



SINCE 1952



515 MADISON AVENUE

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515 Madison Avenue, also known as the DuMont Building, is a 532-foot high, 42-story building at 53rd Street and Madison Avenue in Manhattan's Plaza District. The building was built in Art Deco and neo-Gothic style by John H. Carpenter in 1932. One of the building's most distinctive features is a broadcasting antenna that traces back to the building's role in the first television broadcasts of Allen B. DuMont's experimental television station W2XWV in 1938.

This Class A building's careful restoration of its renovated entrance and lobby in 2009 kept its beautiful architectural elements intact yet modernized for today's tenants.

Located just south of Central Park, this area is home to landmarks such as the New York City Center for performing arts, Carnegie Hall and Rockefeller Center. This prime location provides access to a multitude of amenities, with a variety of dining options and world-renowned retail along Fifth Avenue. With the E and M trains located in the building, the 6 train only a block away, and a multitude of other subways lines nearby, commuting has never been easier.



THE BUILDING

Location

Corner of Madison Avenue
and East 53rd Street

Year Built

1932

Renovations

Restrooms - 2007; Corridors - 2007; Lobby
- 2016; Elevators - 2018; Sprinklers - 2018;
Steam station - 2018

Building Size

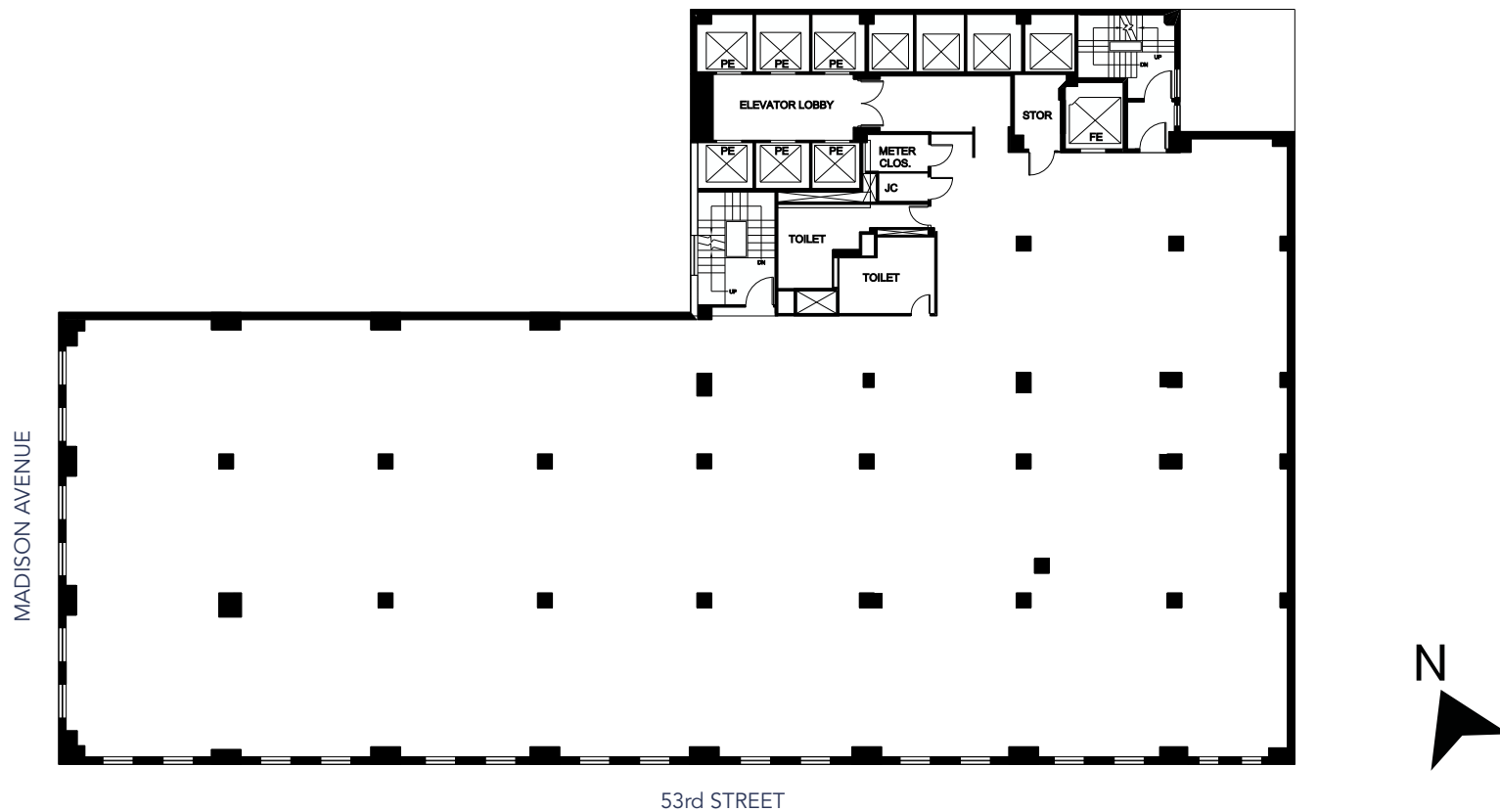
370,000 SF

Floors

42, 2 below-grade



TYPICAL FLOOR PLAN 16,800 RSF



BUILDING SPECIFICATIONS

Location	Corner of Madison Avenue and East 53rd Street
Year Built	1932
Architect	John H. Carpenter
Building Size	370,000 SF
Floors	42, 1 below-grade
Construction	Brick & terracotta
Renovations	Restrooms - 2007; corridors - 2007; lobby - 2016; elevators - 2018; sprinklers - 2018; steam station - 2018
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	125 lbs./SF
Avg Slab-to-Slab Ceiling Heights	11'5"
Column Spacing	19'
Elevators	9 passenger (10th in progress), 1 freight
HVAC	Packaged air-cooled units, perimeter steam and pipe heating
Electrical	6 watts/RSF

Windows	Double-insulated, operable
Fire & Life Safety Systems	Class E fire alarm system with command station, defibrillator, full sprinkler installation in progress
Security Access	24/7 attended lobby, key card access, closed-circuit cameras
Building Hours	24/7 with guard
Telecom Providers	AT&T, Pilot, Spectrum, Verizon
Cleaning	Common Areas M-F
Bicycle Storage	None
Municipal Incentives	N/A
Transportation	Fifth Ave/63rd St Station (E,M), 51st Street (6)
Amenities (Neighborhood)	MoMA, Chanel, Burberry, Apple Fifth Ave, Barneys New York, Four Seasons Hotel New York, Whole Foods Market, The Plaza Food Hall, Central Park

PLAZA DISTRICT

The Plaza District, covering approximately half a square mile, is considered by many as Midtown's most coveted commercial neighborhood, and lies between Third and Seventh Avenues, from 42nd to 59th Street. The world-famous Plaza Hotel which gives the district its name is positioned at the southeastern corner of Central Park, crowning a long line of stellar retail that lines Fifth Avenue, running down past St Patrick's Cathedral to The Rockefeller Center.

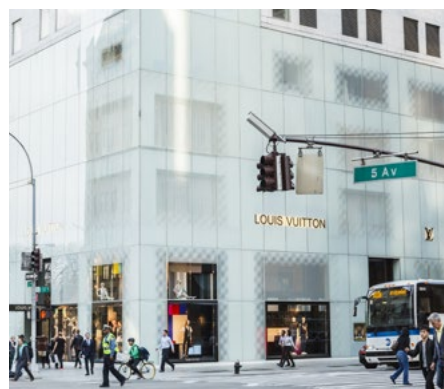
Bergdorf Goodman, Barneys and Saks, bring together some of the world's greatest names in fashion and jewelry— Gucci, Louis Vuitton, Tiffany and Ferragamo – with the 5th Avenue Apple Store also attracting much attention, further adding to the local bustle.

The area is packed with landmarks, fine dining and legendary hotels. The Museum of Modern Art thrills tourists and workers catching a break or seeking after-work inspiration, while Carnegie Hall equally lifts spirits with its fine acoustics and architecture. The Whitby on 56th Street welcomes international Firdale Hotel fans to its buzzy bar and smart, comfortable restaurant.

57th Street has become a corridor to showcase wealth and success with residential towers reaching even more dramatic heights than ever before, all overlooking Central Park.

Along with established retailers, luxury hotels and fine restaurants, the Plaza District is home to 30 Rockefeller Plaza, the headquarters of NBC, with the Today Show broadcasting live daily on the plaza. Bloomberg's offices are also in the area. Popular coffee shops, grocery stores and delis serve the lunch crowd.

Numerous subway stations serve the Plaza District with access to N,W,R,B,D,F,M,E,4,5 and 6 trains available.



ABOUT OWNERSHIP

Committed to building a better New York since 1952, GFP Real Estate is a vertically integrated owner, operator, property manager and developer of commercial real estate in the New York Tri-State Region. With over 55 buildings and more than 12.8 million square feet under Ownership, GFP's portfolio includes some of the City's most iconic real estate assets, including the Flatiron Building (175 Fifth Avenue), The Film Center Building (630 Ninth Avenue), 515 Madison Avenue, 1560 Broadway and 40 Worth Street. In addition to managing and leasing its own properties, GFP also provides management and leasing services to third-party building owners, representing an additional 20 buildings that cover more than 4 million square feet. The combined GFP portfolio of both owned and managed properties totals 75 buildings and approximately 16 million square feet, cementing the firm's reputation as one of New York City's premiere real estate owners and operators.

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Helmed by three generations of the Gural family over six decades, the company is steeped in the tradition of doing business the family way. GFP Real Estate delivers unparalleled service to their over 2,500 tenants, one-third of which are not-for-profits. The company employs more than 600 full-time professionals to oversee every element of real estate management. Their dedication results in a remarkable 90% tenant renewal rate and 99% occupancy rate.