

# 590

## MADISON

**LOCATION** 57th Street and Madison Avenue in the heart of the prestigious Plaza District.

**ARCHITECT** Edward Larrabee Barnes - 1982  
Moed de Armas & Shannon - 2014

**BUILDING SIZE** 1,030,000 square feet, 43 stories

**TRANSPORTATION** The building has a 78 car private, tenant only, reserved space parking garage accessible from 56th street, with direct access into the building lobby.

Steps from all public transportation including:

#### SUBWAYS

- 4, 5, 6 subway lines direct to Grand Central, Midtown South, Downtown, Upper East Side, Bronx and Brooklyn
- E subway line direct to West Side, Port Authority, Penn Station and World Trade Center
- F, M, N, R, Q subway lines direct to the West Side, Midtown South, NJ PATH, Downtown and Queens

#### BUSES

- M1, M2, M3, M4, M5, Q32 direct to Grand Central
- Q32, M4 connect to Penn Station and NJ PATH
- M98, M101, M102, M103, M30, M31 and M57 nearby

**FLOOR PLAN** An effective core design provides for efficient, flexible use of space. The unique five-sided floor plate allows for up to 40 perimeter offices per floor as well as numerous open space floor options.

**CEILING HEIGHTS** Minimum 9' finished ceiling throughout; perimeter offices can be 9'6" or greater combined with an outstanding floor area to glass ratio to maximize light, even on lower floors.

**ELECTRICAL SERVICE** Minimum of 8 watts per rentable square foot demand load of power to each floor.

**AUXILIARY GENERATOR** 590 Madison Avenue is the only building in the Plaza district in which tenants have the ability to directly tie-in, on each floor, to the building's 3,000Kw Diesel Auxiliary Turbine Generator for continuous operation during power failures. All major building systems are tied into auxiliary generators. The fuel system is sized to provide full occupancy continuous operations for all major building systems and tenant loads for a 3-day power outage without refueling. The building also has a 500Kw emergency generator for life safety requirements.

**TELECOMMUNICATIONS** A state-of-the-art infrastructure developed in conjunction with EZE Castle is in place including multiple telecommunications providers (Verizon, AT&T, Cogent, AboveNet, Level 3 Communications, and Rainbow Broadband), a redundant main fiber feed, multiple Verizon central office feeds and broadband cable access. All major financial and newswire services, as well as multiple cable TV options, are available.

**HVAC** The Building's HVAC system is equipped with a standby 1250- ton chiller and corresponding cooling tower providing for fully redundant HVAC in case of equipment failure or downtime during repairs. Additionally, the system has over 1,200 tons of condenser water for Tenant's supplemental coolings requirements. State-of-the-art efficiency and comfort are provided by the building's central HVAC plant and variable air volume control. The building is air conditioned by a chilled water cooling system and heated by a hot water heating system. Air side free cooling in tenant areas is extremely cost-effective. The entire HVAC system is computerized promoting energy efficiency and tenant comfort. Building HVAC Hours are 7:00 am-6:30 pm. A new 600 ton shoulder chiller provides energy efficiency at night and on weekends.

**SECURITY** Security stations, manned by expertly trained personnel, are located at each entrance. A fully upgraded access program featuring turnstiles with optical readers, a visitor badge system and 24-hour video surveillance and recording capability assure tenants of management's commitment to their safety and security.

**SAFETY** New Class E fire alarm system; fully sprinklered; public address system.

**ELEVATORS** Fully modernized; 18 passenger cars; 6 service cars. Designated freight entrance accessed on 56th Street.

**OPERATING HOURS** 24/7 building access, 365 days/year

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