

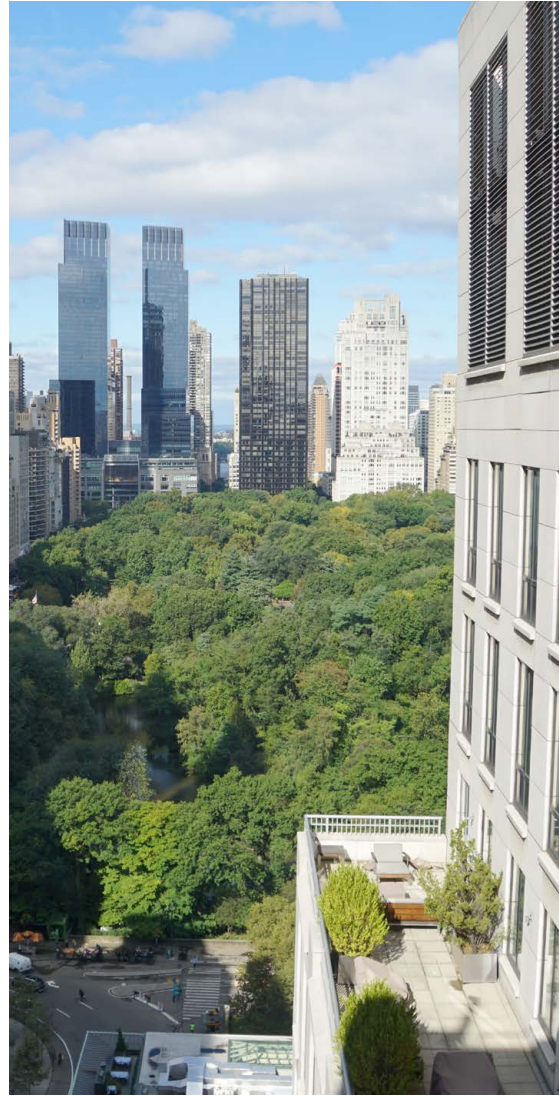
Graceful

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654 MADISON

• NEW YORK •



As exclusive agents, we are pleased to offer the following space for direct lease:

Entire 22nd Floor/ Penthouse Duplex: 5,022 RSF

Asking: Upon request

Term: 5-10 years

Available: Immediate

- White box – landlord will build-to-suit with high-end finishes
- Huge terrace with Central Park views
- Private bathrooms
- Internal staircase
- Space features three sides of light
- Exposed ceilings
- No medical use
- HVAC available 7am to 7pm Monday through Friday and 8am to 1pm on Saturday
- Boutique building
- Stable ownership/owner occupied
- Conveniently located near public transportation: **4 5 6 N Q R**

For more information, please contact the exclusive agents:

654madisonave.com

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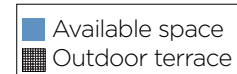
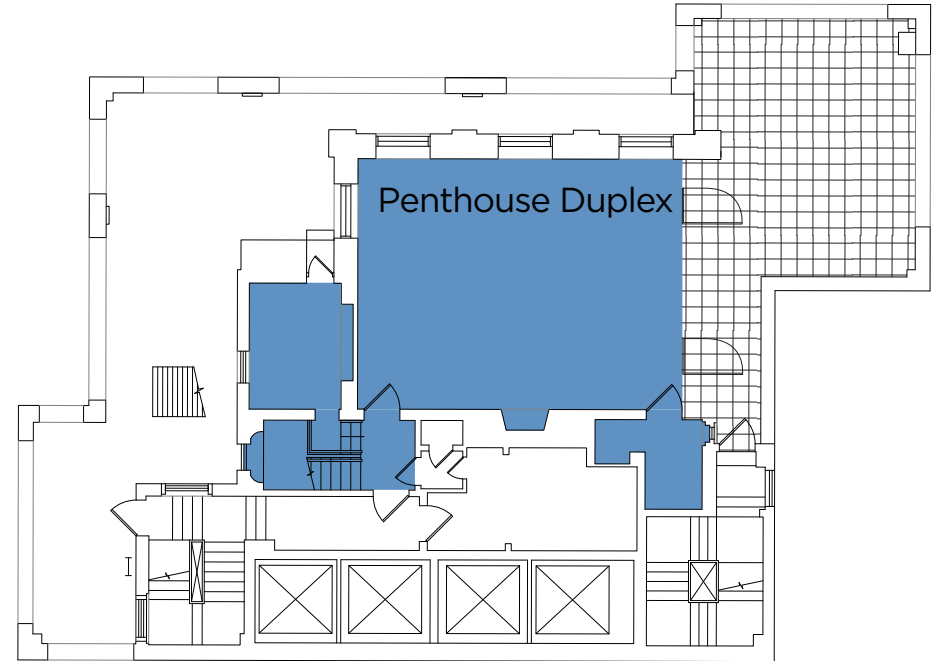
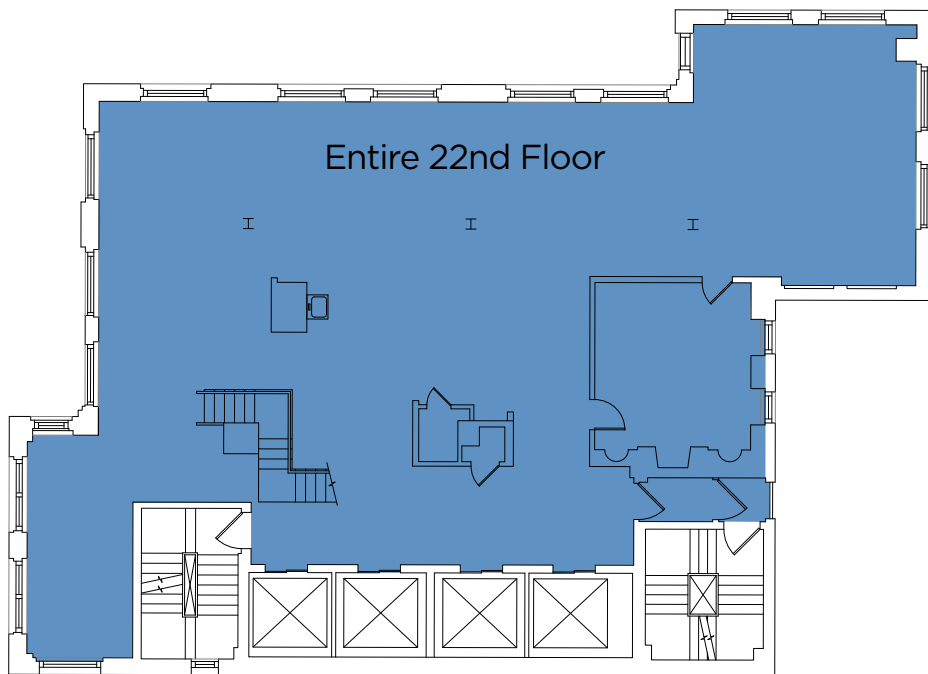
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