

# 183 Madison Avenue

## Height

239 feet

## Year built

1925

## Sq Ft

272,020

## Stories

19

## Typical Floor RSF

15,000

## Ceiling Heights

12' – 14"

## Columns

Completely column free office space.

## Floorload

1st – 18th FL live load  
120 lbs/SF  
19th FL live load of 50 lbs/SF

## Location

Southeast corner of East 34th Street and Madison Avenue.

## Recent Renovations

New 54" windows; renovated corridors & restrooms, upgraded electrical switchgear/risers, modern pre-built suites.

## Construction

Steel and concrete.

## Exterior

The base three stories feature Art Deco case iron framing designed by Edgar Brandt. Upper elevations are masonry with stone and tile finishes.

## Lobby

Landmarked Art Deco lobby featuring: marble floors and walls, panels with murals, engravings and gold leaf filigree, gilded lamps, sconces, coved painted ceilings and two sets of bronze entrance doors.

## Elevators

4 Passenger, 1 Freight.

## Windows

54" red-colored aluminum-framed windows with double glazing. An extraordinarily high ratio of windows to square footage, allowing for abundant natural light in all reaches of occupied space.

## HVAC

Cooling is provided by a 350-ton Trane CentraVac centrifugal chiller located in the sub-basement mechanical room, along with rooftop mounted cooling tower, air handling units located in mechanical rooms (typically 2 to 3 units per floor) and package air conditioning units. Heating is provided by two, #2 oilfired boilers located in the sub-basement boiler room, via perimeter radiators.

## Health & Safety

Centrally monitored Class E fire alarm system with flow detectors, electronic tamper switches and smoke detectors. Building is fully sprinkled.

## Security

24/7 attended lobby with CCTV security control system.

## Data / Telecom Providers

Wired Score Gold Certification, Spectrum High Speed Internet, Verizon High Capacity Fiber, Altice Business Fiber, Crown Castle Fiber, CenturyLink Communications, and Natural Wireless.

## Retail Tenants

Domus Design Center

## Tenant storage

Yes

## Office tenants

Dreamwear, Spector Group Architects, Puig, Mundi Westport.

## Energy certificates

Energy Star Certification.

## Amenities

Tenant Amenity Center with large conference room, pantry, free coffee and snacks, lounge seating, and private telephone room. Web-based tenant work order and visitor access system, Angus Anywhere.

## Broker

Newmark Knight Frank

## Managing Agent

APF Properties LLC

