

540 MADISON

540 Madison Avenue is  
the epitome of the Plaza District's  
sophistication and prestige.



WELCOME TO WORLD CLASS

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## ELEVATE YOUR WORKDAY

This newly renovated, 39-floor office tower offers all the upscale amenities of a trophy-class building with the personal touch of boutique office space.

Here, luxury and hospitality come together to provide world-class workspace in one of New York City's most sought-after neighborhoods.





ENHANCED LOBBY EXPERIENCE



## TAILOR-MADE MORNINGS

Our newly renovated lobby has been redesigned with the utmost care and uncompromising attention to detail, providing occupants with a grand selection of comforts and conveniences. Grab a paper or pick-me-up at our tenant-only refresh bar as you make your way into work via the destination dispatch and upgraded elevators.



## Fresh Coffee

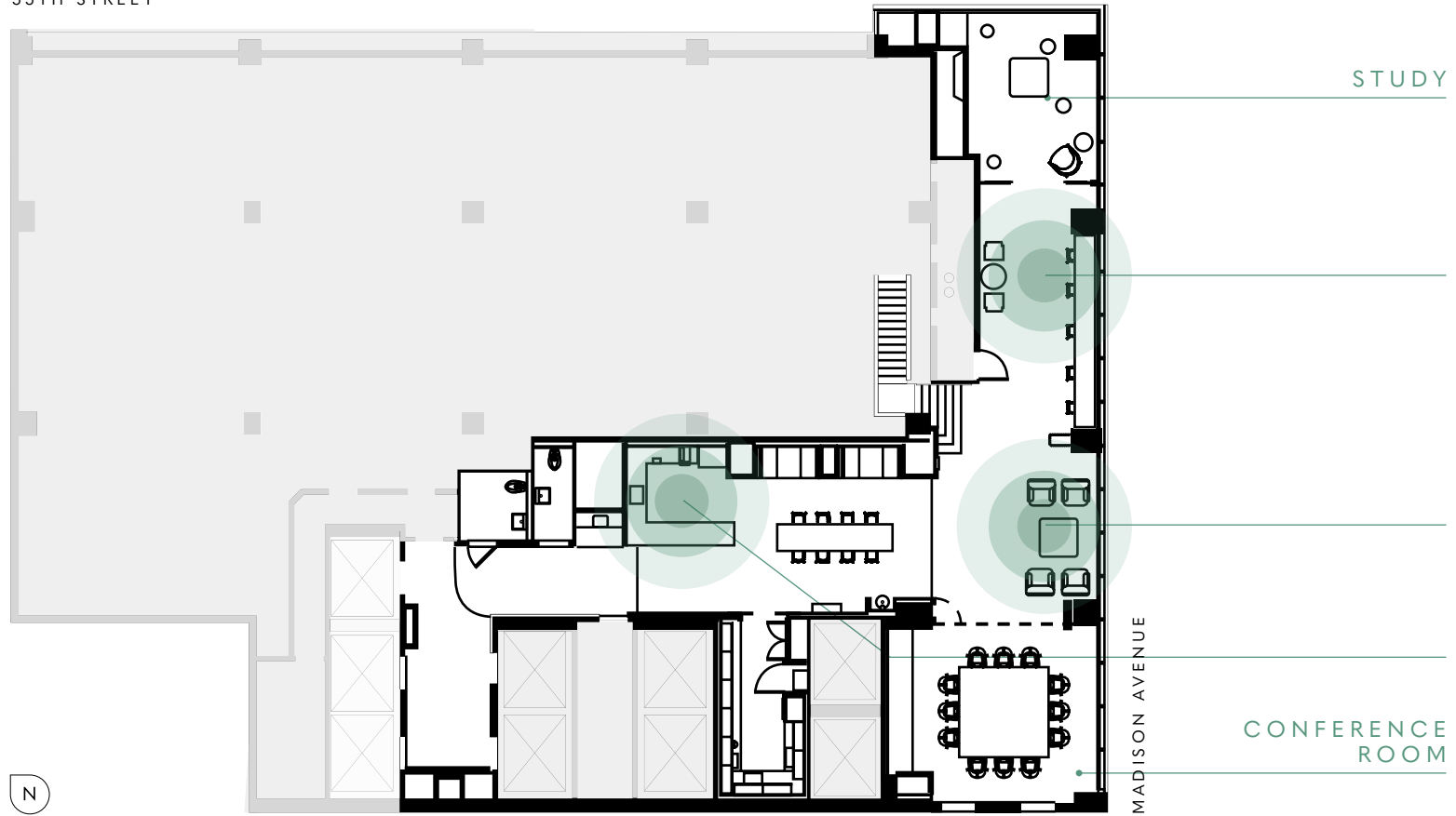
BREWED DAILY

## Rotating Juices



## COMPLIMENTARY Newspapers

55TH STREET



STUDY

CONFERENCE  
ROOM

MADISON AVENUE





WATER TOWER LOUNGE

11th Floor





BARISTA BAR



## DEDICATED SPACE TO WORK & UNWIND

The Water Tower Lounge has been thoughtfully designed to house a variety of private amenities and shared meeting spaces throughout the 11th and 12th floors, including a full-service barista bar, an open-concept work lounge, private phone rooms, a grab & go kitchen, a wellness room, locker rooms and showers, and a spacious conference room.

Breakout  
Space

Exclusive  
Amenities







WORK LOUNGE

11th Floor



## WORLD-CLASS COMFORT, INSIDE & OUT

Enjoy breathtaking views of Central Park and the surrounding Plaza District from the 12th floor. Floor-to-ceiling windows on the building's northeast side look onto East 55th Street, while an outdoor terrace overlooks Madison Avenue.

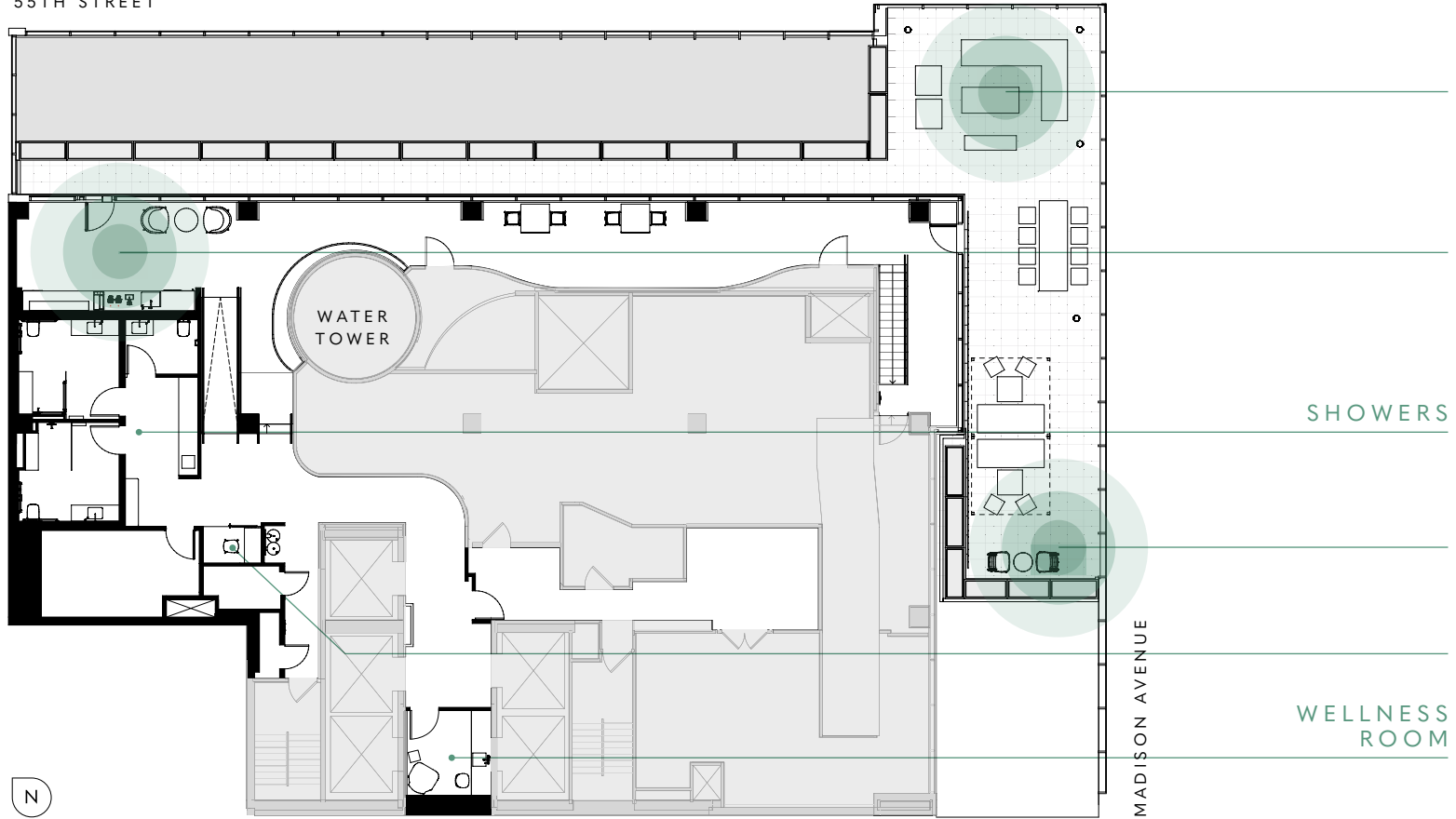


Rooftop  
LOUNGE SEATING

Stunning  
Views  
AND NATURAL LIGHT

Private  
OUTDOOR CABANAS

55TH STREET



SHOWERS

WELLNESS  
ROOM

MADISON AVENUE

WATER TOWER LOUNGE

12th Floor





PANTRY & WORK WALL





TERRACE LOUNGE

12th Floor





TERRACE CABANAS





## Private & Collaborative

WORKSPACES

PRE-BUILT OFFICE

### WHITE GLOVE, TURN-KEY

The office floors feature luxury workspace of a size that is unique for the Plaza District. Boutique, turn-key floor plates create an collaborative atmosphere while offering plenty of personal space for your employees.

## High End FINISHES



## Central Park VIEWS





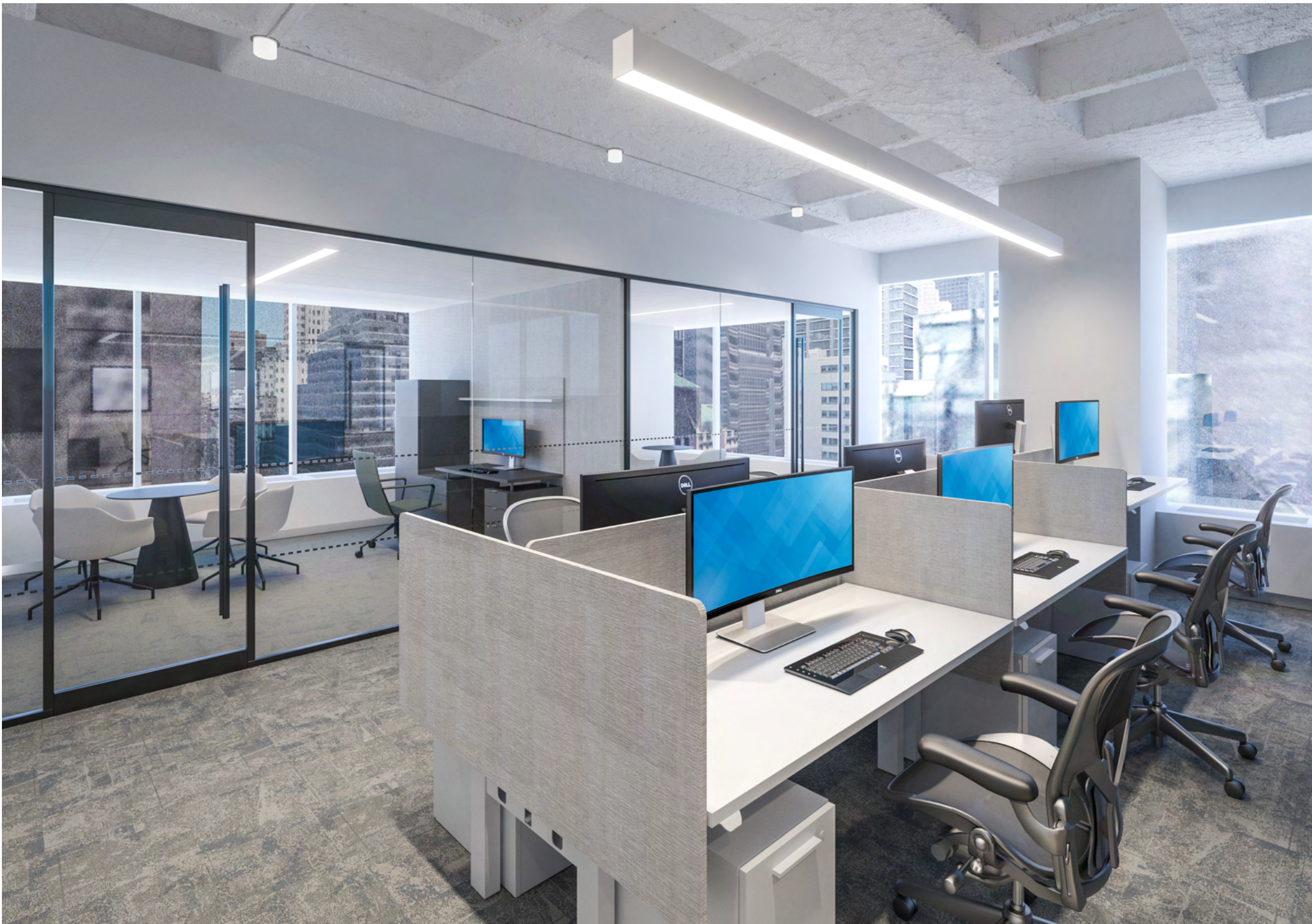
TENANT PRE-BUILT SPACE





TENANT PRE-BUILT SPACE





TENANT PRE-BUILT SPACE



## AN ELITE ADDRESS

540 Madison lies in the heart of the world's largest central business district. With easy access to Central Park, several transportation hubs, and 5th Avenue retail, the best of the Plaza District is at your fingertips.



108

RESTAURANTS, BARS & CAFÉS  
WITHIN A 5 MINUTE WALK

10

SUBWAY LINES WITHIN  
AN 8 MINUTE WALK

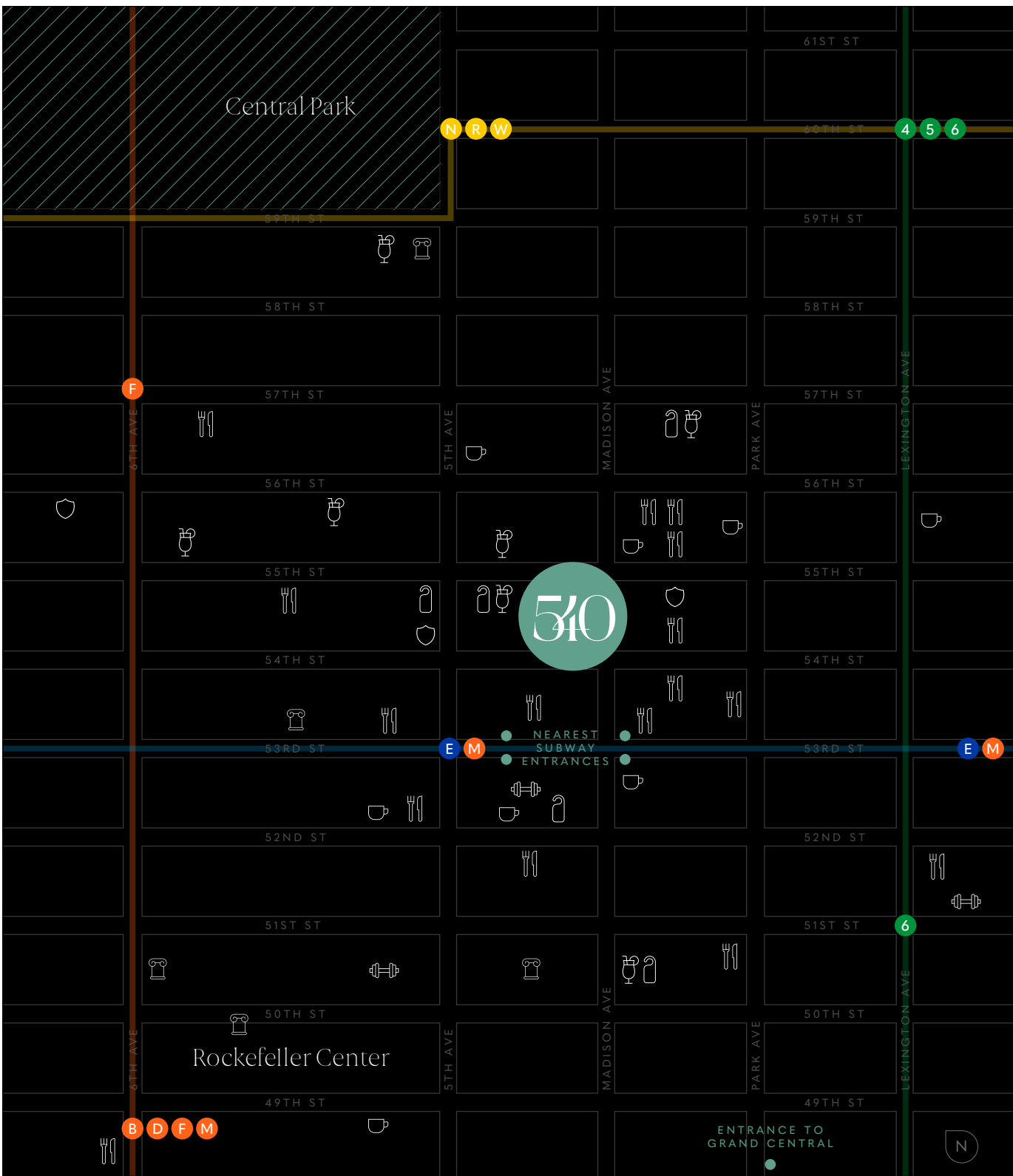
7 Min

WALK TO CENTRAL PARK

13 Min

WALK TO GRAND CENTRAL





## NEIGHBORHOOD

### IN GOOD COMPANY

#### RESTAURANTS

21 Club  
Aquavit  
Casa Lever  
Del Frisco's  
Fig & Olive  
Nobu 57  
The Modern  
The Monkey Bar

#### FAST-CASUAL

sweetgreen  
Dig Inn  
Roast Kitchen  
Maison Kayser  
The Little Beet  
Le Pain Quotidien  
Essen  
Chopt

#### BARS

King Cole Bar  
The Polo Bar  
The Champagne Bar  
The Whitby Bar  
Trouble's Trust  
Ty Bar  
Whiskey Trader

#### CAFÉS

Bouchon Bakery  
Blue Bottle Coffee  
Gregorys Coffee  
Joe & The Juice  
Little Collins  
Macchiato Espresso Bar  
Starbucks

#### FITNESS

Equinox 53rd St  
Equinox Rockefeller Center  
New York Sports Club

#### CLUBS

CORE: Club  
NY Health & Racquet Club  
The University Club

#### SITES & CULTURE

MoMA  
Pulitzer Fountain  
Radio City Music Hall  
St. Patrick's Cathedral  
Top of the Rock

#### HOTELS

Four Seasons Hotel  
Lotte New York Palace  
Omni Berkshire Place  
The Peninsula Hotel  
The St. Regis New York



INSPIRED BY THE  
ENERGY OF PEOPLE.

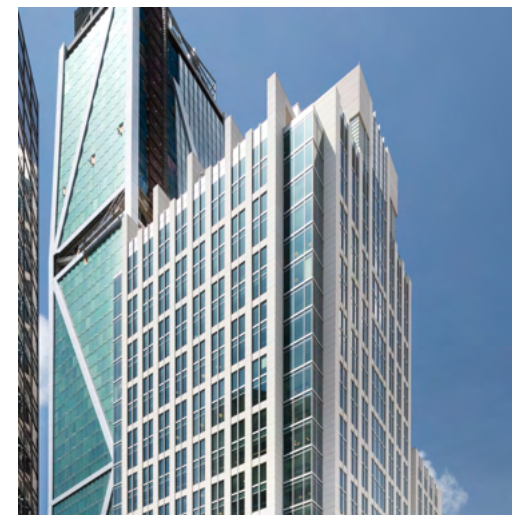
INVESTED IN THE  
POWER OF PLACE.

DivcoWest, founded by Stuart Shiff, is a vertically-integrated operator, owner, developer and real estate partner to the innovation economy. DivcoWest employs approximately 140 employees across corporate offices in San Francisco, Los Angeles, Boston, Washington, D.C. and New York as well as numerous property management locations across the US. Since its inception, DivcoWest and its predecessor have acquired nearly 60 million square feet of commercial space — primarily throughout the US.

DivcoWest has a longstanding history of investing primarily in properties that serve the innovation markets of the economy, seeking to capitalize on DivcoWest's extensive network of relationships within the markets for which the company has served over the last 25+ years. DivcoWest's real estate portfolio currently includes existing and development properties consisting of office, R&D, lab, industrial, retail and multifamily.



25+  
YEARS OF EXPERIENCE



~60 Million SF  
OF COMMERCIAL REAL ESTATE IN THE US



# AT YOUR SERVICE

540MADISON.COM

Any one of our dedicated team members  
would be happy to hear from you.

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