



SINCE 1952



171 MADISON AVENUE

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Originally completed in 1918 and designed by the architect William H. Gompert, 171 Madison Avenue, also known as the Lewittes Building, offers spaces that range from full floor to partial floor occupancy.

The building features a brand new lobby, new building entrance and elevators while spaces offer excellent natural light with exposure on 3 sides. Located just one block from the Empire State Building, 171 Madison Avenue's neo-classical façade is brick with applied masonry.

Access to the 6 train is one block away with further connections available at nearby Grand Central Station. Additionally there are many lunchtime options close by including Le Pain Quotidien and Korea Town favorites, with Nomad's vibrant dining scene just a short walk away.



THE BUILDING

Location

Northeast corner of Madison Avenue and 33rd Street

Year Built

1918

Renovations

Facade - 2017; Lobby - 2017

Building Size

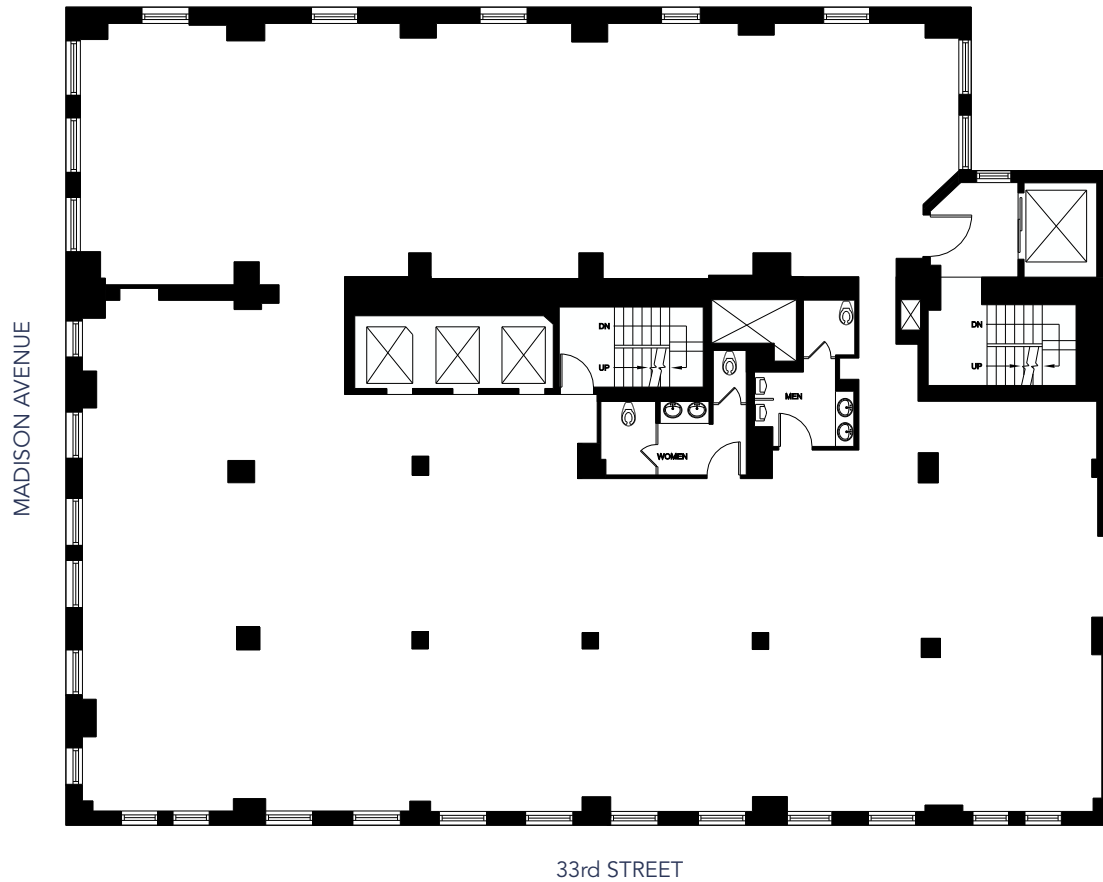
136,000 SF

Floors

17, plus penthouse, mezzanine,
1 below-grade



TYPICAL FLOOR PLAN 8,400 RSF



BUILDING SPECIFICATIONS

Location	Northeast corner of Madison Avenue and 33rd Street
Year Built	1918
Architect	William H. Gompert
Building Size	136,000 SF
Floors	17, plus penthouse, mezzanine, 1 below-grade
Construction	Fireproof steel
Renovations	Facade - 2017; lobby - 2017
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 32%
Floor Loads (per SF)	65 lbs./SF
Avg Slab-to-Slab Ceiling Heights	approx 11'
Column Spacing	13'
Elevators	3 passenger, 1 freight
HVAC	Tenant-controlled package air-cooled units, perimeter steam and pipe heating
Electrical	6 watts/RSF
Windows	Double-insulated, operable

Fire & Life Safety Systems	Class E fire alarm station with command station, defibrillator, building fully sprinklered
Security Access	Guard on duty 7 am - 8 pm M-F and 8 am - 5 pm Saturday, key card access
Building Hours	24/7 tenant access, guard on duty 7 am - 8 pm M-F and 8 am - 5 pm Saturday
Telecom Providers	Verizon, Spectrum, Pilot Fiber
Cleaning	Common Areas M-F
Bicycle Storage	None
Municipal Incentives	N/A
Transportation	Grab the 4,5,6 lines from 33rd Street Station. Catch the orange B, D, F, M, and yellow N, Q, R, W lines from 34th Street-Herald Square Station. Grand Central Terminal is a short walk up Madison Avenue to 42nd Street
Amenities (Neighborhood)	Dentists on Madison, 7-11, Equinox Park Avenue, Murray Hill Post Office, H-Mart, The Empire State Building, Dover Street Market, Madison Square Park, Shake Shack

NOMAD

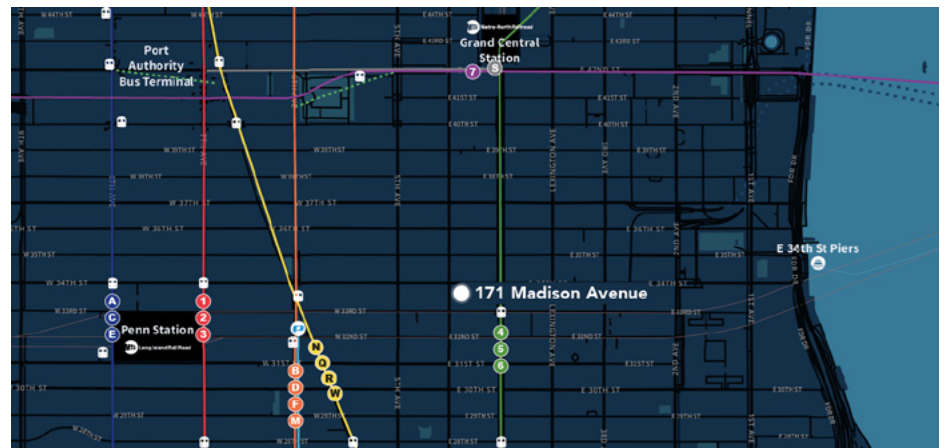
The area north of Madison Square Park may be one of New York’s most recent neighborhoods to attract a catchy acronym, but the district between Sixth Avenue and Lexington, reaching up to 30th Street, is quickly gaining its own identity.

The New York Life Building and its gilded pyramid-shaped roof is a beacon in the skyline, and is still home to the headquarters of the New York Life Insurance Company. The area in recent years has become a haven for tech companies, high-end restaurants and luxurious residential real estate, all of which make the most of the surrounding neighborhoods, most notably the Flatiron District just to its south.

Along Broadway, colorful wholesale shops are still to be found but are now mixed with upscale dining and hotels, including the chic NoMad and the trendy Ace Hotel. A block south, located in 230 Fifth Avenue, The Smith serves its ever-popular American fare. A destination for tourists and locals alike, 230 Fifth Rooftop offers dining along with incredible unobstructed views of the entire city.

Other dining options include Black Barn with its rustic setting on Park Avenue South and Upland for brasserie bites. For an evening drink local workers and residents have an array of options, including Koloman at The Ace Hotel and NoMad’s exclusive bar. Closer to Park Avenue South, The Churchill Tavern and rooftop beer garden at Tavern29 offer more casual after-work destinations. Dover Street Market on Lexington offers a trend-setting showcase of high-end clothing alongside its gourmet café.

Transport connections to NoMad are provided by N,Q,R,W trains from Broadway and 28th Street, and 4 and 6 trains from Park Avenue South at 28th Street.



ABOUT OWNERSHIP

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Committed to building a better New York since 1952, GFP Real Estate is a vertically integrated owner, operator, property manager and developer of commercial real estate in the New York Tri-State Region. With 57 buildings and more than 13.8 million square feet under Ownership, GFP's portfolio includes some of the City's most iconic real estate assets, including the Flatiron Building (175 Fifth Avenue), The Film Center Building (630 Ninth Avenue), 515 Madison Avenue, 1560 Broadway and 40 Worth Street. In addition to managing and leasing its own properties, GFP also provides management and leasing services to third-party building owners, representing additional buildings that cover more than 5 million square feet. The combined GFP portfolio of both owned and managed properties includes 80 buildings with over 18.5 million square feet, cementing the firm's reputation as one of New York City's premiere real estate owners and operators.

Helmed by three generations of the Gural family over six decades, the company is steeped in the tradition of doing business the family way. GFP Real Estate delivers unparalleled service to their over 2,500 tenants, one-third of which are not-for-profits. The company employs more than 600 full-time professionals to oversee every element of real estate management. Their dedication results in a remarkable 90% tenant renewal rate and 99% occupancy rate.