



AVAILABILITIES



292MADISON.COM



292 MADISON



BUILDING INFO

LOCATION

292 Madison Ave, New York, NY 10017

OWNERSHIP

Sentry Realty & 60 Guilders

ACQUISITION DATE

October 30, 2024

YEAR BUILT

1923

YEAR RENOVATED

2018

BUILDING AREA

205,000 RSF

BUILDING HEIGHT

26 stories

FLOOR SIZES

Floors 2-14: 11,113 RSF +/-

Floors 15-22: 6,035 RSF +/-

Floors 23-26: 3,629 RSF +/-

SLAB-TO-SLAB HEIGHT

Floors 2-11: 11'3"

Floor 12: 13'1"

Floors 14-24: 11'3"

Floors 25-26: 13'6"

ELEVATORS

Floors 2-14: 4 cabs - passenger

Floors 15-25: 3 cabs - passenger

Basement-25: 1 cab - freight

HVAC

Central, condenser water-cooled system

TELECOM

Verizon, Spectrum, Pilot Fiber, Lighttower

SECURITY

Building lobby is attended 24/7





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FEATURES

Fully renovated in 2018, this iconic 204,300 SF, 26-story office and retail tower is prominently positioned in Midtown Manhattan, two blocks from Grand Central Terminal and one block from Bryant Park. A recent, comprehensive capital improvement program included upgrades to the lobby, building façade, elevator systems, and core building infrastructure, ensuring a modern, first-class tenant experience.



BOUTIQUE

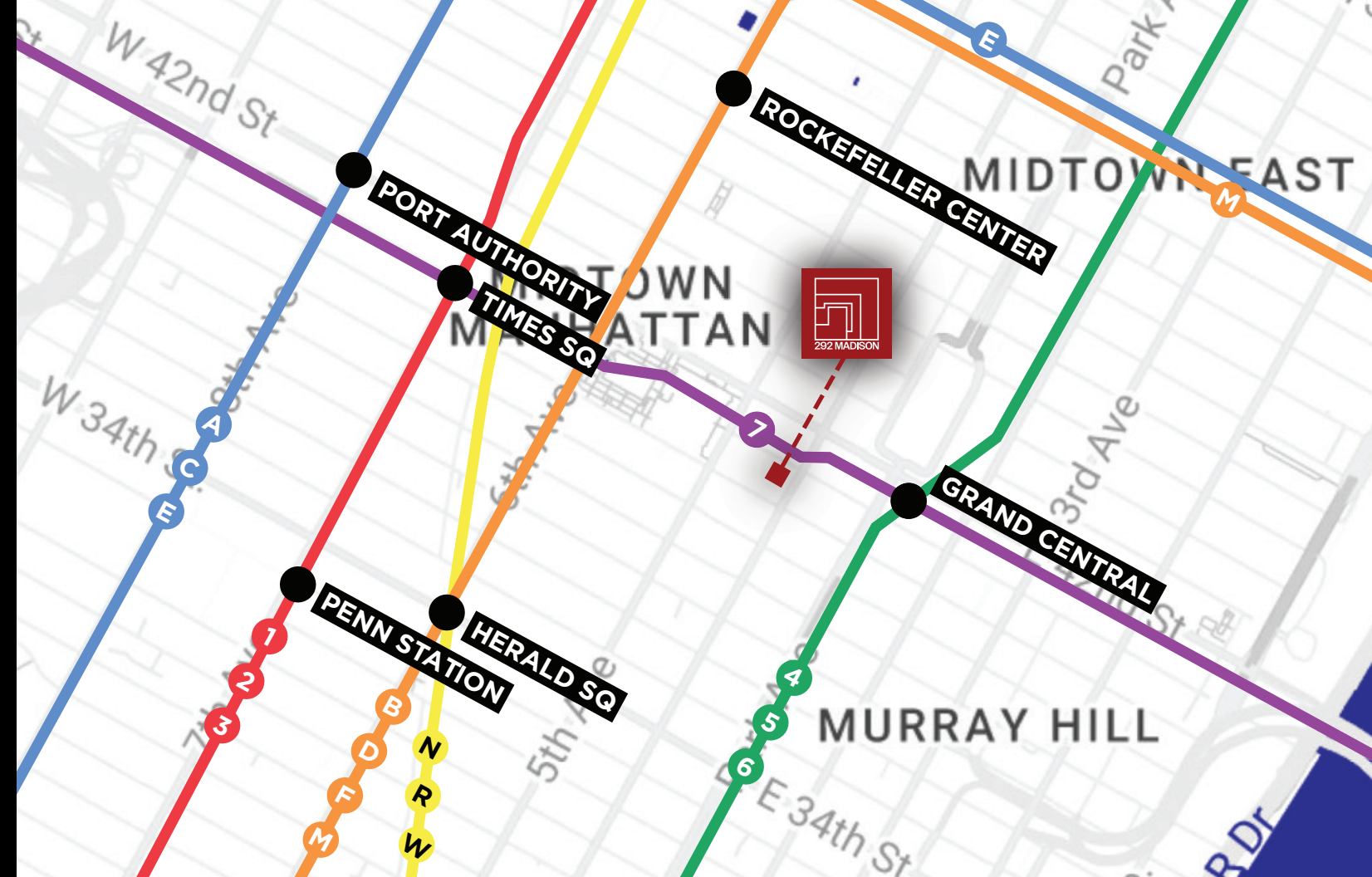
292 Madison features impressive ceiling heights up to 15'6", delivering abundant natural light. Efficient boutique floor plates allow for a variety of installations which accommodates a wide variety of tenant requirements. The building allows boutique tenants to have a full floor presence.

PRIME LOCATION

With Grand Central Terminal just 2 blocks away, 292 Madison delivers exceptional convenience for commuters.

Located in the heart of Midtown, the building is surrounded by an abundance of premier lifestyle amenities. From top-tier hotels, restaurants, and bars to lush green spaces and cultural attractions, the area offers something for every preference - enhancing tenant satisfaction and work-life balance.

Immediate proximity to 13 subway lines
N Q R W B D F M 7 S 4 5 6





DEEF LUXURY FEEL

RENOVATIONS: By 2018, significant upgrades were completed, including a redesigned lobby featuring white stone walls and revitalized marble flooring, modernized elevators, and enhanced building systems. Additionally, the façade lighting was updated to accentuate the building's architectural details, and office spaces were reconfigured to offer open-plan layouts with exposed steel columns, blending historical elements with contemporary design.

A notable feature of 292 Madison is the large windows, which contribute to its distinctive appearance and interior ambiance. These design elements not only preserve the building's architectural heritage but also allow ample natural light to fill the interior spaces, creating an inviting atmosphere for tenants and visitors alike.

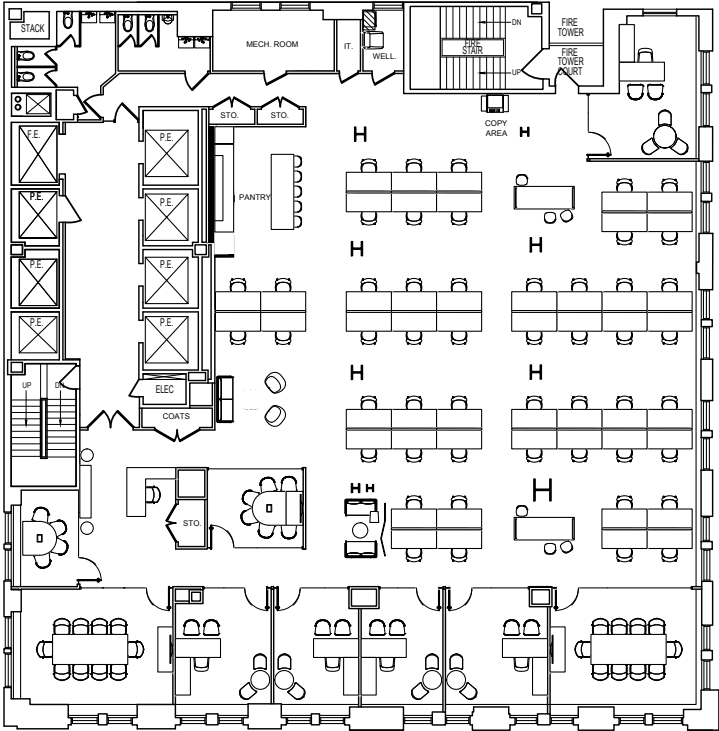
LARGE WINDOWS



12TH FLOOR: 11,113 RSF
EXISTING LAYOUT

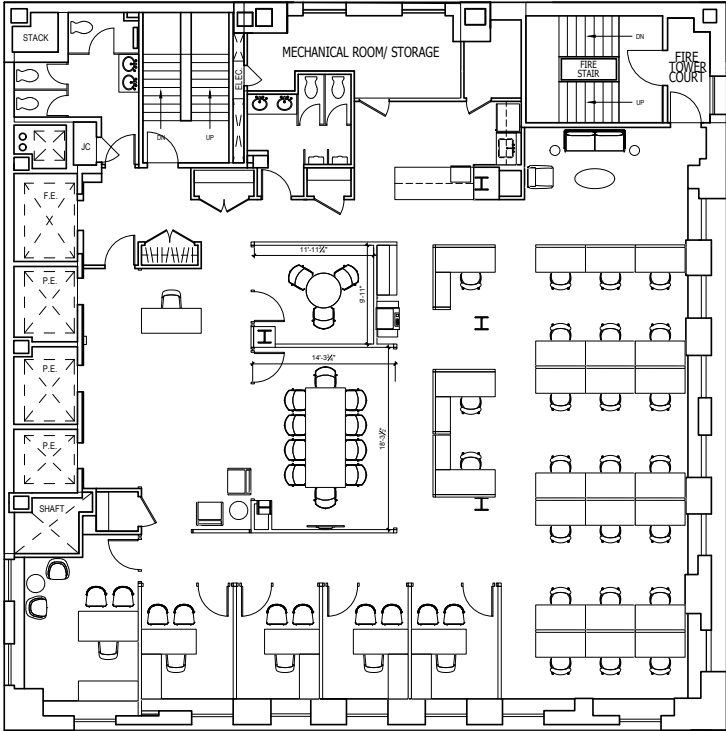
FLOOR PLANS

18TH FLOOR: 6,035 RSF
EXISTING LAYOUT



EAST 41ST STREET

MADISON AVE



EAST 41ST STREET

MADISON AVE



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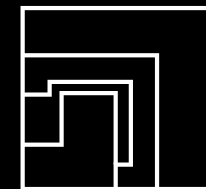
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SENTRY
REALTY

