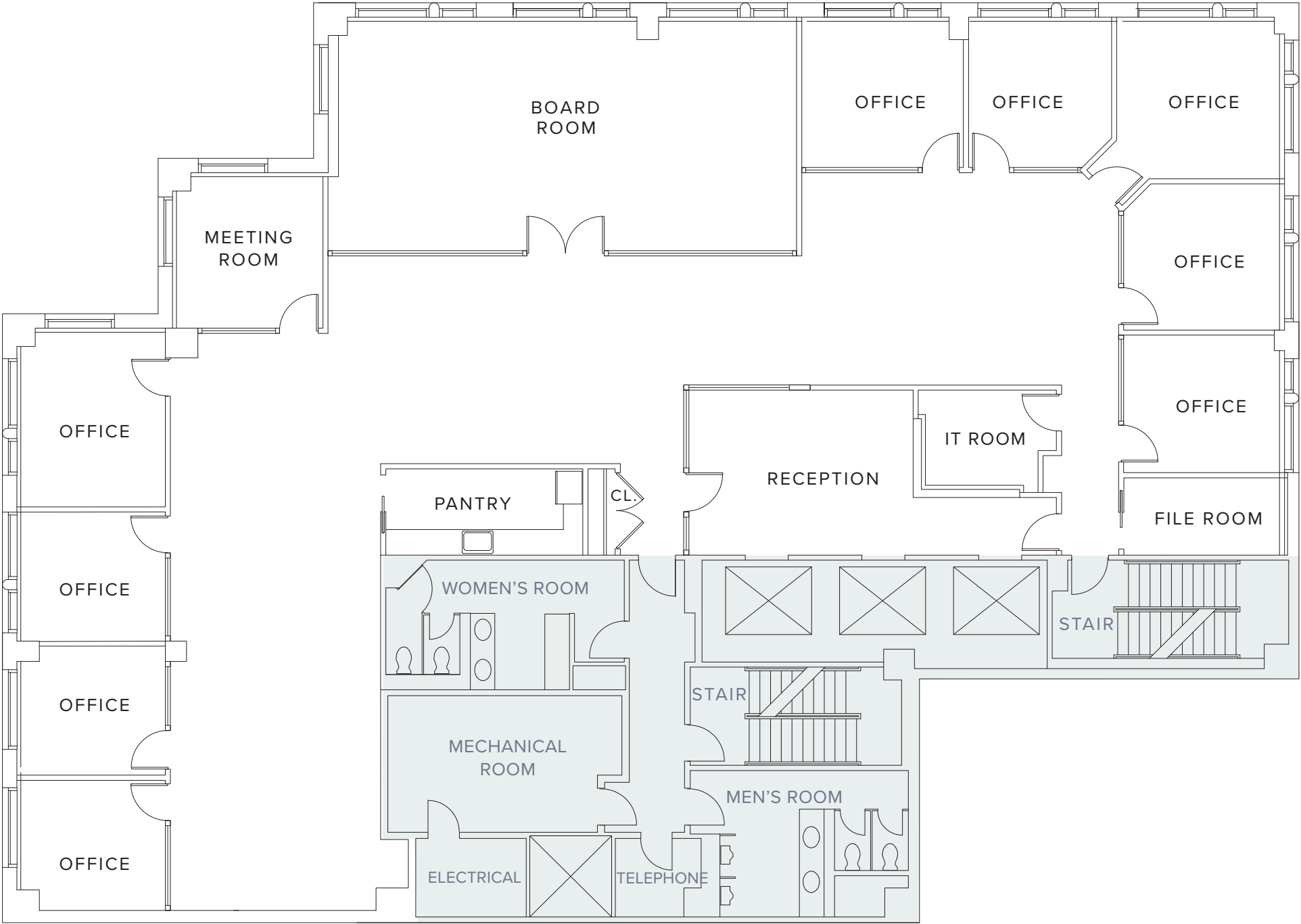
VIEW OF CENTRAL PARK / UPPER EAST SIDE  
E. 61ST STREET

AVAILABLE 3Q24

16th FLOOR  
8,760 RSF



VIEW OF CENTRAL PARK / MIDTOWN  
MADISON AVENUE





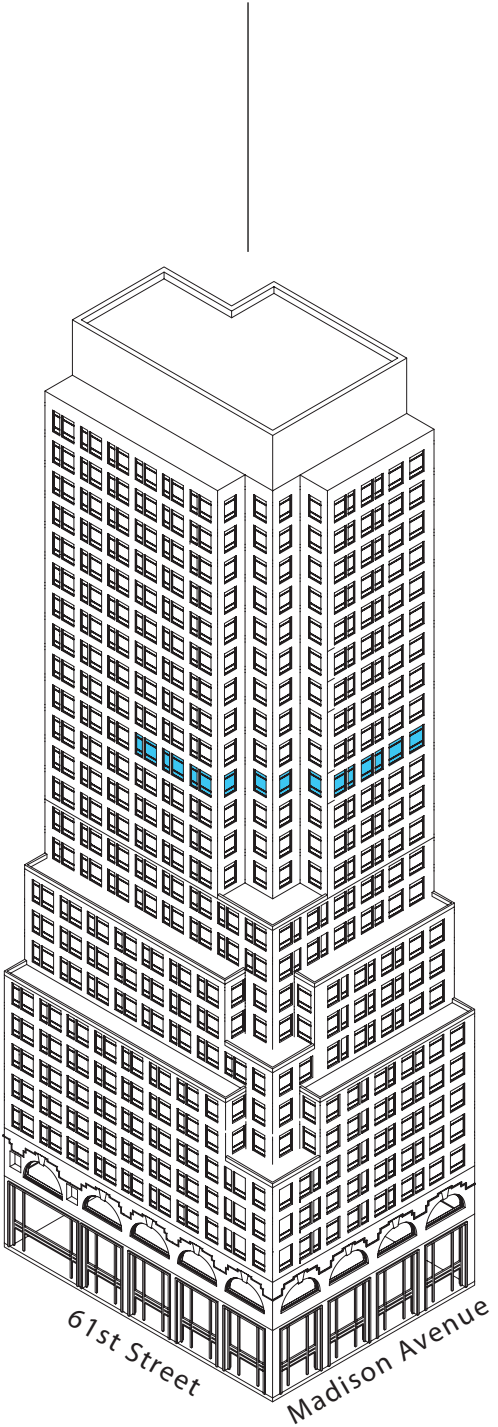
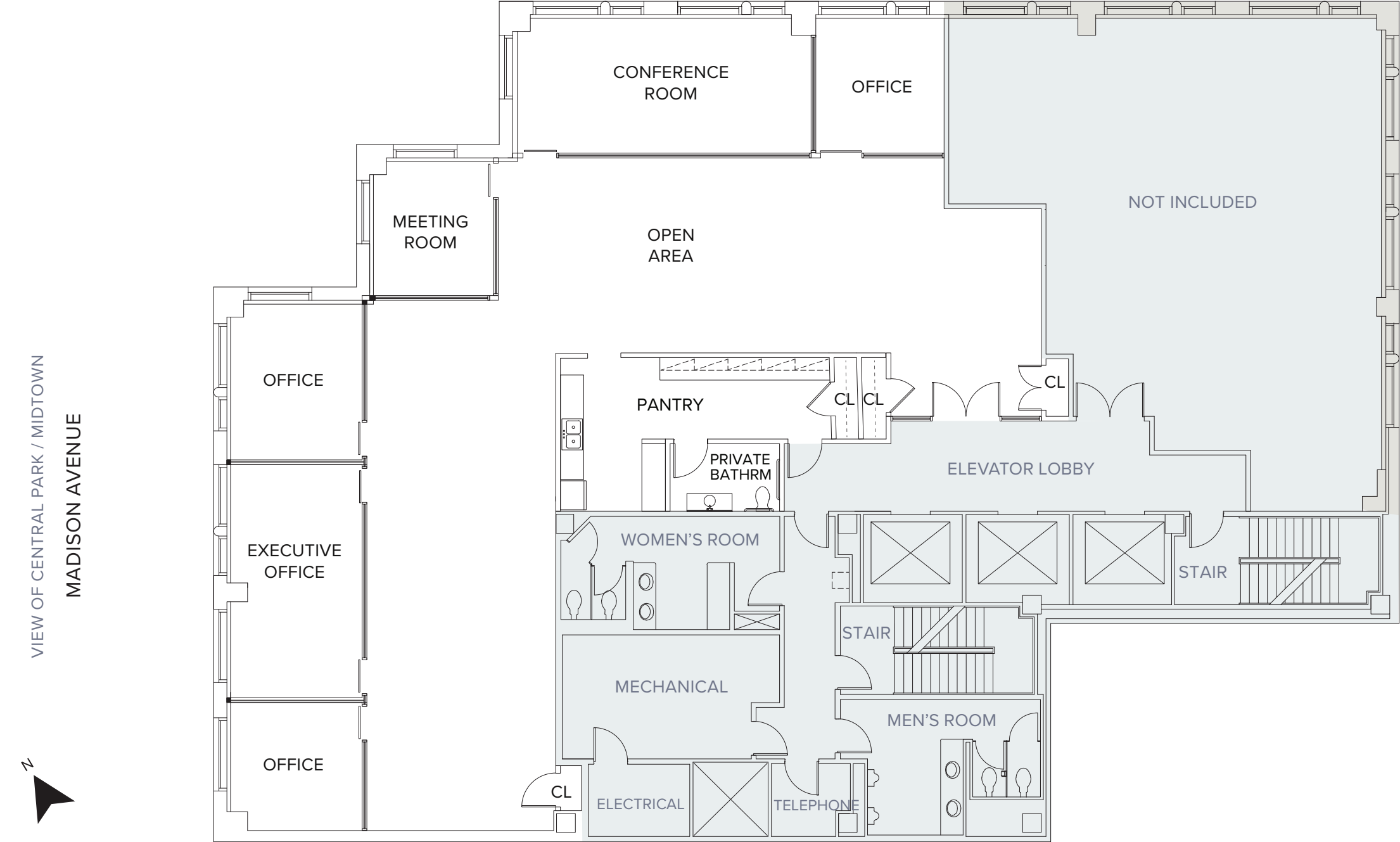
# FLOOR 17

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

AVAILABLE 4Q23

17th FLOOR  
6,600 RSF

PARTIAL FLOOR — PRE-BUILT INSTALLATION





# FLOOR 23

SUPER VIEWS OF CENTRAL PARK / UPPER EAST SIDE

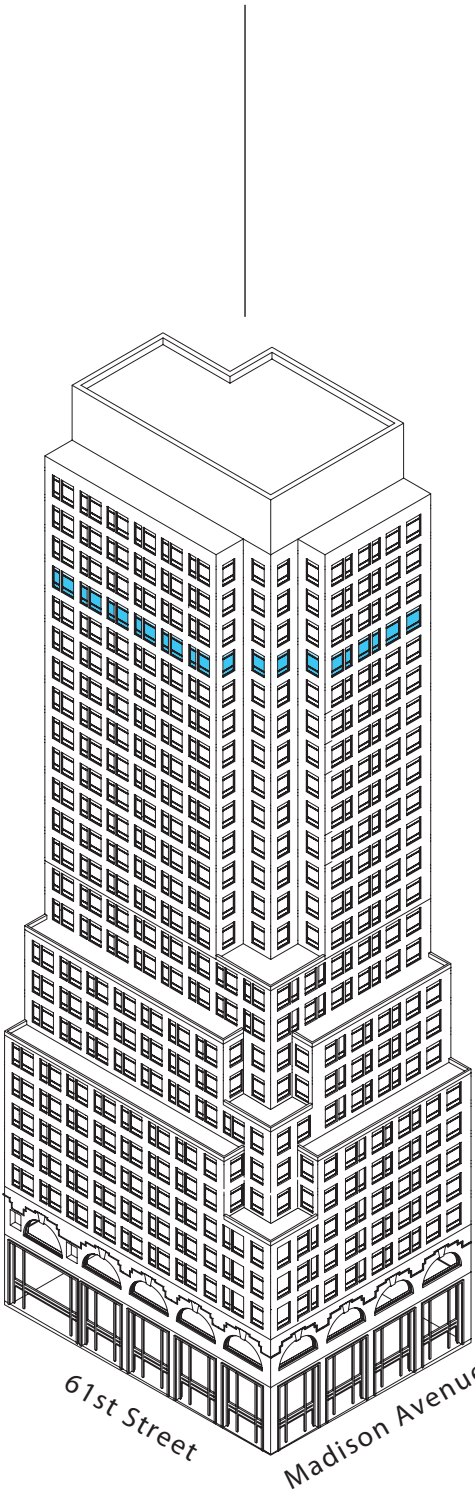
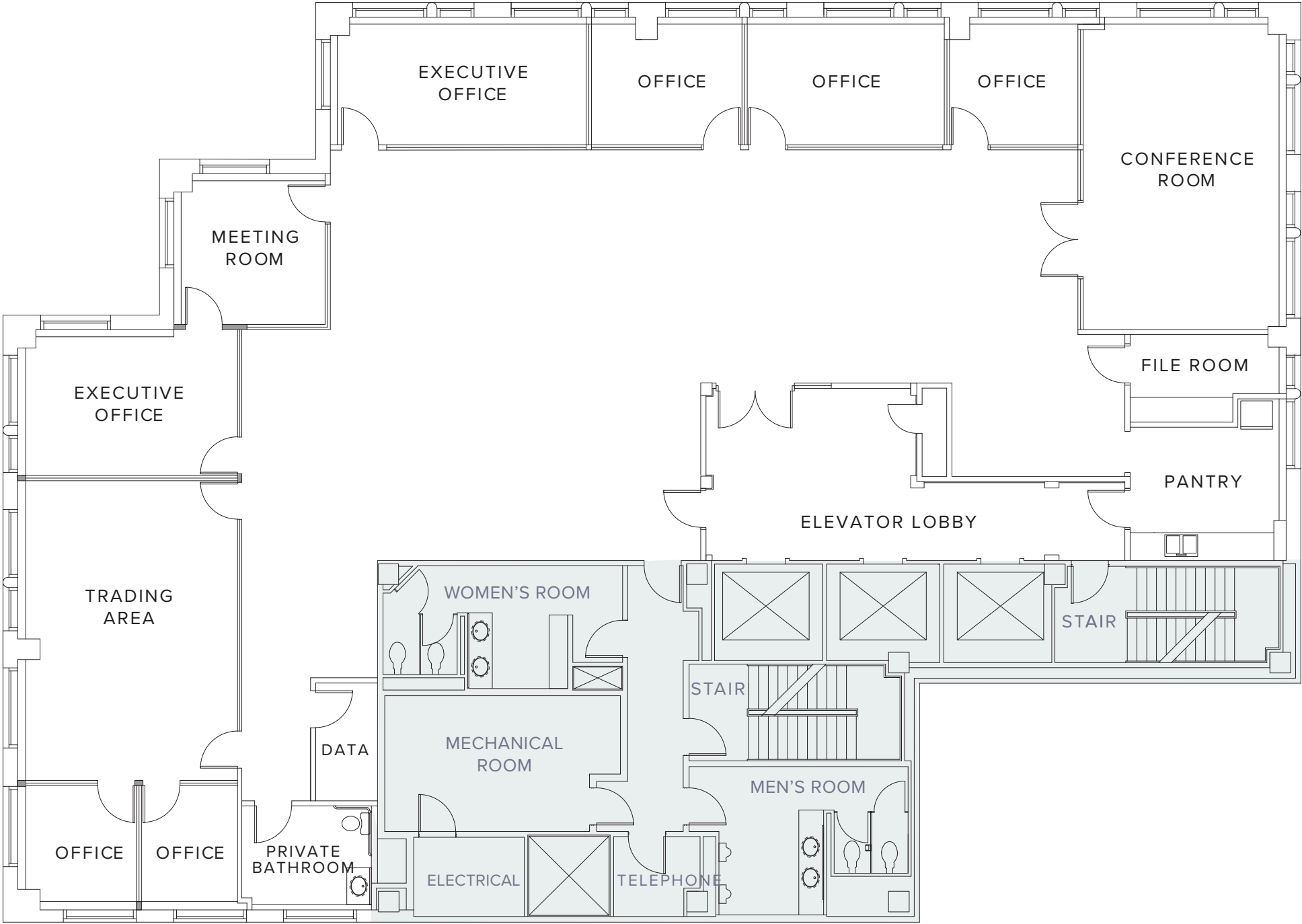
E. 61ST STREET

AVAILABLE 1Q24

23rd FLOOR  
8,779 RSF

SUPER VIEWS OF CENTRAL PARK / UPPER EAST SIDE

MADISON AVENUE





# FLOOR 24

SUPER VIEWS OF CENTRAL PARK / UPPER EAST SIDE

E. 61ST STREET

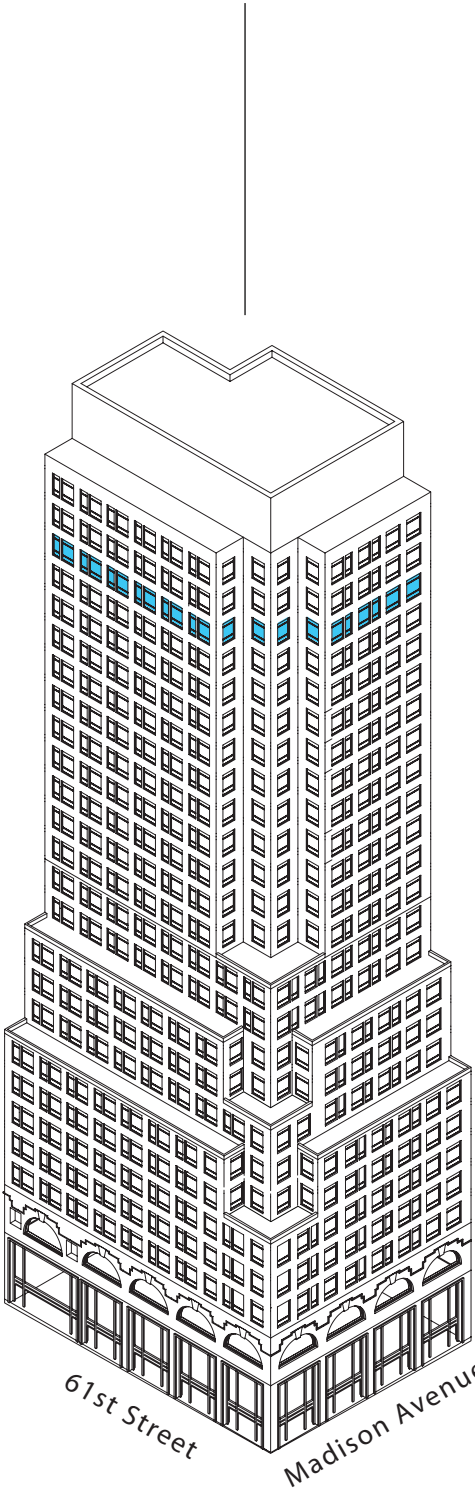
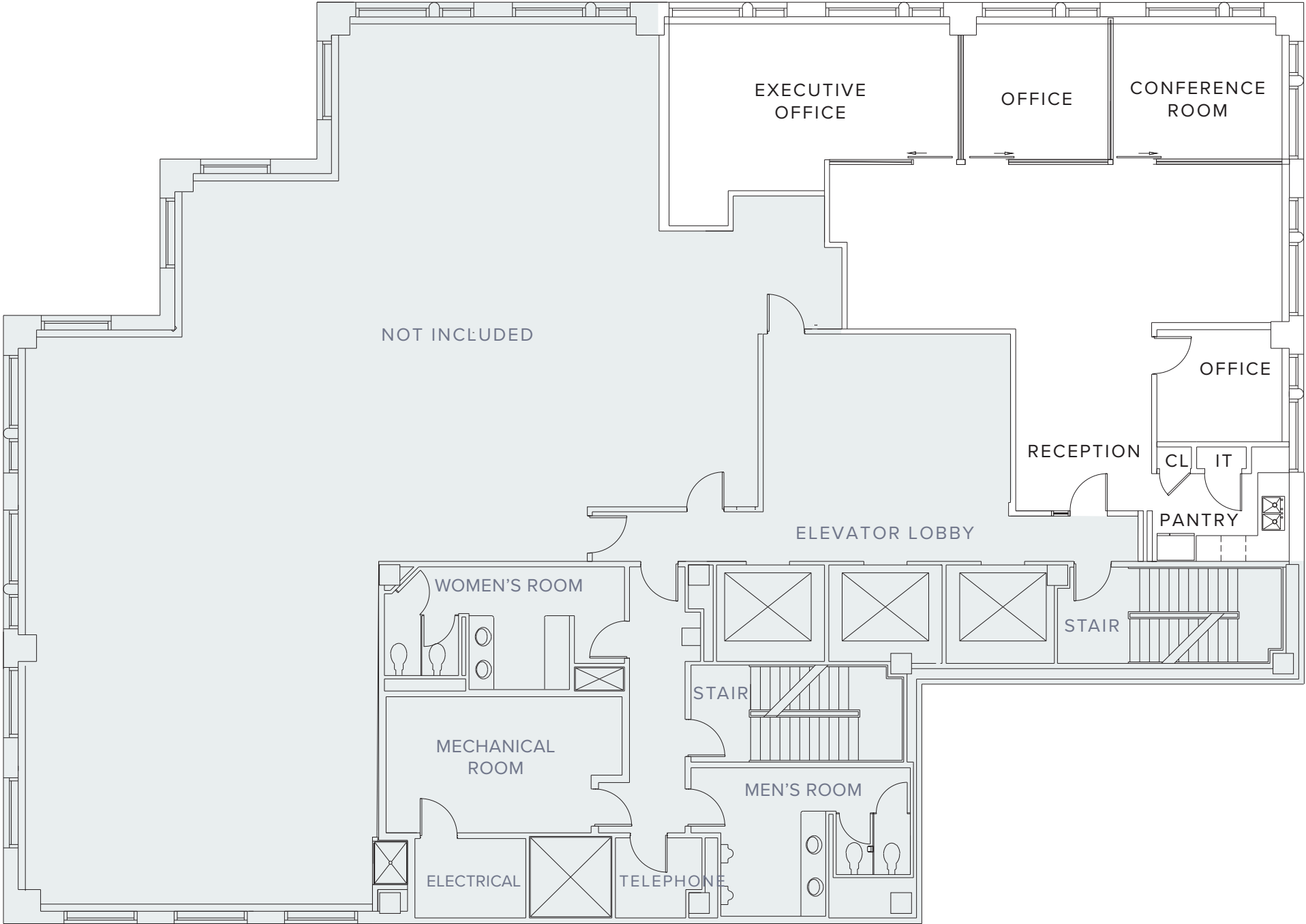
AVAILABLE 1Q24

24th FLOOR

3,250 RSF

SUPER VIEWS OF CENTRAL PARK / UPPER EAST SIDE

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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