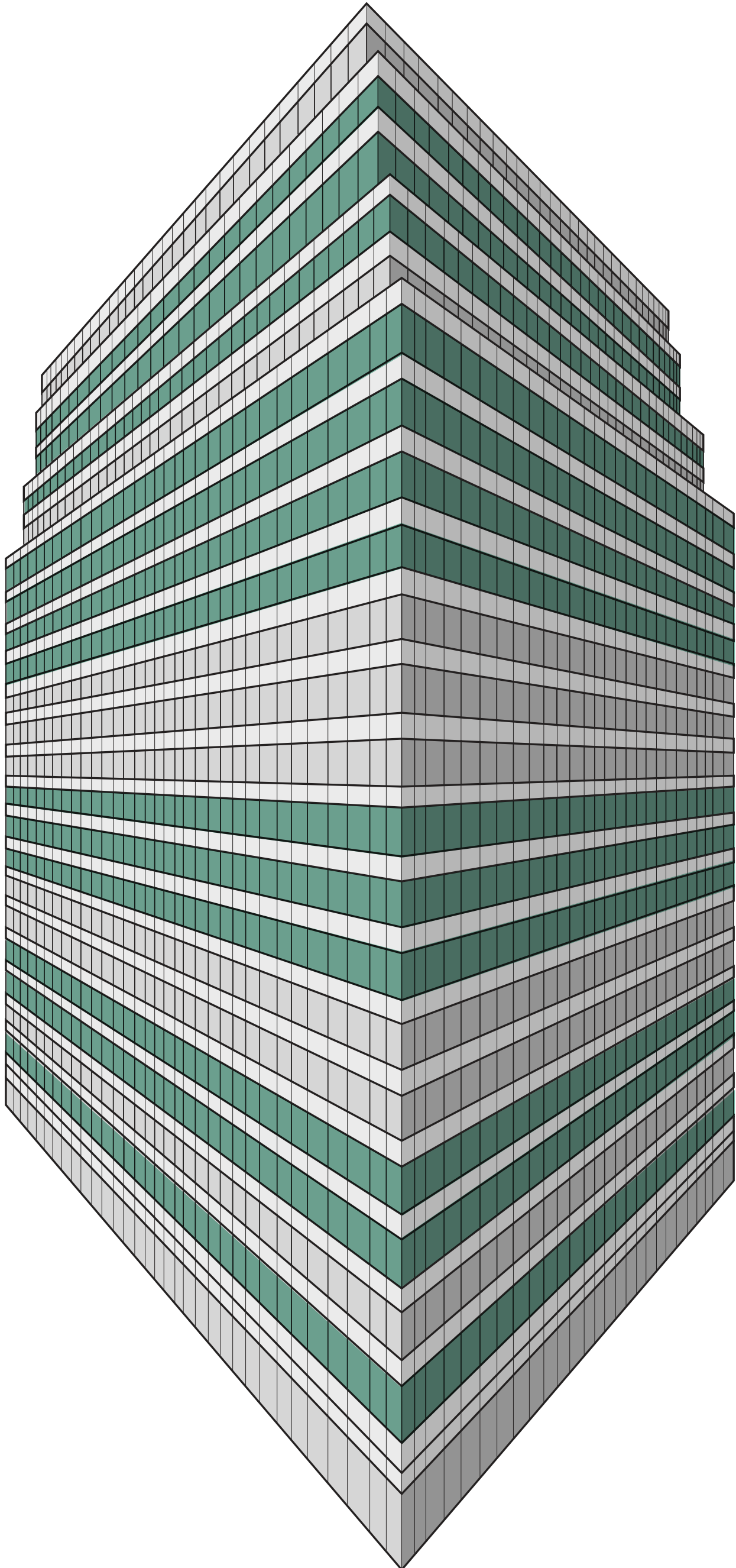


340madisonave.com

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SPACE THAT SPEAKS VOLUMES
UP TO 450,000 RSF AVAILABLE



FLYTHROUGH

- 21 31,450 RSF – Available 9/1/23
 - 20 31,450 RSF – Available 9/1/23 (Terrace)
 - 19 36,585 RSF – Available 9/1/23 (15' Slab Height)
TOTAL: 99,485 RSF – Available 9/1/23
 - 17 40,948 RSF – Available Immediately
 - 16 39,684 RSF – Available Immediately
 - 15 40,519 RSF – Available Immediately
 - 14 40,519 RSF – Available Immediately
TOTAL: 161,670 RSF – Available Immediately
 - 10 22,017 RSF – Available 11/1/22
 - 9 40,519 RSF – Available 11/1/22
 - 8 40,524 RSF – Available Immediately
 - 5 29,304 RSF – Available 11/1/22
 - 4 21,383 RSF – Available 11/1/22
 - 2 19,241 RSF – Available Immediately (12'6" Slab Height)
- 10,000 RSF Amenity Center located on the 2nd floor and accessible from all floors
 - Opportunity for Lobby Signage and Dedicated Reception Desk
 - Opportunity for a Private Lobby on 44th Street with exclusive exterior and interior branding opportunity
 - 24/7 tenant-controlled HVAC
 - Short and long-term growth opportunities throughout the building

COMPLETING THE MODERN EVOLUTION OF WORK



DYNAMIC PRESENCE

An eye-catching entry canopy and a full-block presence on the west side of Madison Avenue from 43rd to 44th Street.



NEW LOBBY

Complemented by 18-foot-high ceilings, high-end finishes, a curated furniture and artwork program, and brand new elevator cabs.



CONNECTIVITY

Prominently located across the street from Grand Central Station and just steps from Bryant Park.



AMENITY CENTER

10,000 RSF Amenity Center including conferencing and flexible multi-purpose spaces.

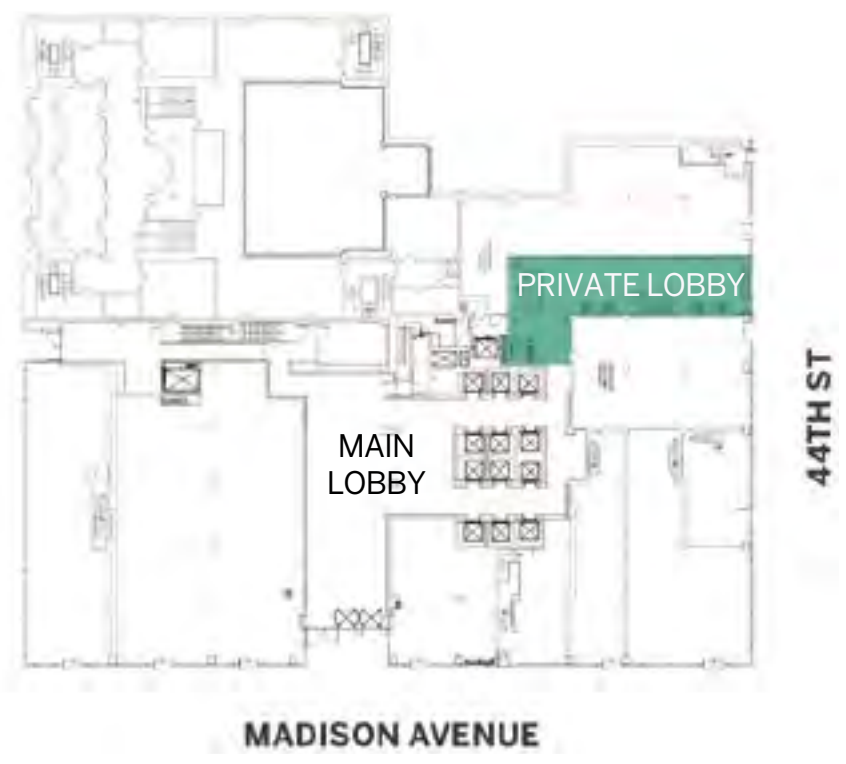
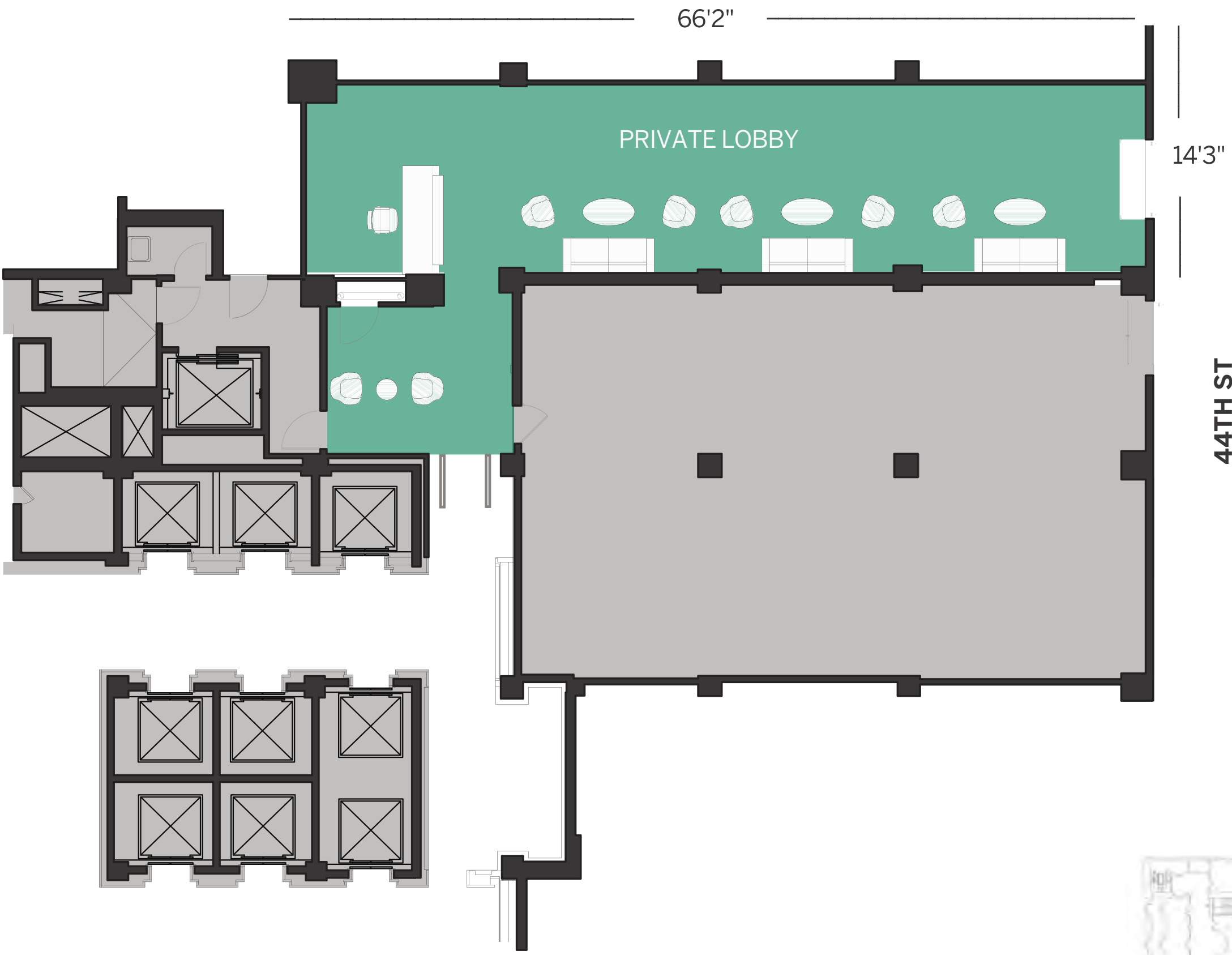


NEW LOBBY & ELEVATOR CAB FINISHES
OPPORTUNITY FOR LOBBY SIGNAGE AND DEDICATED RECEPTION DESK



PRIVATE LOBBY DESK

PRIVATE LOBBY
1,199 USF





PRIVATE LOBBY OPPORTUNITY

- Dedicated entrance on 44th Street
- Exclusive exterior and interior branding opportunity
- 18' slab height
- Direct access to the main lobby and elevators

Bloomberg
TELEVISION

JPMORGAN
GROWING
2,000
NEW BRANCHES
IN THE NEXT 5 YEARS
FINANCIALS RECOVERING TO PREVIOUS LEVELS

JPM LEADING BANKS HIGHER
JPMORGAN +2.41%
WELLS FARGO +3.27%
BANK OF AMERICA +0.22%
CITIGROUP +0.10%

Bloomberg HD 2 0.31 ORCL 27.81 0.61 AAPL 315.22 0.71 MSFT 26.92 0.02 XC

8:48 ET 2 JUN KKR-LED GROUP AGREES TO BUY MEOW MIX MAKER DEL MONTE FOODS FOR \$4 BILLION

NAS	AMEX	10-YR	2-YR	VIX
2115.53	2117.37	2.80	0.45	17.070
+1.14%	+0.56%	+0.01	+0.06	+2.04%

Bloomberg
WEST
EMILY CHANG CORY JOHNSON

JPMORGAN
GROWING
2,000
NEW BRANCHES
IN THE NEXT 5 YEARS
FINANCIALS RECOVERING TO PREVIOUS LEVELS

JPM LEADING BANKS HIGHER
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CITIGROUP +0.10%

Bloomberg HD 2 0.31 ORCL 27.81 0.61 AAPL 315.22 0.71 MSFT 26.92 0.02 XC

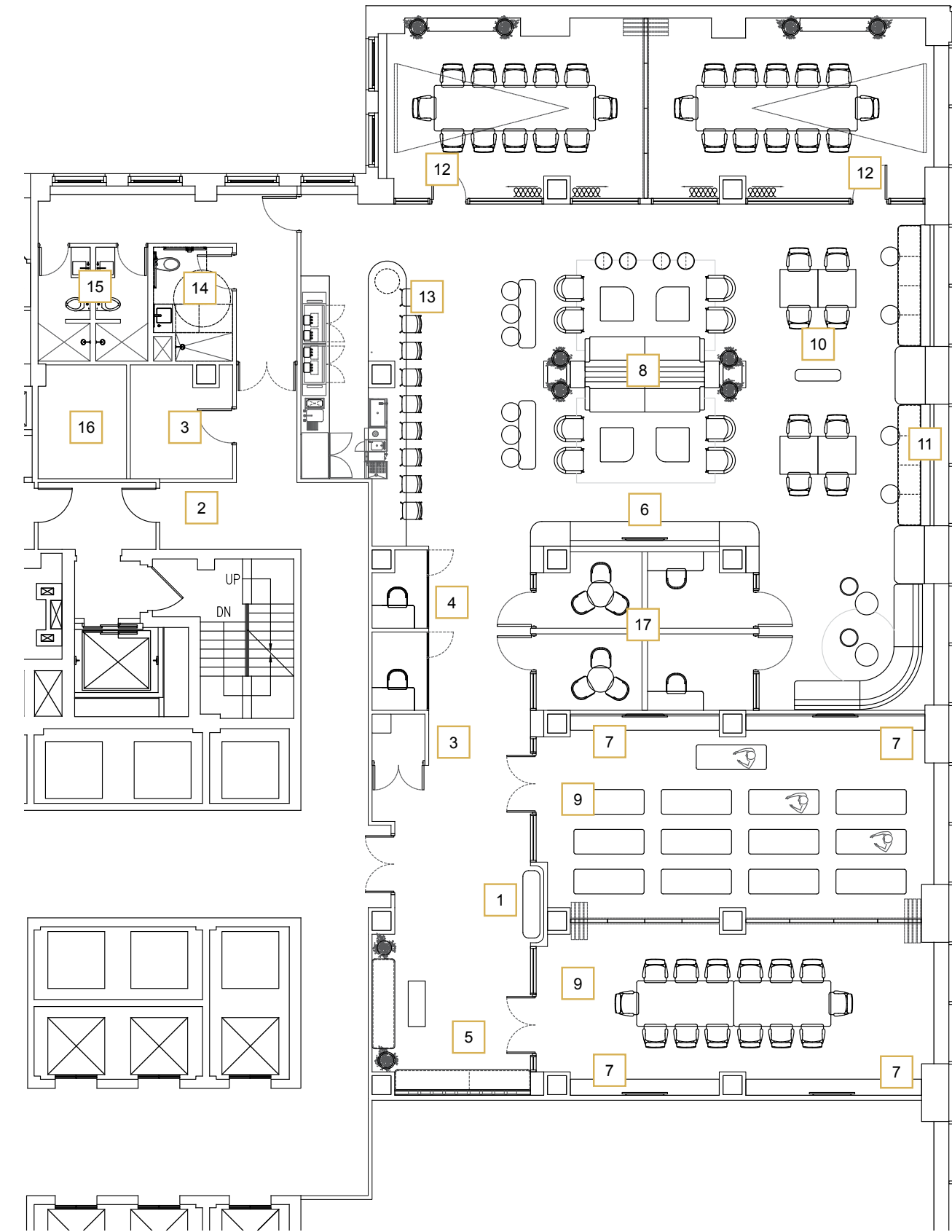
8:48 ET 2 JUN KKR-LED GROUP AGREES TO BUY MEOW MIX MAKER DEL MONTE FOODS FOR \$4 BILLION

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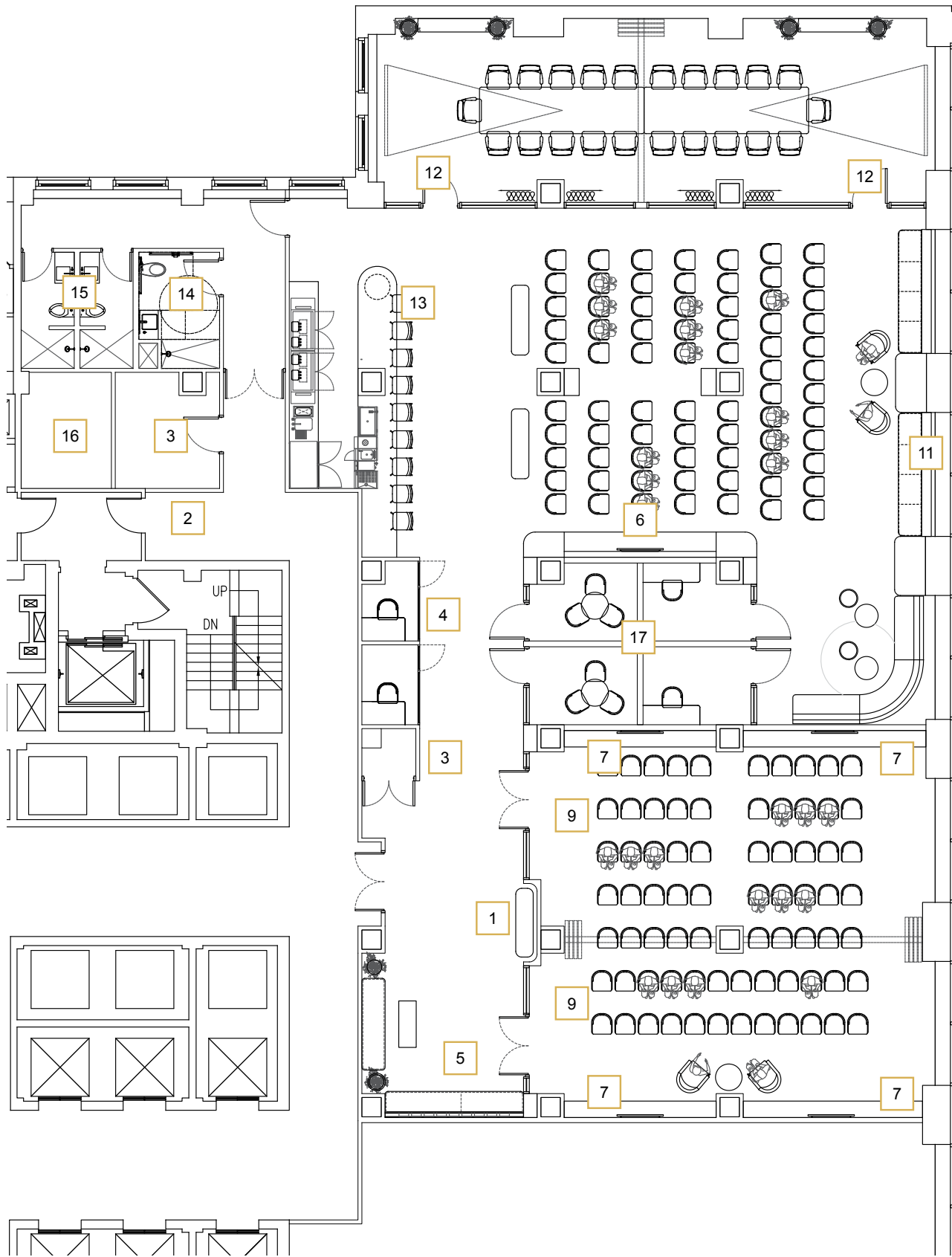


TENANT

MODERN AMENITIES ON THE 2ND FLOOR

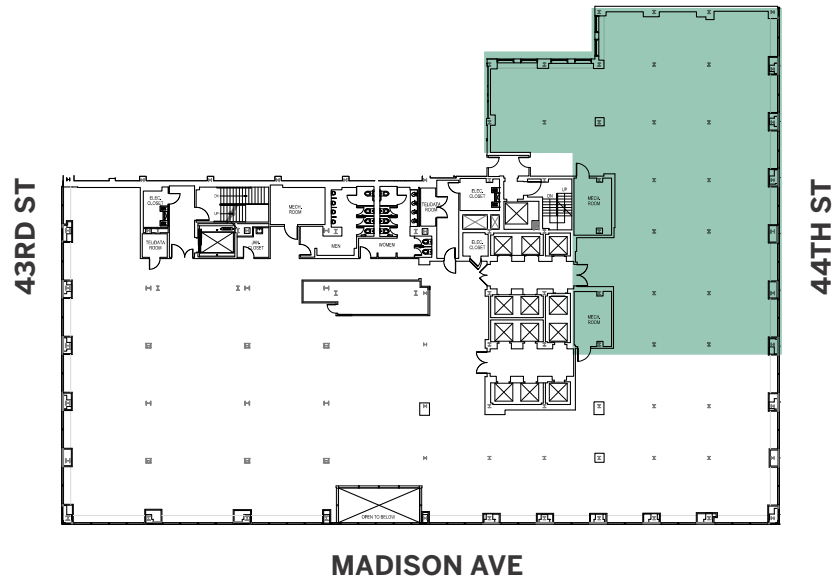


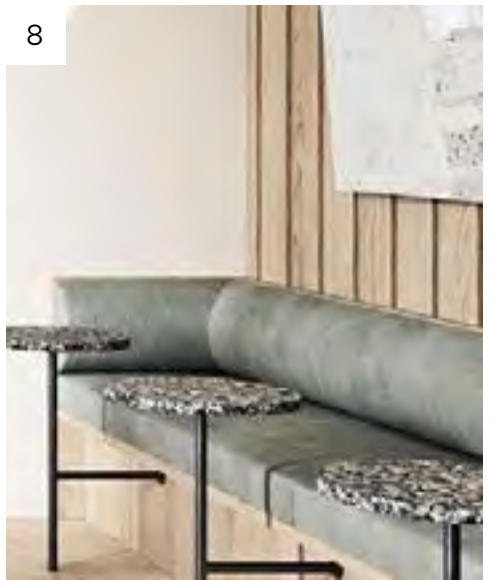
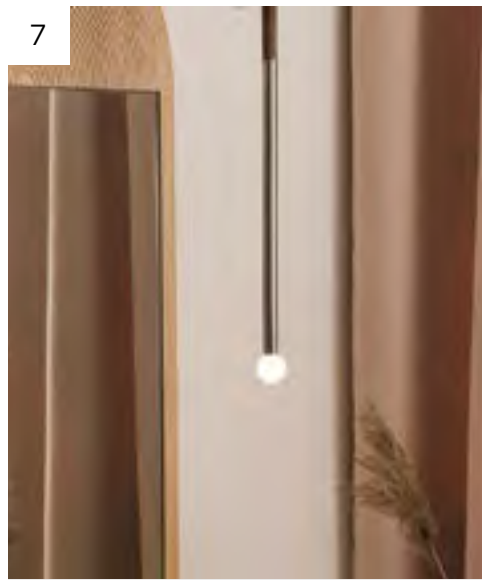
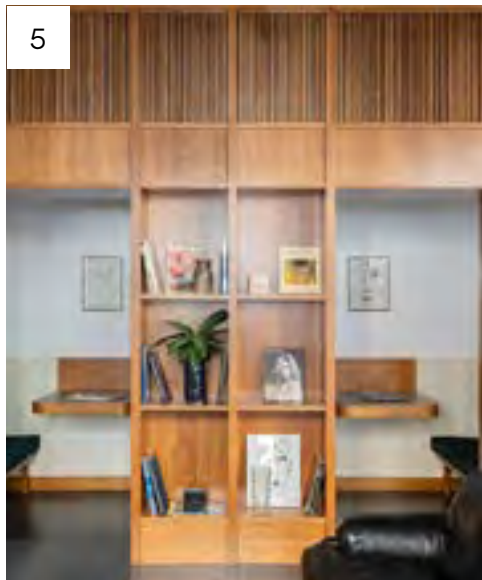
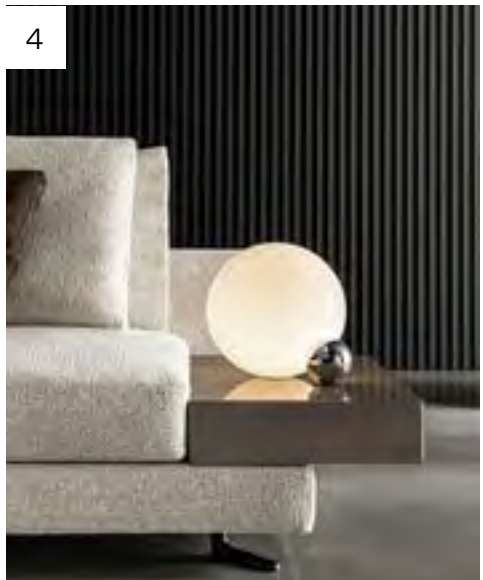
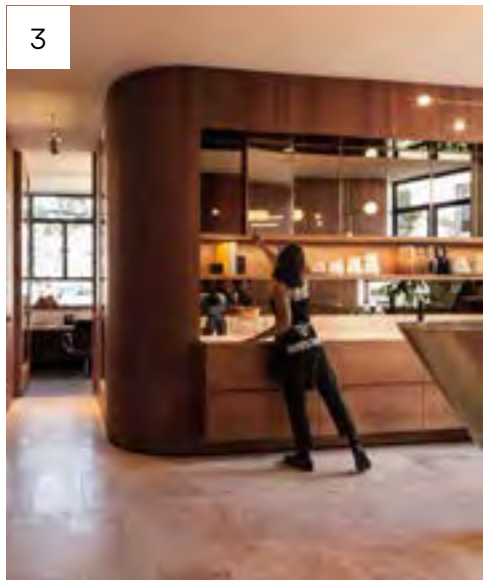
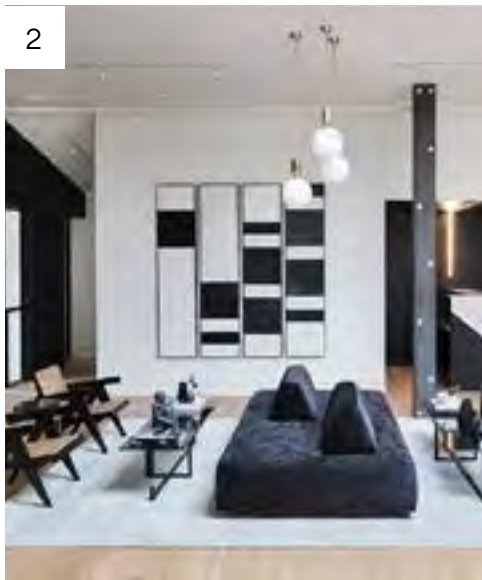
DAILY CONFIGURATION

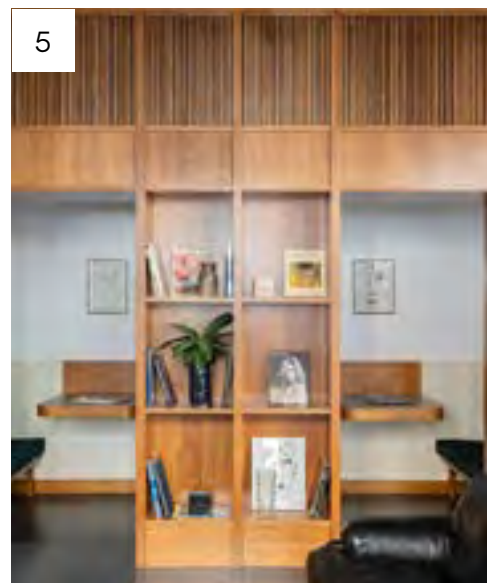
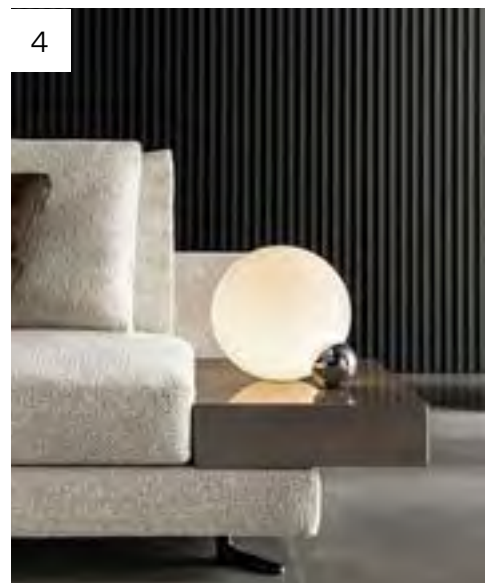
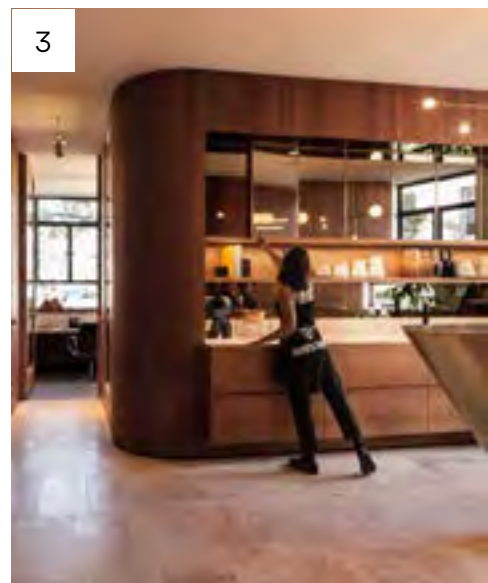
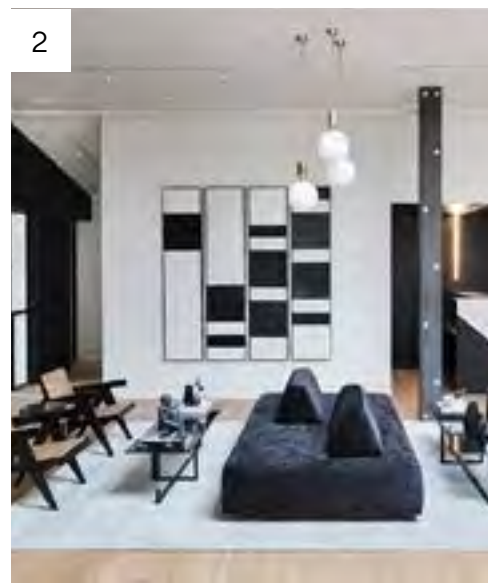


EVENT CONFIGURATION

- 1. Entry with console
- 2. Secondary exit door
- 3. Storage room
- 4. Phone booth / meditation rooms
- 5. Bench with shelves overhead at entry
- 6. Millwork unit with TV / book / magazine shelf
- 7. Storage cupboards
- 8. Lounge area
- 9. Large multi-purpose room in with operable wall
- 10. Cafe height tables and seats with partitions
- 11. Built-in seating with small tables at window
- 12. Conference room with operable divider
- 13. Self service ar
- 14. Unisex ADA bathroom and shower
- 15. Unisex bathrooms with showers
- 16. Mechanical room
- 17. Flexible quiet rooms







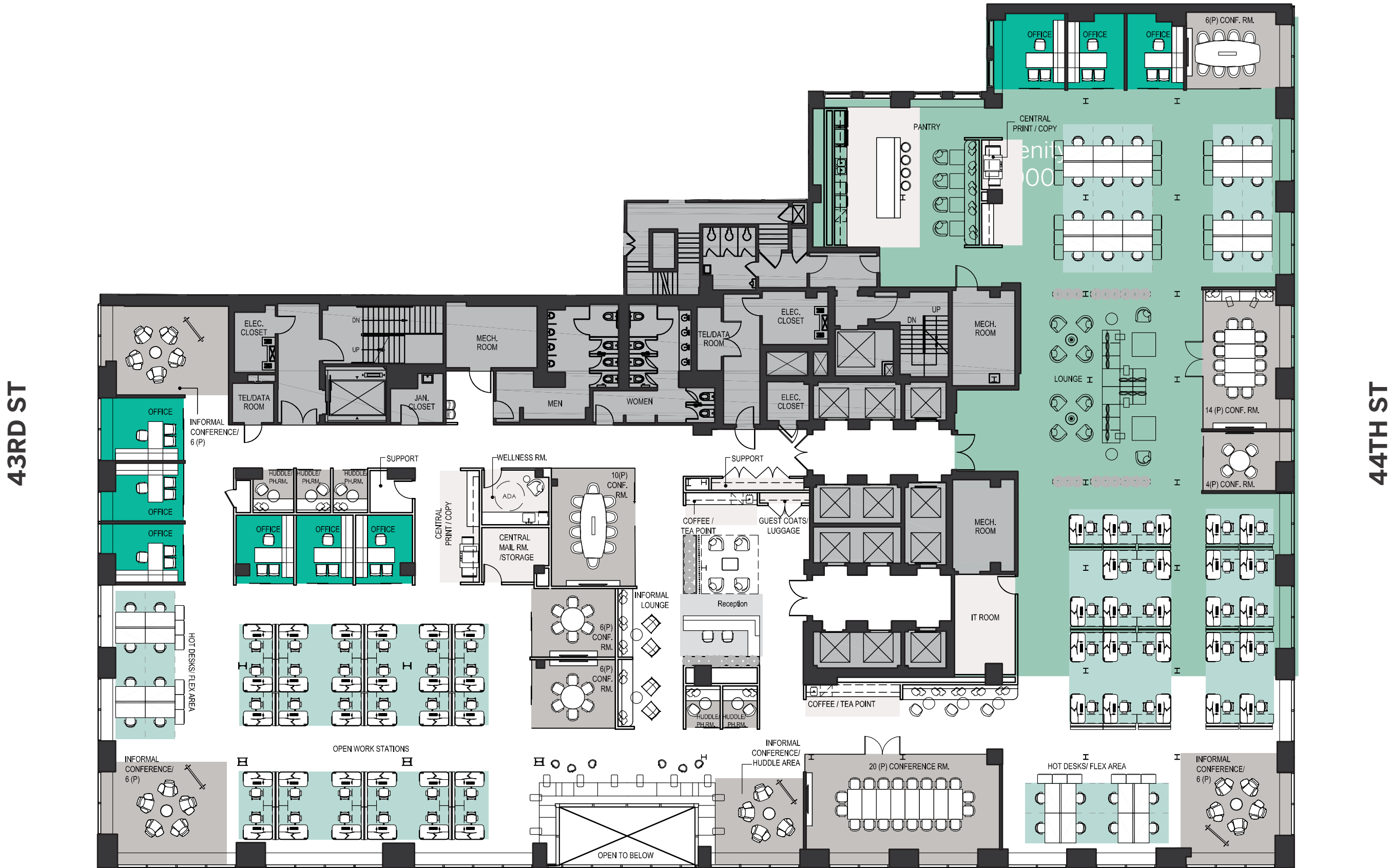
OPEN / WORKSTATION
LAYOUT

PARTIAL 2ND FL.
12' 6" SLAB HEIGHT
19,241 RSF

PRIVATE OFFICE	9
WORKSTATIONS	54
HOT DESKS	36
CONFERENCE ROOMS	6
INFORMAL CONFERENCE	4
HUDDLE/PHONE ROOMS	5
PANTRY	1
COPY/PRINT	2
MAILROOM	1
WELLNESS ROOM	1
IT/SERVER ROOM	1
COFFEE BAR	1
RECEPTION	1

TOTAL 99

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OPEN / BENCHING
LAYOUT

ENTIRE 8TH FL.
40,524 RSF

PRIVATE OFFICE	10
WORKSTATIONS	206
CONFERENCE ROOMS	10
PANTRY	1
COPY/PRINT	2
IT/STORAGE	1
STORAGE	4
COAT CLOSET	1
RECEPTION	1
TOTAL	216

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43RD ST

44TH ST

MADISON AVE



OPEN / WORKSTATION
LAYOUT

ENTIRE 14TH FL.
40,519 RSF

PRIVATE OFFICE	10
WORKSTATIONS	129
CONFERENCE ROOMS	10
INFORMAL CONFERENCE	5
HUDDLE/PHONE ROOMS	3
PANTRY	1
COPY/PRINT	2
WELLNESS ROOM	1
SERVER CLOSET	1
TRAINING ROOM	1
RECEPTION	1
TOTAL	139

340
madison



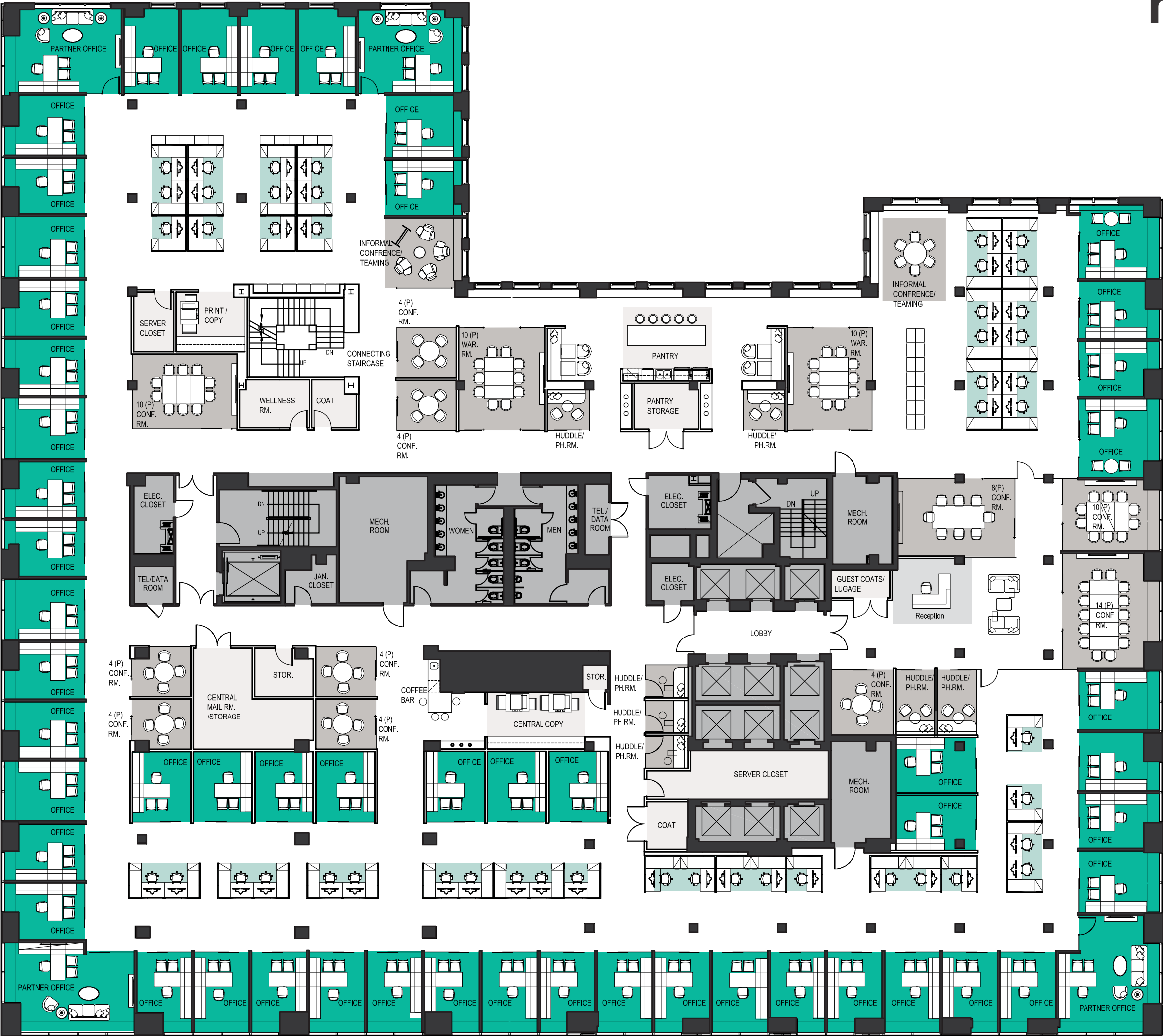
PERIMETER OFFICE
LAYOUT

ENTIRE 15TH FL.
40,519 RSF

PRIVATE OFFICE	57
WORKSTATIONS	47
CONFERENCE ROOMS	13
INFORMAL CONFERENCE	2
HUDDLE/PHONE ROOMS	9
PANTRY	1
COPY/PRINT	2
WELLNESS ROOM	1
SERVER CLOSET	2
COFFEE BAR	1
RECEPTION	1
TOTAL	104

340
madison

43RD ST



44TH ST

MADISON AVE

PERIMETER OFFICE
LAYOUT

ENTIRE 16TH FL.
39,684 RSF

PRIVATE OFFICE	35
WORKSTATIONS	70
CONFERENCE ROOMS	13
INFORMAL CONFERENCE	2
HUDDLE/PHONE ROOMS	11
PANTRY	1
COPY/PRINT	3
MAILROOM	1
WELLNESS ROOM	1
SERVER CLOSET	2
COFFEE BAR	2
RECEPTION	1
TOTAL	105

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madison

43RD ST















44TH ST

MADISON AVE

ENTIRE 17TH FL.
40,948 RSF

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	PRIVATE OFFICE	29
	WORKSTATIONS	92
	CONFERENCE ROOMS	10
	INFORMAL CONFERENCE	7
	HUDDLE/PHONE ROOMS	10
	PANTRY	1
	COPY/PRINT	2
	MAILROOM	1
	WELLNESS ROOM	1
	SERVER CLOSET	2
	COFFEE BAR	1
	RECEPTION	1
	TOTAL	121



THOROUGHLY CONNECTED

A NEIGHBORHOOD THAT REVOLVES AROUND YOU

TRANSPORTATION Conveniently located near Grand Central Station, major subway lines, local and express buses, and Citi Bike hubs.

OUTDOOR ACCESS Nearby green space including Bryant Park seasonal programming.

DINING & ENTERTAINMENT Close to the finest restaurants, bars, and luxury hotels, and a short walk to the Theatre District and Rockefeller Center.



DINING:

- 1 Le Pavillon
- 2 L'Avenue
- 3 The Grill
- 4 The Lobster Club
- 5 Avra Estiatorio
- 6 STK Steakhouse
- 7 Hatsuhana Sushi Restaurant
- 8 Bedford & Co.
- 9 Vitae
- 10 Butter

GRAB & GO:

- 11 Joe & The Juice
- 12 Whole Foods
- 13 Lady M Cake Boutique
- 14 sweetgreen
- 15 CAVA

COFFEE:

- 16 Blue Bottle
- 17 Starbucks
- 18 Bluestone Lane
- 19 Blue Bottle
- 20 Black Fox
- 21 Gregorys
- 22 Birch

COCKTAILS:

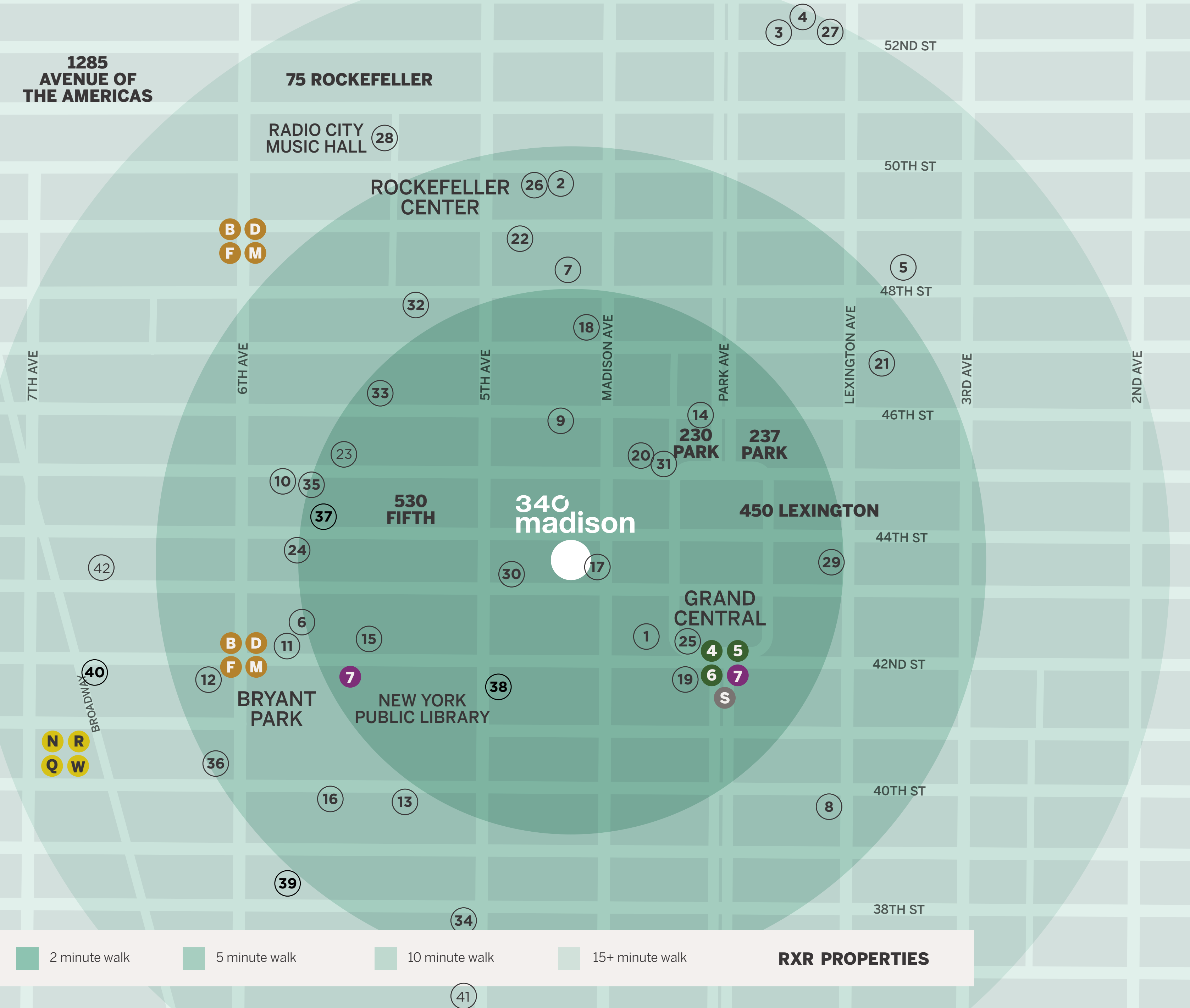
- 23 Valerie
- 24 Bar 44 at Royalton
- 25 The Campbell
- 26 Le Chalet
- 27 The Pool Lounge
- 28 Bar SixtyFive at Rainbow Room

WELLNESS:

- 29 Equinox
- 30 Equinox
- 31 Equinox
- 32 CorePower
- 33 SWERVE Fitness
- 34 Vixen Workout
- 35 MPR Fitness
- 36 Blink Fitness

HOTELS:

- 37 Sofitel New York
- 38 Andaz 5th Avenue
- 39 Refinery Hotel
- 40 The Knickerbocker
- 41 The Langham
- 42 Casablanca Hotel

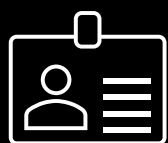


RXR gives all tenants access to our proprietary tenant technology platform called WorxWell. Developed in collaboration with Microsoft, the dynamic, data-driven platform comes to life through a user-friendly experience app tied to property security and enables access to on-site pertinent products and services.

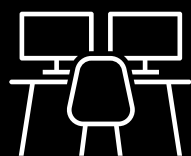
Features include but are not limited to:



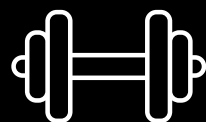
Mobile Access Control



Digital Visitor Management



Workspace Booking



Amenity Reservations



Food Outpost Ordering/Delivery



Building Wellness Index



SPACE OCCUPANCY & UTILIZATION:
Data derived from access controls, workspace occupancy sensors and air quality sensors provide real-time workplace analytics and insights delivered to the WorxWell app and command center dashboard.

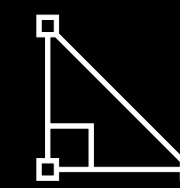
CUSTOMIZE YOUR SPACE

Make a Prebuilt **Powered
by WorxWell** your own with
RXR Construction Services

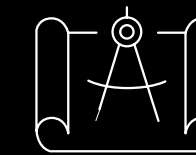
RXR's in-house design and construction team is at your service to complement and enhance the WorxWell experience. Our team consists of design, strategy, and construction experts.

RXR's WorxWell platform is purpose built to be flexible and modular, enabling reconfigurations and customizations to be executed with ease. RXR Construction Services will provide **turnkey projects with full end to end service.**

At initial possession, during your lease, or at renewal, our team is poised to assist with design and execution of modifications at any scope and scale. We will work with you to tailor the space to your organization's foundational and evolving needs.



Plan and design
modifications to
your space



Implement custom
design elements



Procure and install
furniture, low voltage,
audio visual, and security
systems



Execute reconfigurations
of all scales

WELCOME TO
THE WORLD
OF RXOs

RXR Experience Officers
serve as the **Ultimate
Workplace Concierge**

All RXR tenants are invited to enjoy the benefits of the RXR Experience Officers “RXOs” - a team of customer-focused specialists committed to creating a remarkable workplace experience for our tenants.

RXOs serve as the ultimate workplace concierge, cultivating a sense of purpose, connection and community, and helping to ensure a safe, productive, and inspiring workplace where our tenants choose to go to every day.

The RXOs develop a yearly curriculum rooted in diversity, education, entertainment, innovation, social responsibility, wellness, professional development, networking and more.

- ✓ DEI Initiatives

✓ Culinary Exploration

✓ Professional Networking

✓ Speaker/Podcast Series
- ✓ Fitness

✓ Wellness

✓ Clubs & Special Interests

✓ Art & Cultural Programming



TECH FORWARD!

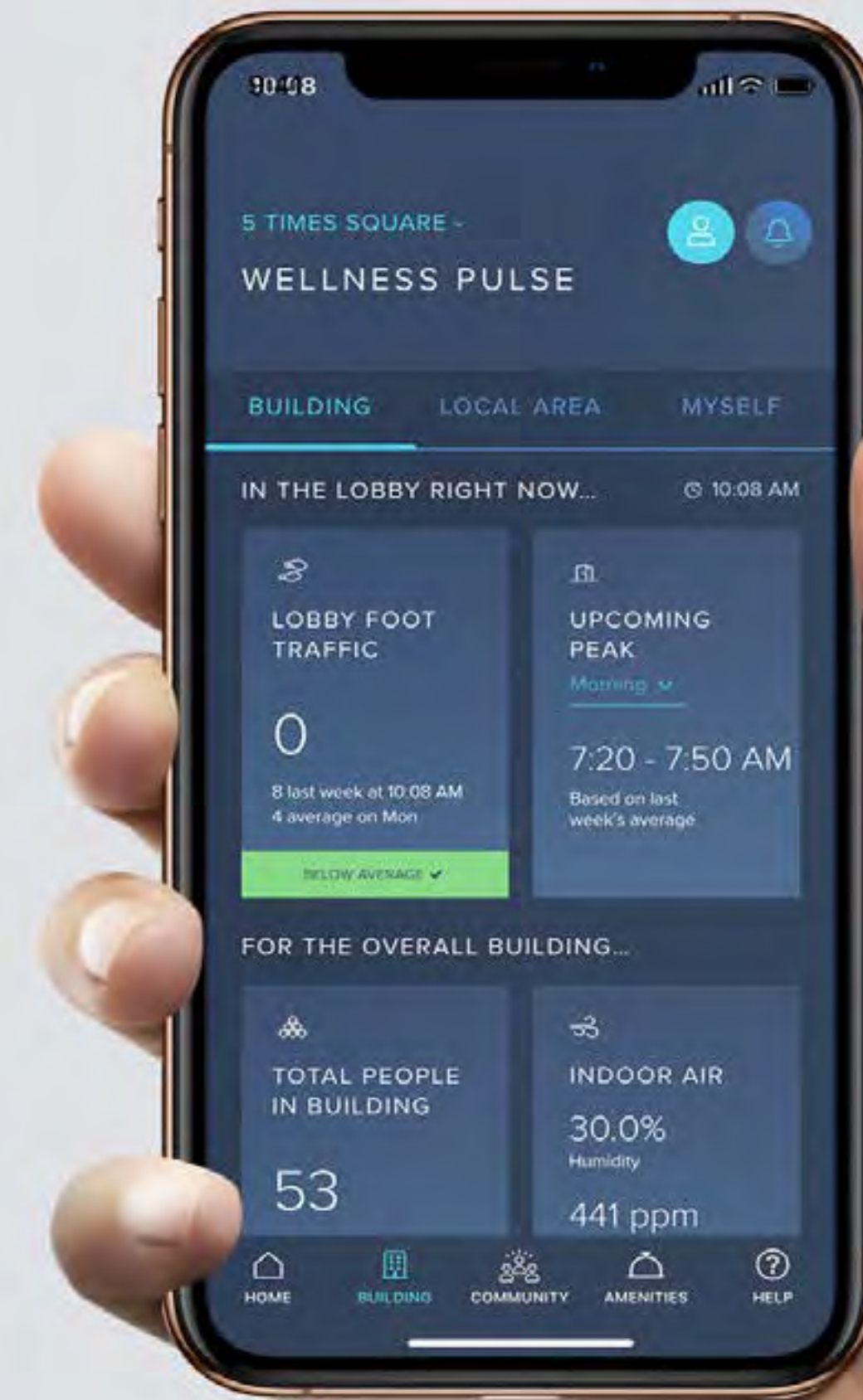
RXR gives all tenants access to our proprietary tenant technology platform called WorxWell. The platform developed in collaboration with Microsoft comes to life through a userfriendly app tied to property security and other on-site pertinent products and services.

Features include but are not limited to:

- Building access
- Visitor access
- Conference room reservations
- Fitness equipment reservations
- Food outpost ordering/delivery
- Building wellness index
- Cleaning requests
- Rent payment
- Sustainability and energy efficiency data
- And more

We recognize that our larger customers prefer to keep to their own systems, and we respect their choice to remain separate from the system.

WorxWell™



SPACE OCCUPANCY & UTILIZATION FEATURES

Workspace Reservations

Tenants can manage each workspace through a reservation system that allows for co-workers to pre-plan working sessions. Features include adding workspaces, setting capacity limits, and providing each employee the ability to book a workspace for the day.

WorxWell Command Center

Insights dashboard and reporting tool designed for tenant administrators to effectively manage the workplace.

Reporting includes building occupancy, lobby foot traffic, IAQ, smart bathroom occupancy, cleaning requests and logs, social distancing monitoring, as well as tenant space analytics.

Vergesense Sensors

Ceiling-embedded, AI-powered occupancy sensors to enable workspace analytics such as occupancy, space utilization, density, and heatmaps.

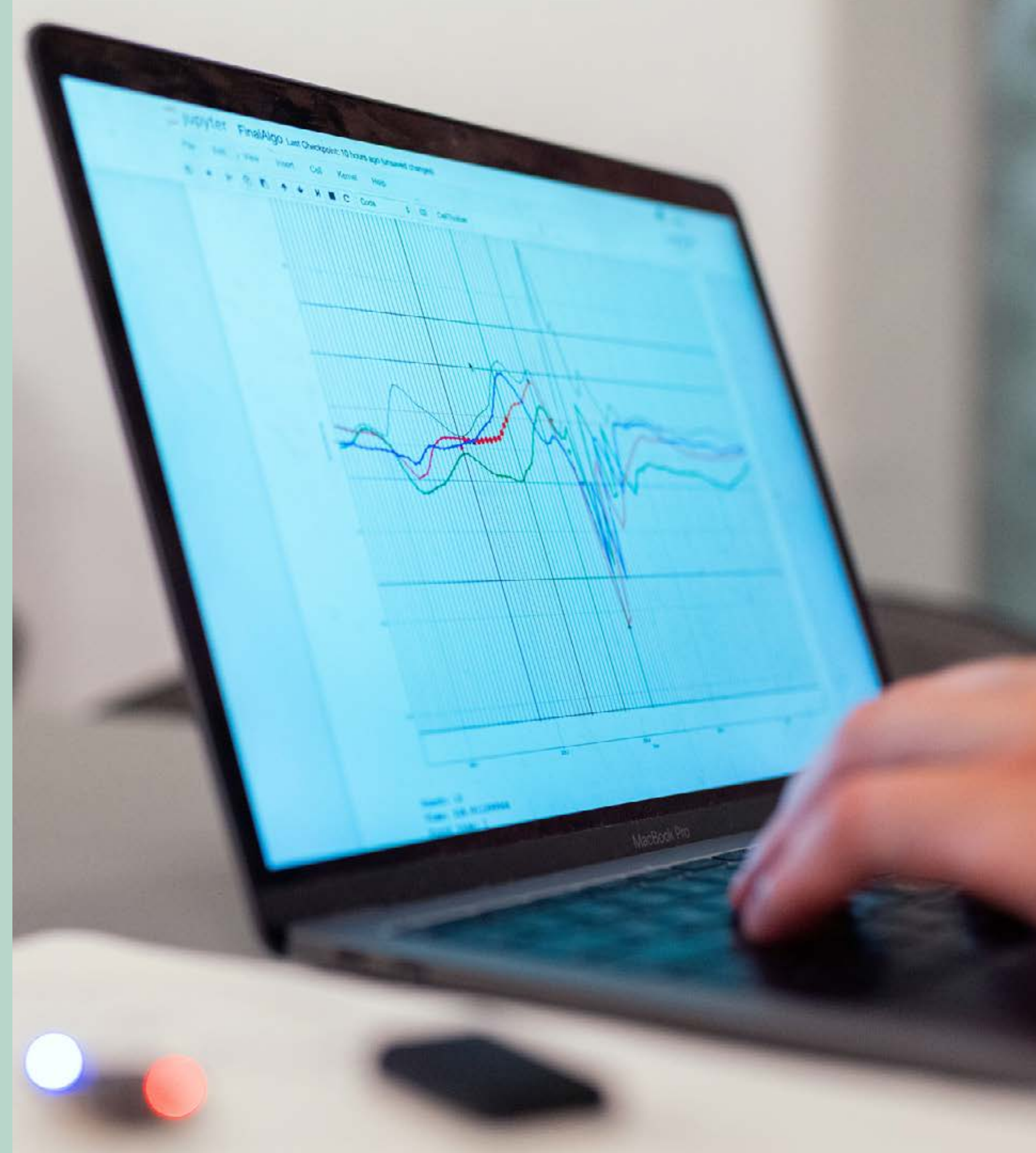
WellStat Sensors

Wall-mounted air quality sensors to enable real-time indoor environmental quality spanning 10 parameters:

- Temperature, Humidity, CO2, CO, Ozone, PM1, PM2.5, PM10, VOC, and Formaldehyde

Mobile Access Control

Bluetooth/NFC enabled reader to provide seamless, frictionless access via WorxWell App.



WELCOME TO THE WORLD OF RXO'S!

All RXR tenants are invited to enjoy the benefits of the RXR Experience Officers "RXOs" — A team of customer-focused specialists committed to creating a remarkable workplace experience for our tenants.

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- DEI initiatives
- Culinary exploration
- Professional networking
- Speaker/podcast series
- Fitness
- Wellness
- Clubs and special interests
- Art and Cultural programming

RXO



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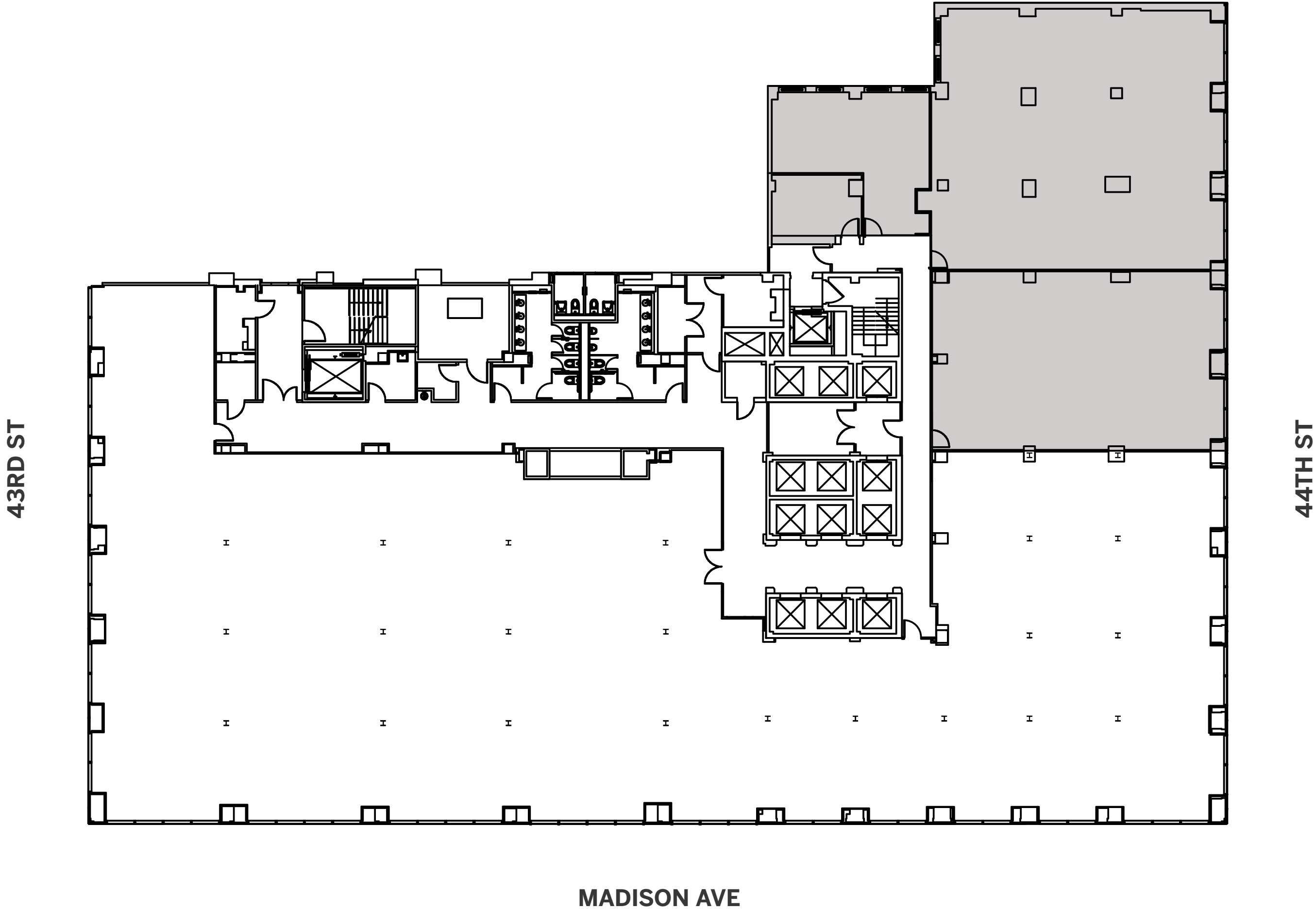
Matthew Astrachan

212.812.6438
matthew.astrachan@am.jll.com

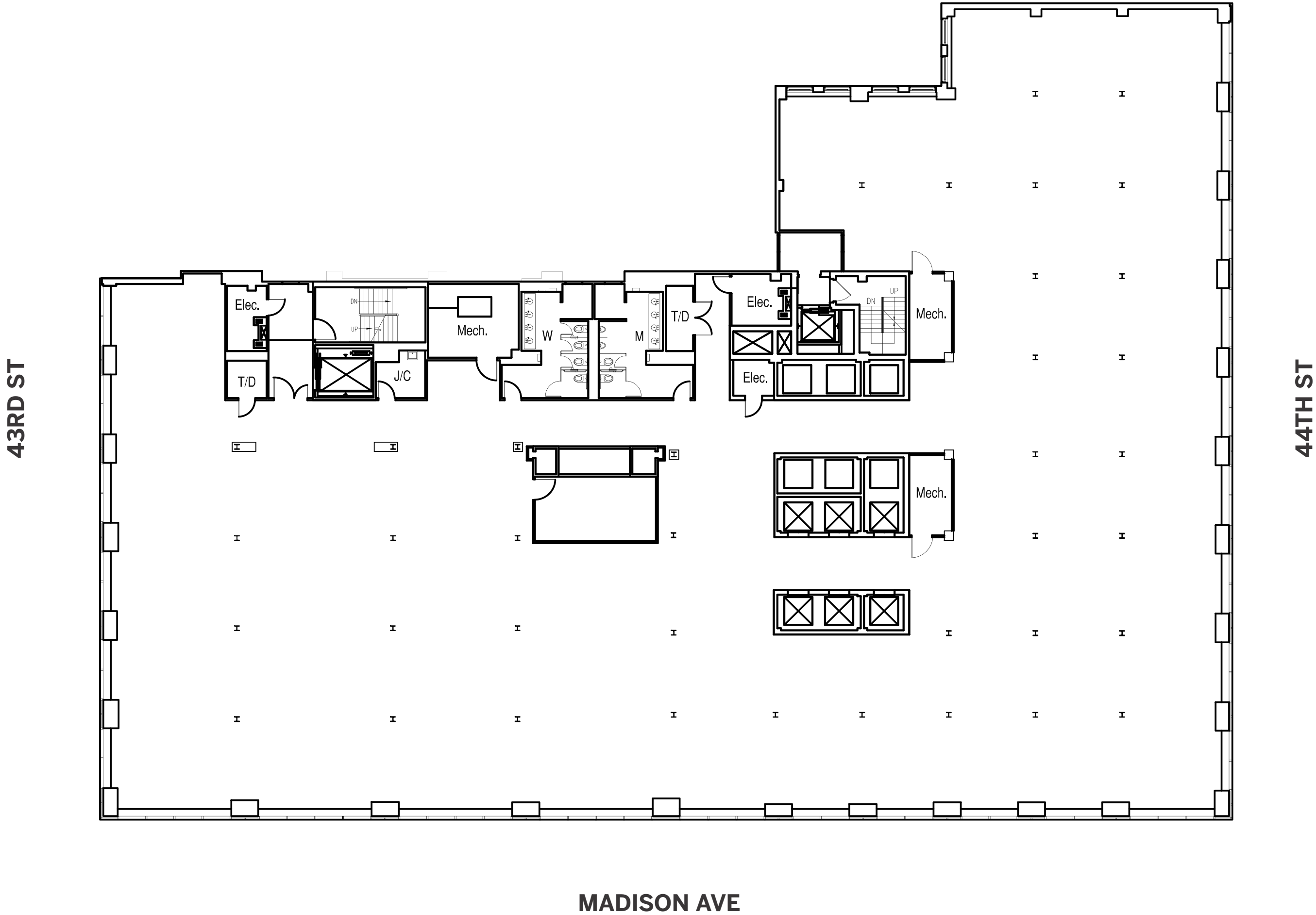
340Madison.com

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CORE & SHELL
PARTIAL 4TH FL.
21,383 RSF

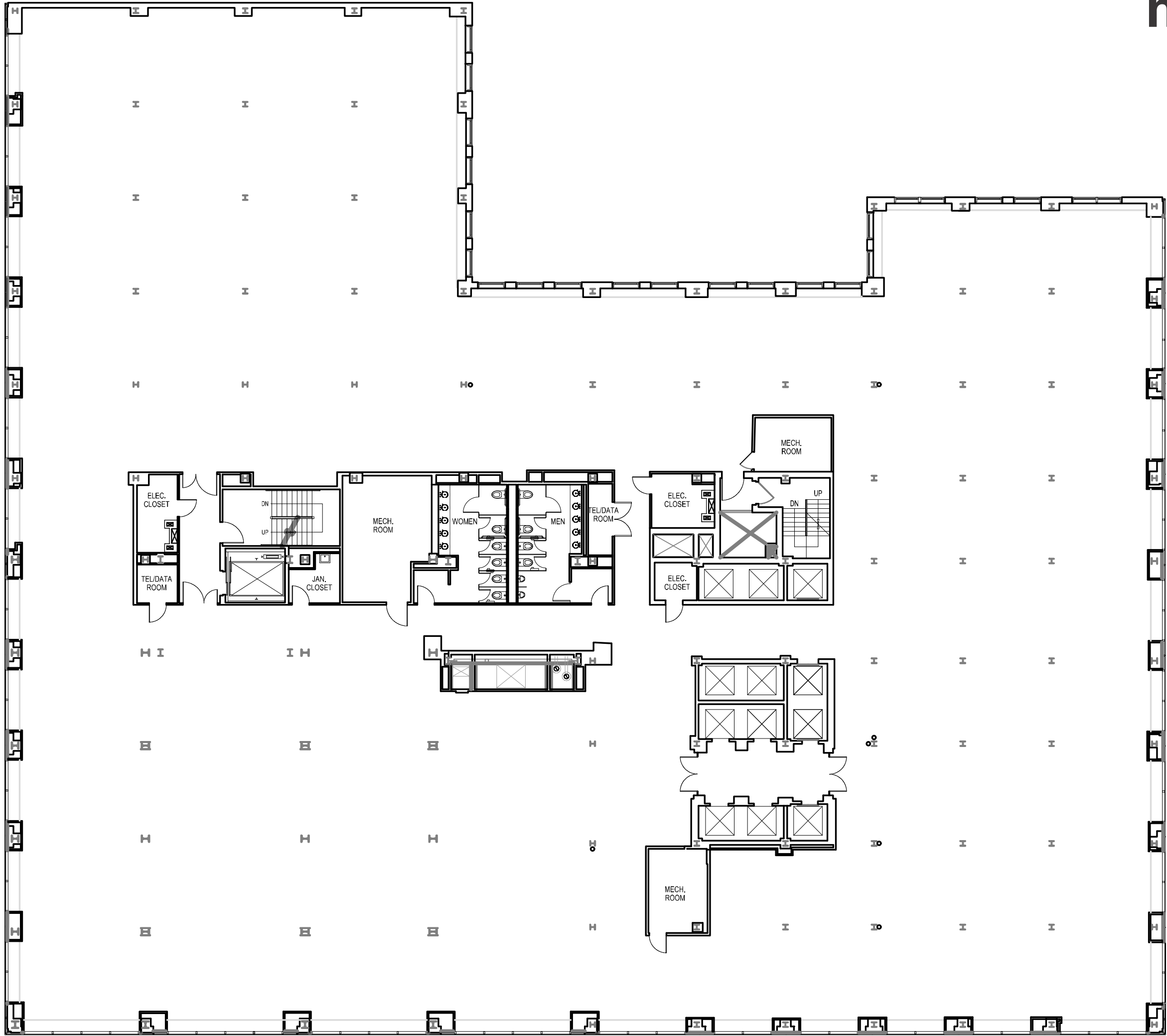


CORE & SHELL
ENTIRE 5TH FL.
29,304 RSF



CORE & SHELL
ENTIRE 8TH FL.
40,524 RSF

43RD ST

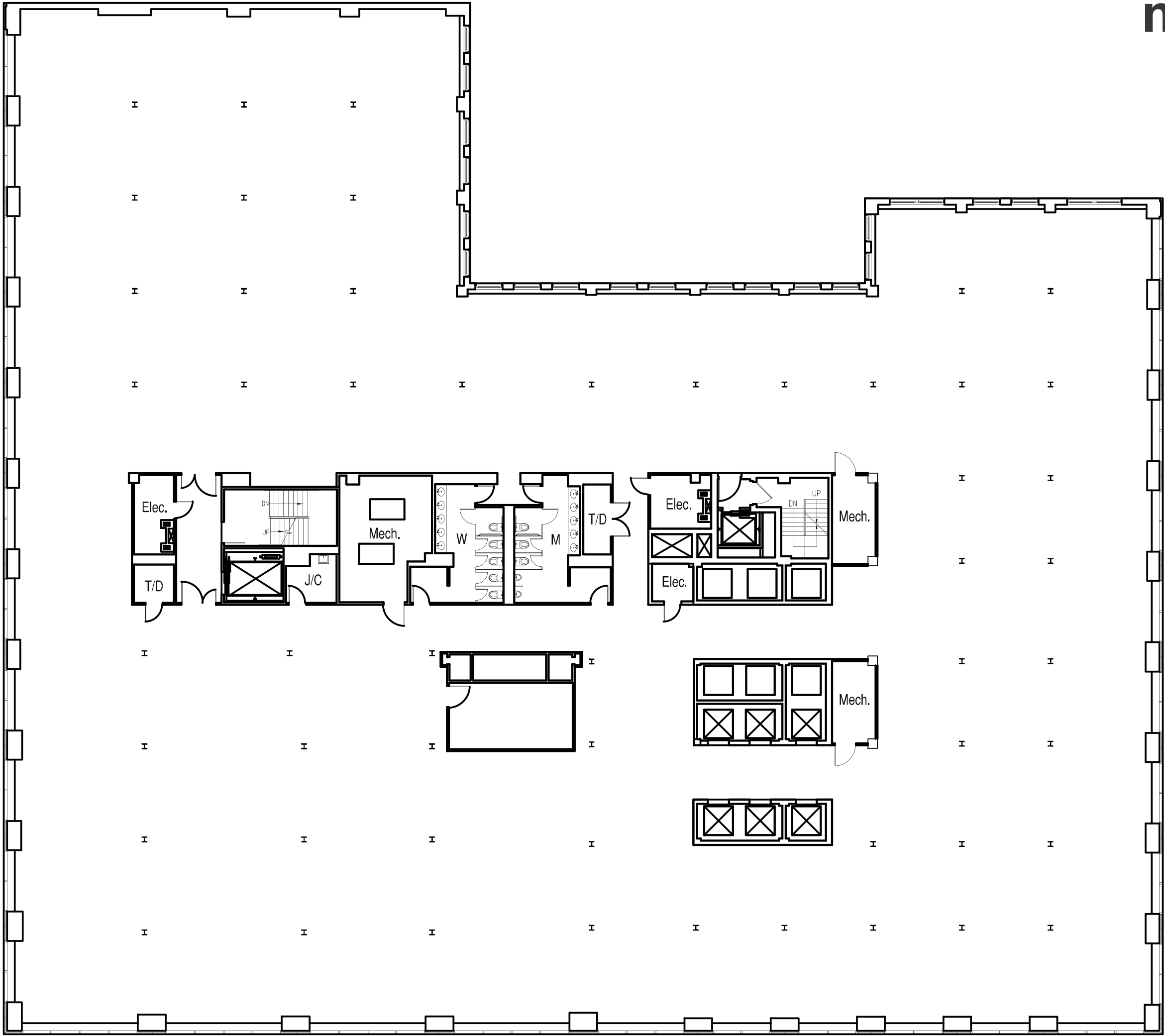


44TH ST

MADISON AVE

CORE & SHELL
ENTIRE 9TH FL.
40,519 RSF

43RD ST

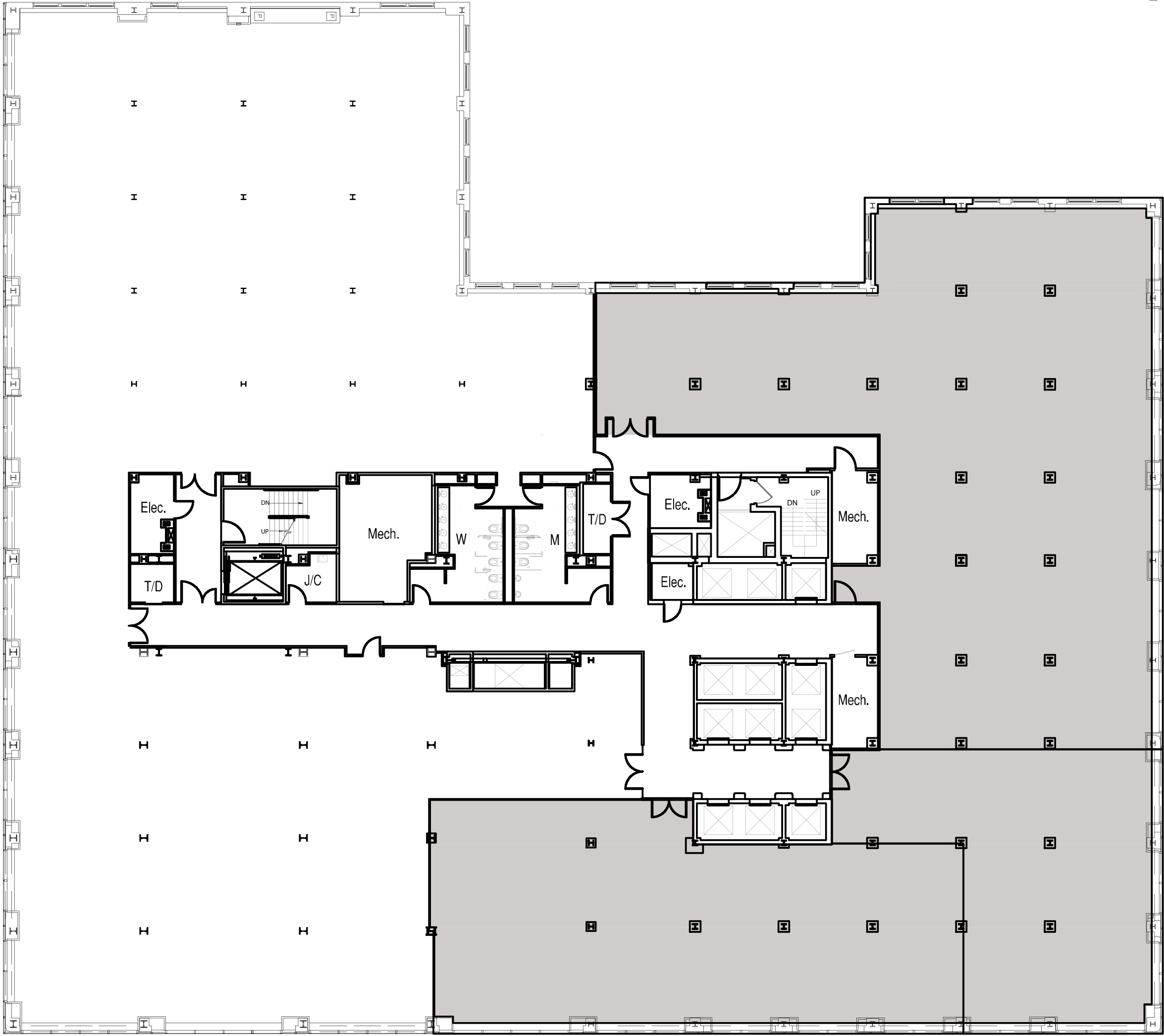


44TH ST

MADISON AVE

CORE & SHELL
PARTIAL 10TH FL.
22,017 RSF

43RD ST

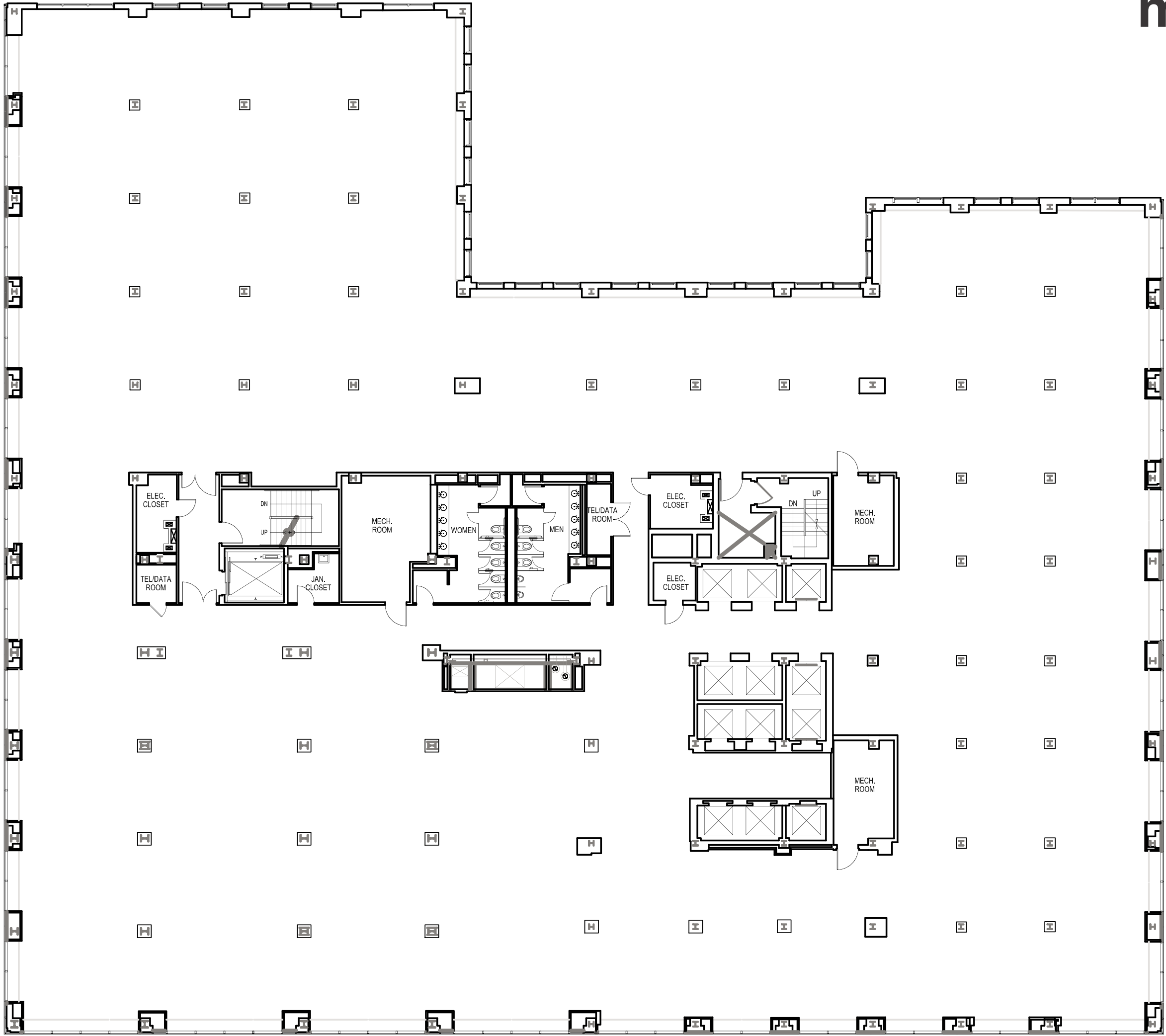


44TH ST

MADISON AVE

CORE & SHELL
ENTIRE 14TH FL.
40,519 RSF

43RD ST



44TH ST

MADISON AVE

CORE & SHELL
ENTIRE 15TH FL.
40,519 RSF

43RD ST

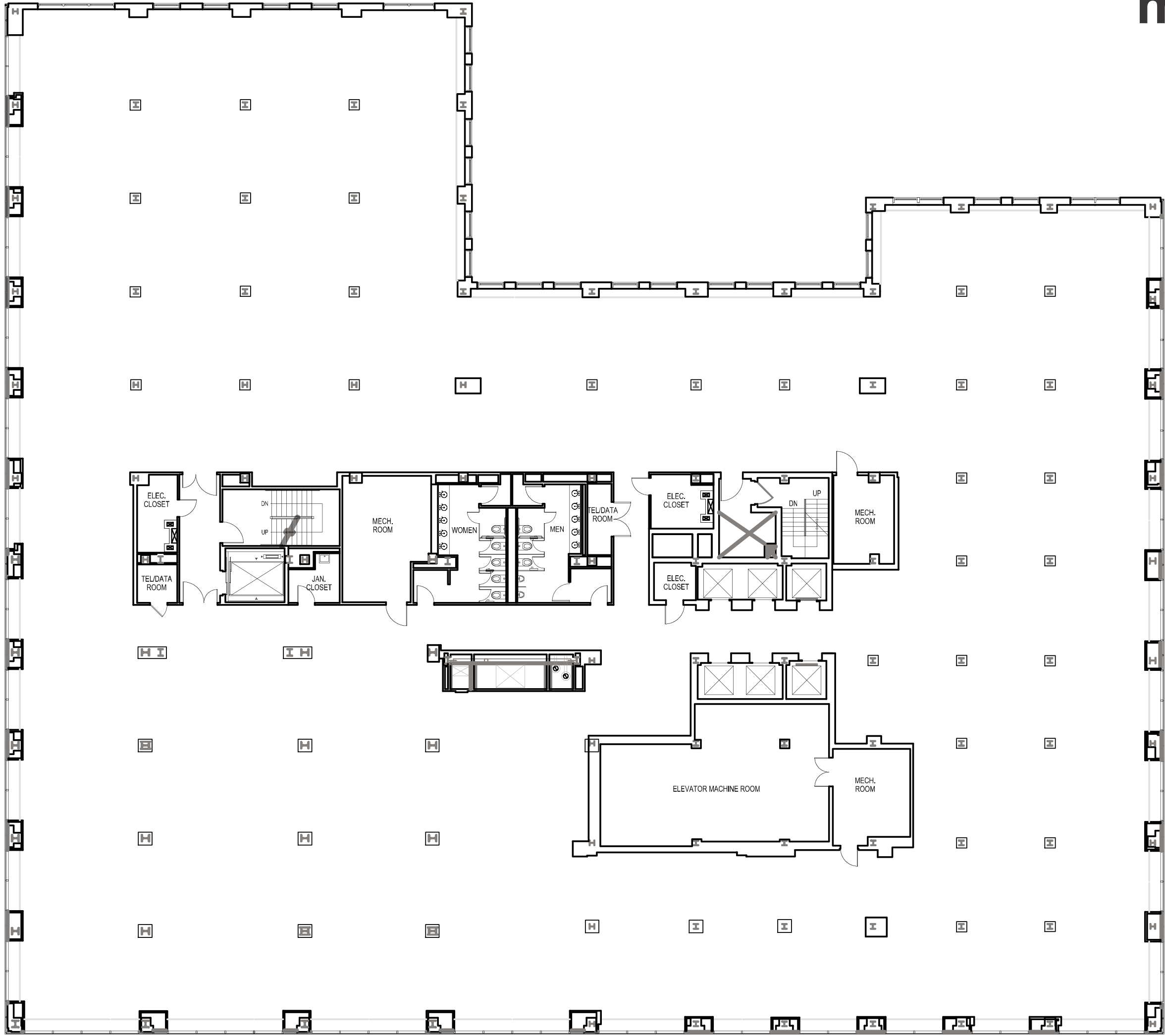


44TH ST

MADISON AVE

CORE & SHELL
ENTIRE 16TH FL.
39,684 RSF

43RD ST

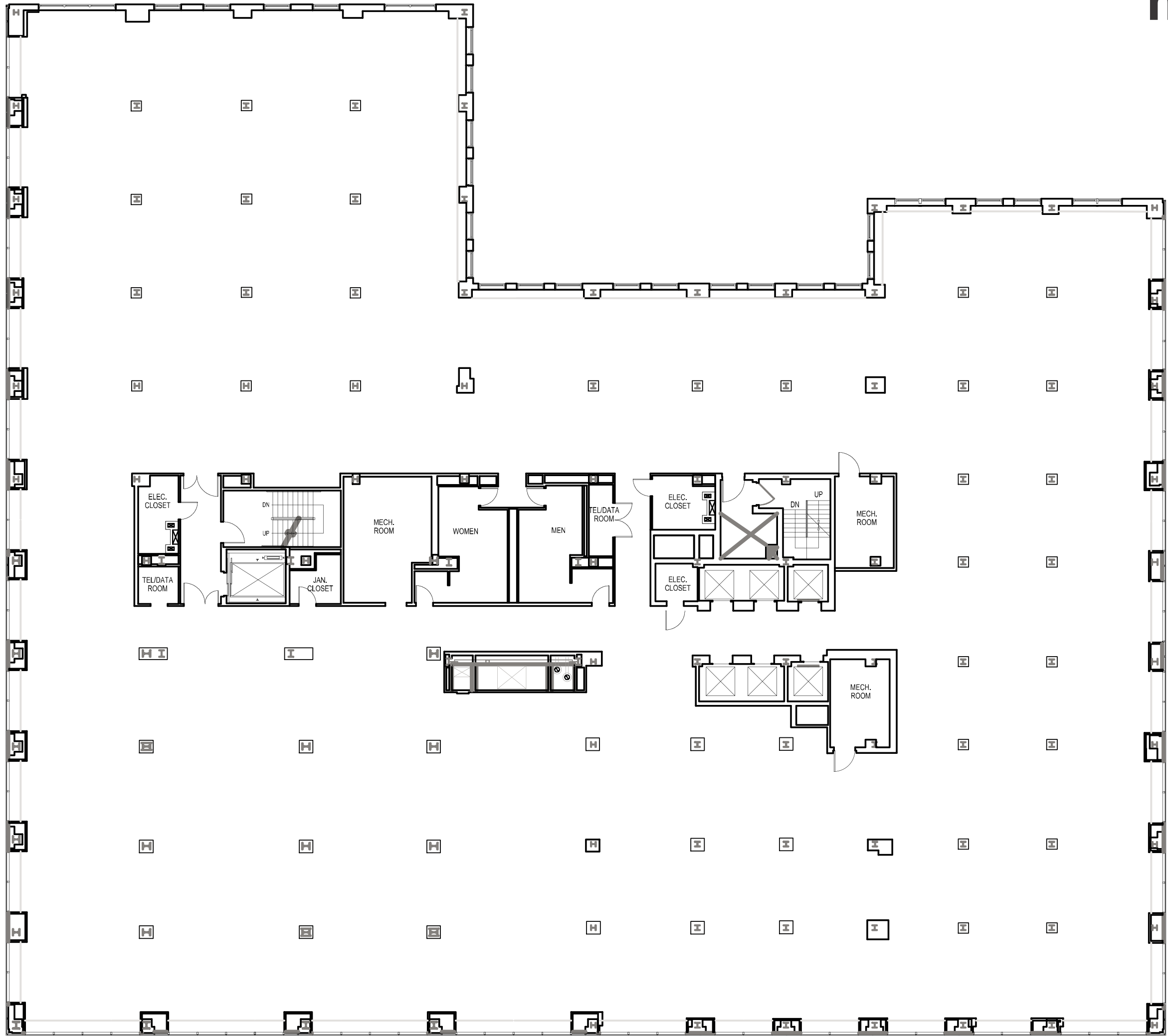


44TH ST

MADISON AVE

CORE & SHELL
ENTIRE 17TH FL.
40,948 RSF

43RD ST

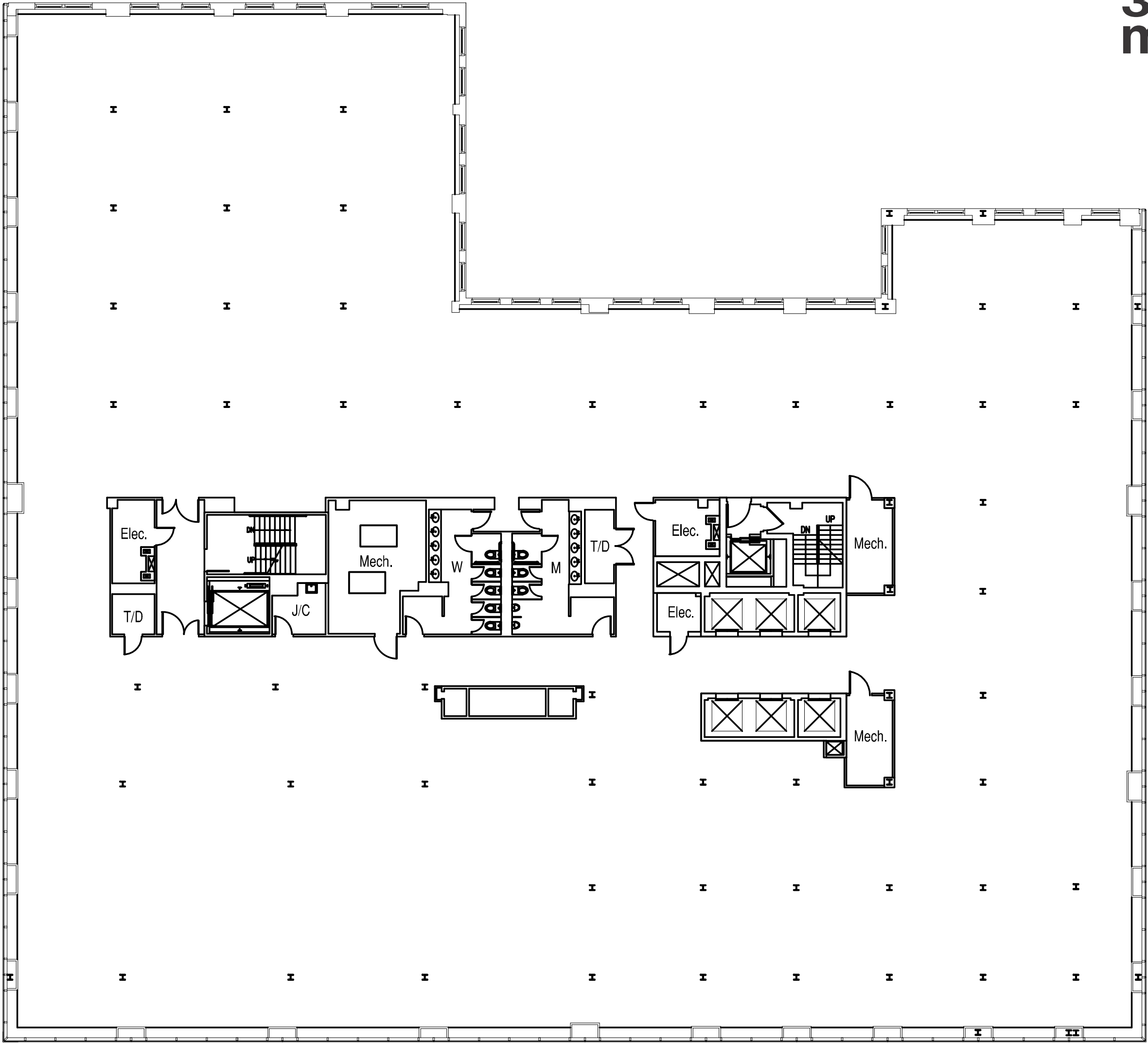


44TH ST

MADISON AVE

CORE & SHELL
ENTIRE 19TH FL.
15' SLAB HEIGHT
36,585 RSF

43RD ST



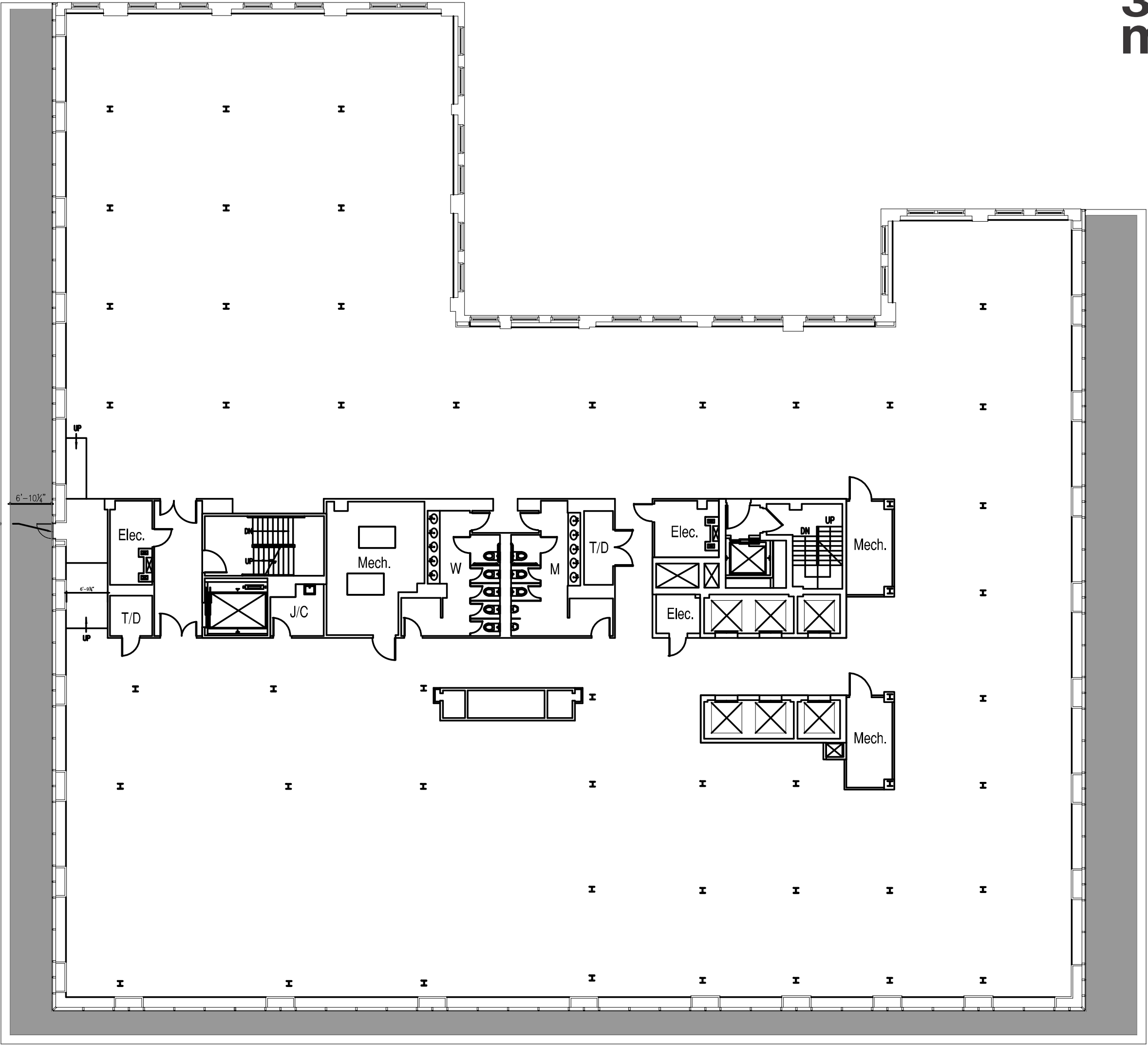
44TH ST

MADISON AVE

CORE & SHELL
ENTIRE 20TH FL.
31,450 RSF

POTENTIAL TERRACE
(GRAY AREA)

43RD ST

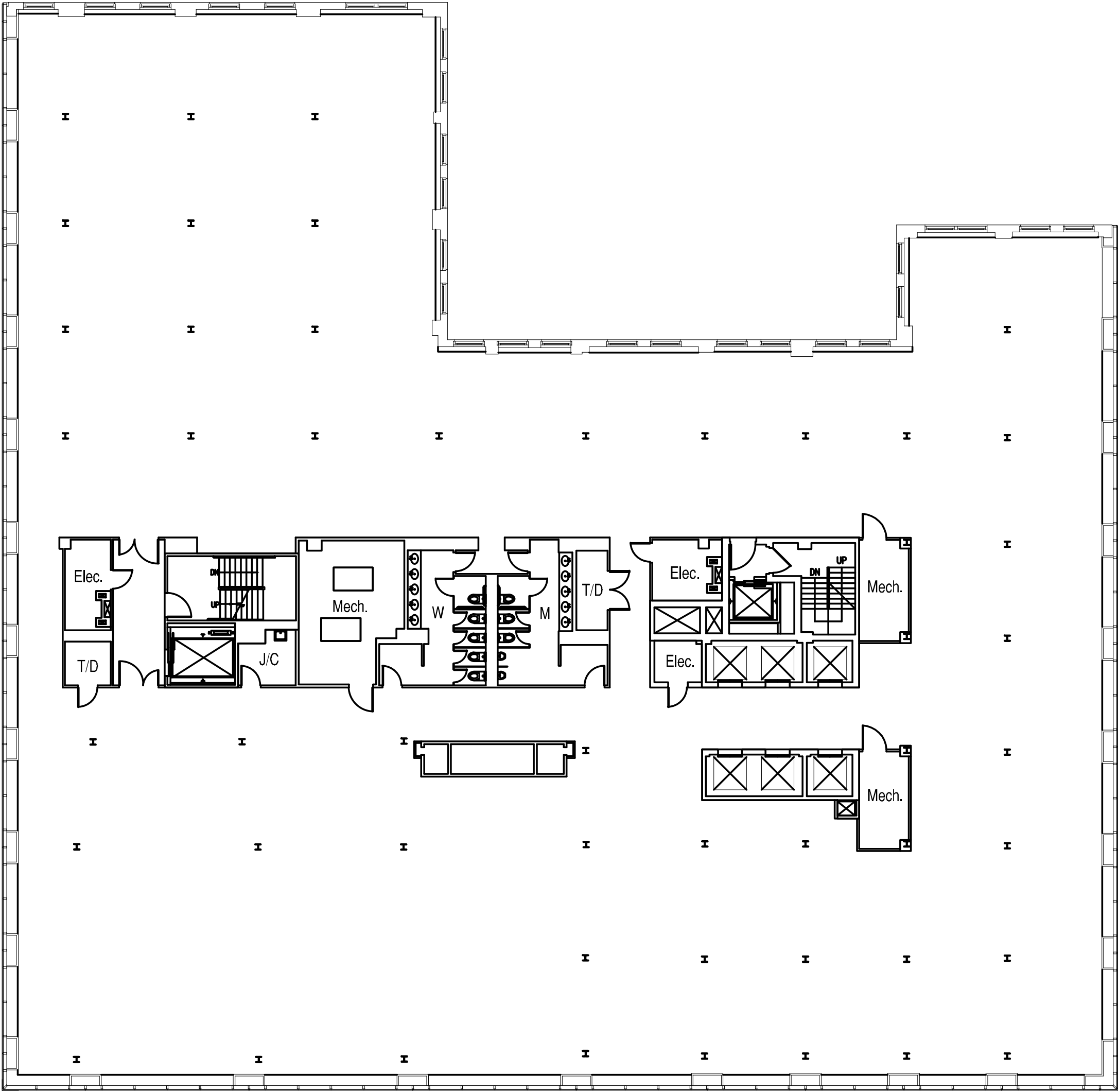


44TH ST

MADISON AVE

CORE & SHELL
ENTIRE 21ST FL.
31,450 RSF

43RD ST



44TH ST

MADISON AVE