



distinction illuminated

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Exquisitely clad in a dynamic curtain wall of shimmering glass, 545 Madison Avenue is a premier boutique building of unrivaled distinction. Designed exclusively for high-profile tenants seeking a full-floor identity, this new Class A building with a projected LEED Gold rating offers unparalleled prestige and cachet in the heart of the coveted Plaza District. Boasting 145,000 square feet of trophy office space, sophisticated interiors and superior amenities — along with a commanding street presence — 545 promises to be the new jewel of Madison Avenue.



elegance expressed

A dramatic fusion of hand-selected Pietra Cardosa stone and hand-matched maple burl wood panels, the contemporary double-height lobby establishes an arresting sense of stature and success. Additional features include a Moncervetto marble concierge desk, a major art installation and stylish seating as evocative as the lobby. An advanced, dual-authorization key card system and a separate attended service entrance ensure optimal 24/7 security.



stature elevated

Every detail of 545 Madison conveys a heightened elegance with a tasteful, contemporary aesthetic. The sense of having arrived pervades throughout. The elevator lobby and cabs impressively follow suit, masterfully designed with a subtle mix of stone, marble and wood. High-speed elevators allow for expedient, stylish passage, expanding the sophistication of the lobby to new heights.





productivity enlightened

With floorplates ranging from 6,200 square feet to 9,300 square feet — and soaring floor-to-ceiling glass panels affording spectacular street and skyline views — interior spaces abound in natural light. Wide column spacing and 10-foot coffered perimeter (or 9-foot finished) ceilings create flexible, efficient workspaces. 545 Madison is also a green building with projected



LEED Gold certification, further enhancing the quality of its interior environment while having minimal impact on the one outside. In addition to reduced energy usage, this eco-friendly design enhances productivity and reduces absenteeism.

privilege enhanced

545 Madison offers an impressive array of unique, high-level amenities for ultimate comfort and convenience. Highlights include premium concierge services, individual office climate controls and abundant back-up power for tenant use. Each floor features five-star, hotel-quality porcelain and enamel restrooms. Several floors boast sprawling clear glass terraces. Bicycle storage, along with a locker room and showers, is located on the lower level.



responsibility demonstrated

545 Madison has been carefully designed and constructed to achieve a projected Gold rating for Core and Shell Development under the Leadership in Energy and Environmental Design (LEED) Green Building Rating System™. In addition, 545 Madison's design enables tenants to obtain a LEED Commercial Interior rating, certifying a high-performance green environment.



As a LEED Gold certified building, 545 Madison will:

- lead the transformation of the built environment
- have lower operating costs and increased asset value
- provide a healthy and comfortable environment for its occupants
- reduce waste sent to landfills
- conserve energy and water
- reduce harmful greenhouse gas emissions, and
- demonstrate the developer's commitment to environmental stewardship and social responsibility

Sustainable Development Benefits

- Reuse of original building steel and floor structure in redevelopment
- Extensive use of recycled content in building materials
- Construction waste management through extensive recycling and / or salvaging of construction / demolition materials
- Extensive use of locally / regionally sourced materials
- Forest Stewardship Council (FSC) certified wood used in construction
- Use of low-emitting building materials

Tenant Occupancy Benefits

- Reduced lighting energy consumption by means of occupant-sensing devices
- Individual thermal and comfort control systems
- 93% daylight-illuminated interior space
- 97% of interior space provides direct line of sight to outdoors
- Indoor Air Quality (IAQ) management plan
- Increased outdoor air ventilation / monitoring / filtering

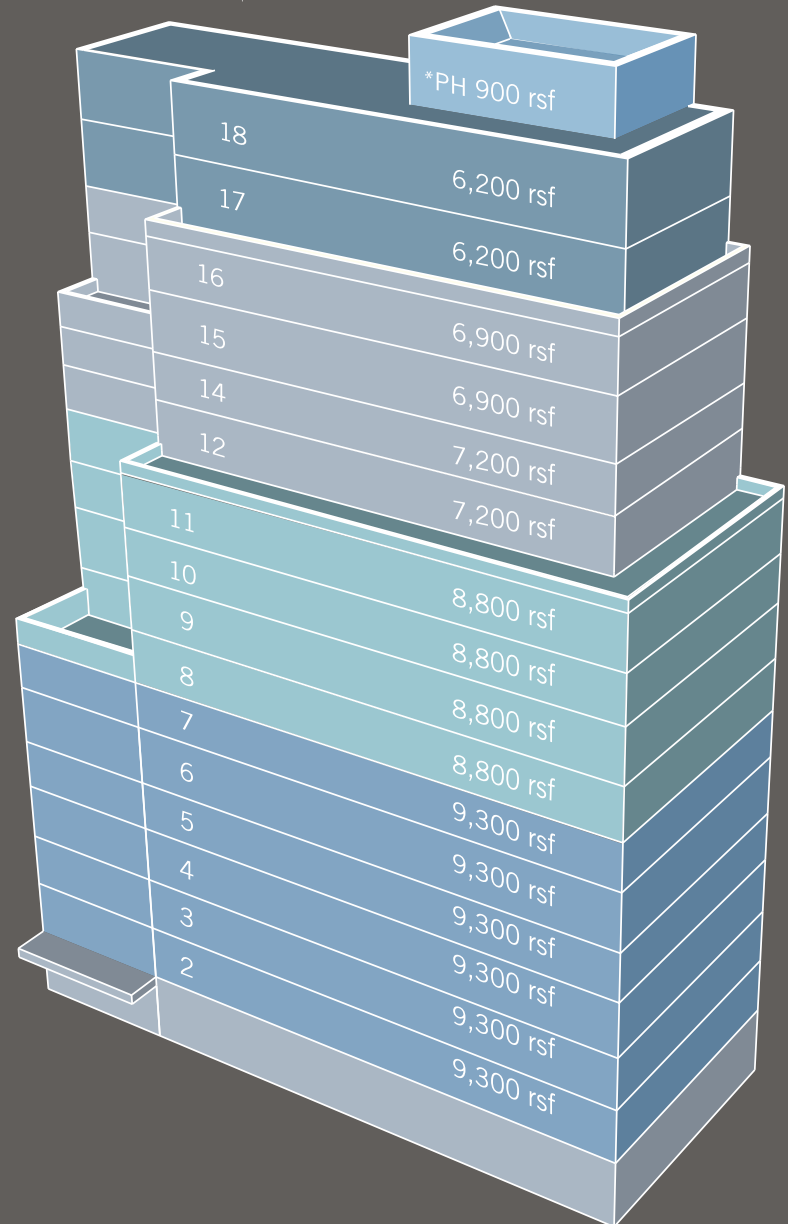
Building Operations Benefits

- Reduced energy consumption through optimized performance / monitoring of building systems
- Installation of energy-saving, low-mercury lighting fixtures
- Reduced water usage (dual-flush water closets / low-flow urinals)
- Green housekeeping and pest-control management
- Indoor chemical and pollutant source control
- Designated storage facility for collection of recyclables

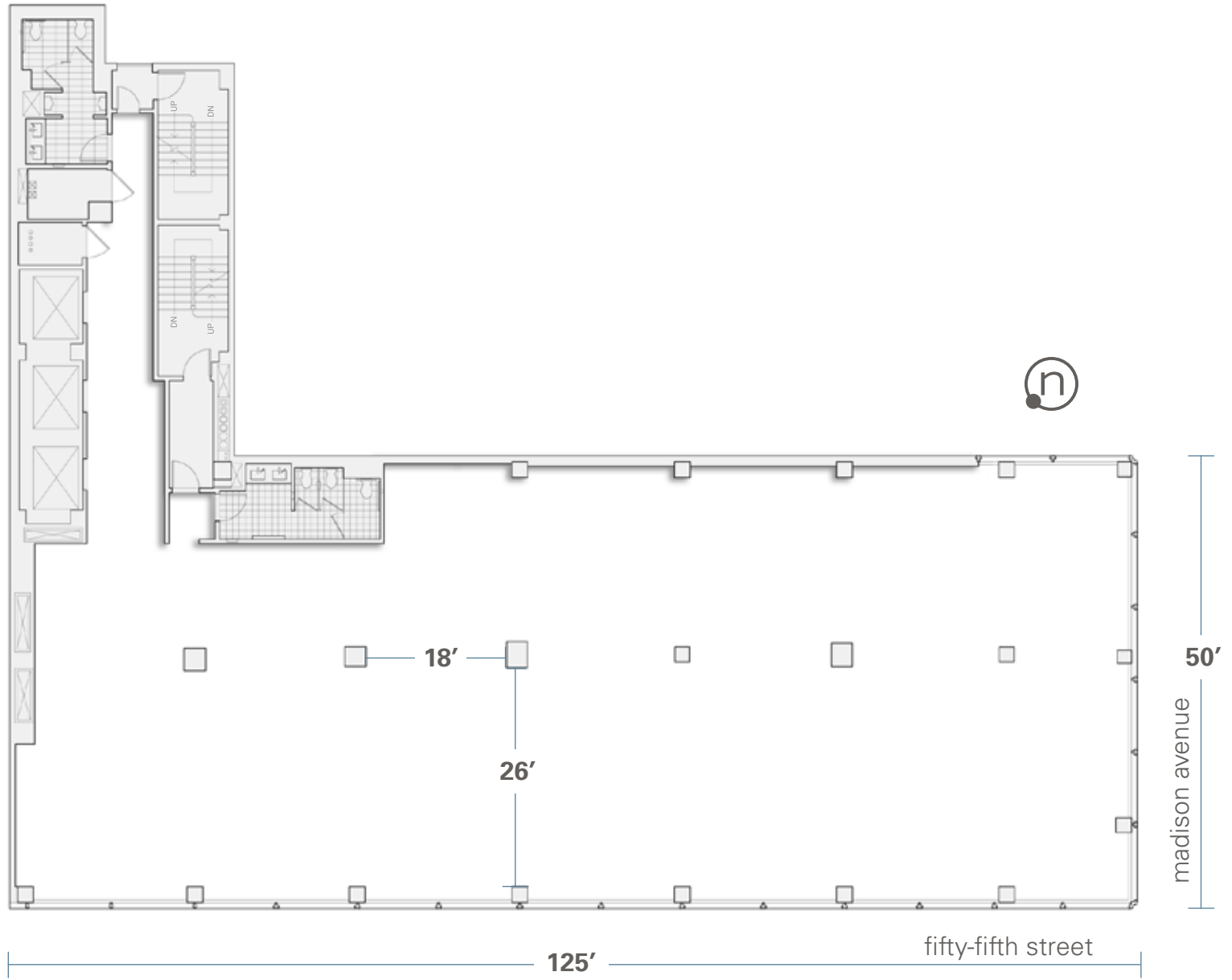
External Environment Benefits

- Significant building power provided by renewable sources
- Solar reflective pavers on roof and terraces to minimize heat absorption
- CFC-free HVAC system uses R-407C refrigerant
- Heat-reductive concrete sidewalks
- Close to public transportation
- Bicycle storage (for alternative transportation) and shower facilities

stacking plan

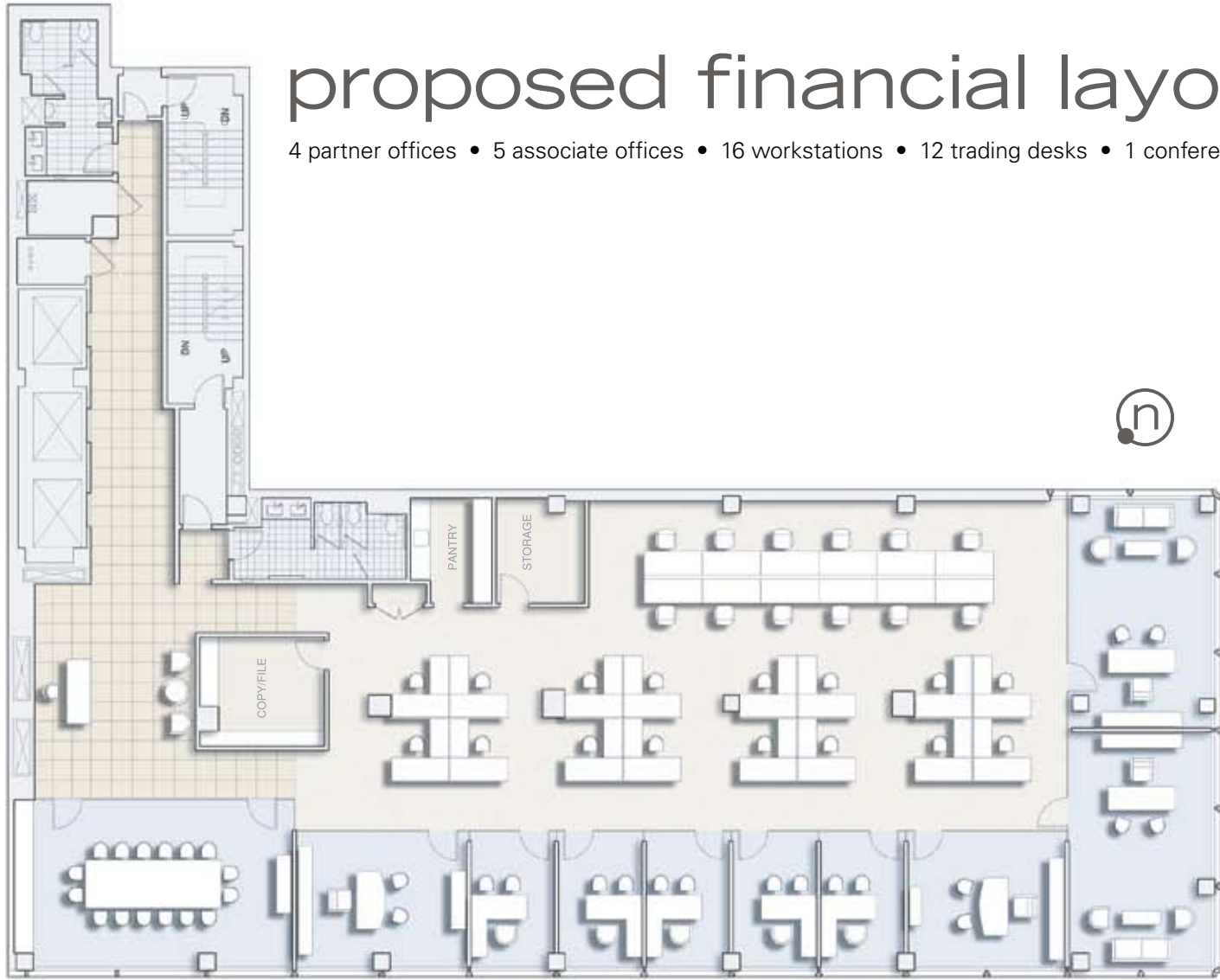


*to be leased with 18th floor



proposed financial layout

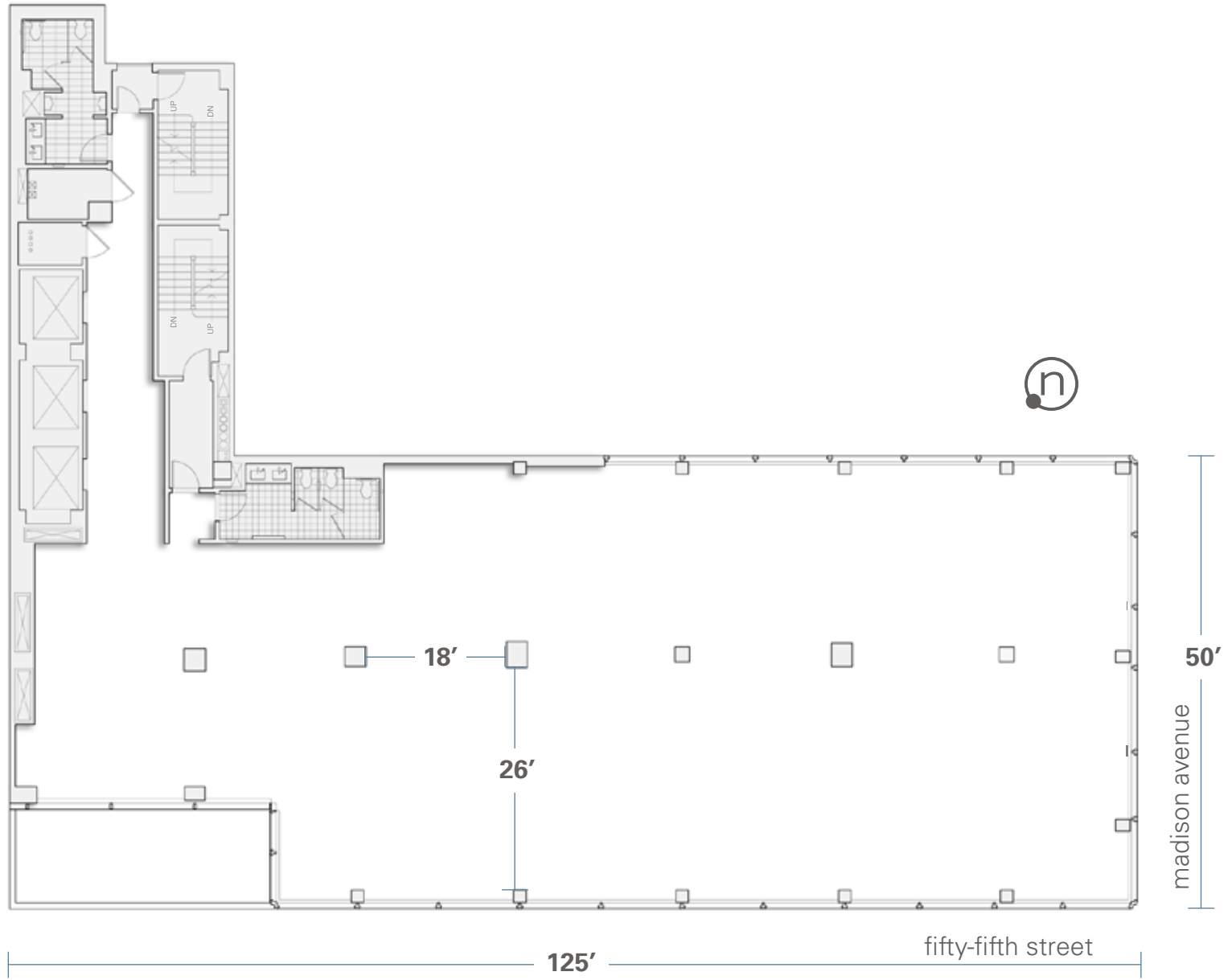
4 partner offices • 5 associate offices • 16 workstations • 12 trading desks • 1 conference room



madison avenue

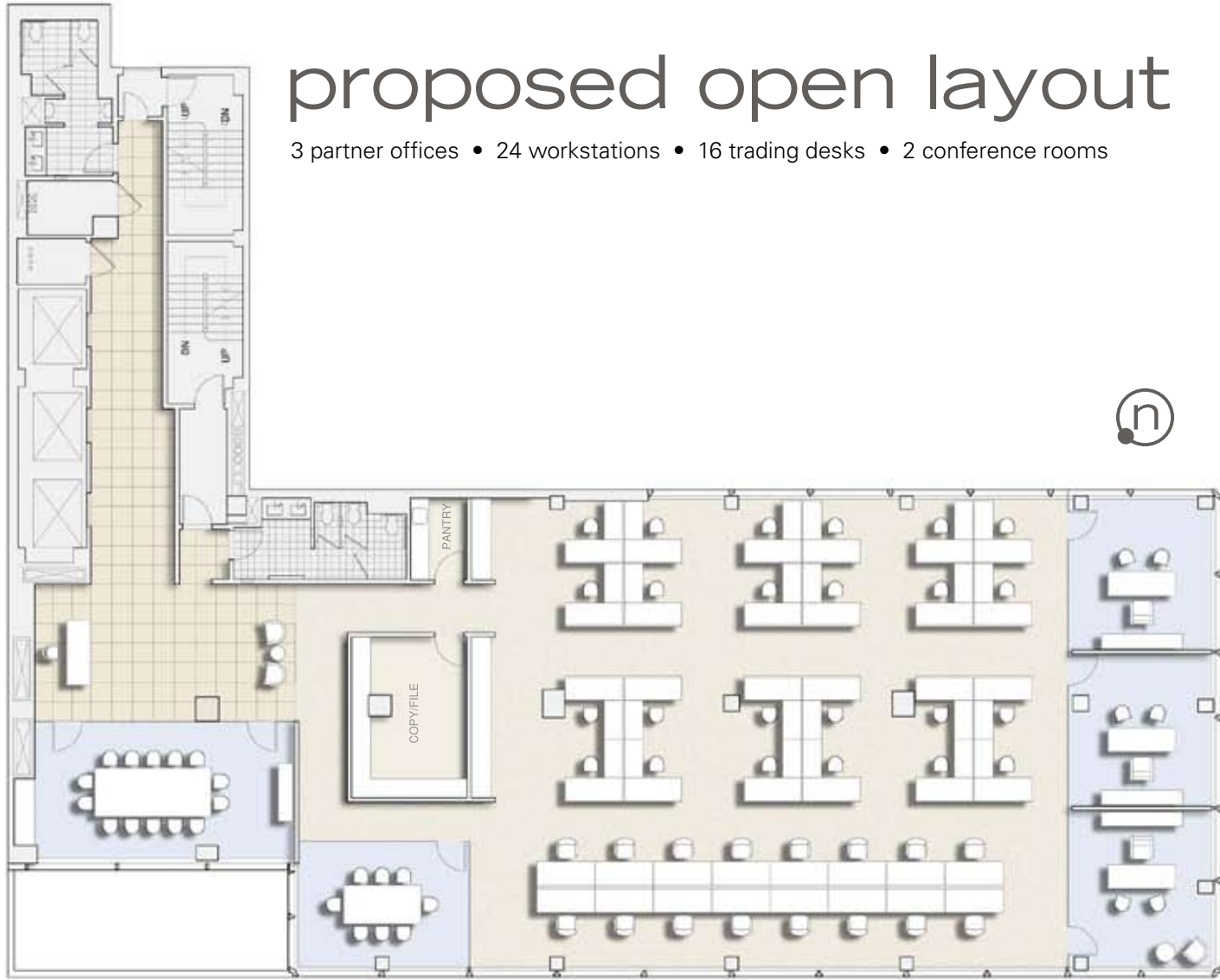
fifty-fifth street

2nd - 7th floors 9,300 rsf



proposed open layout

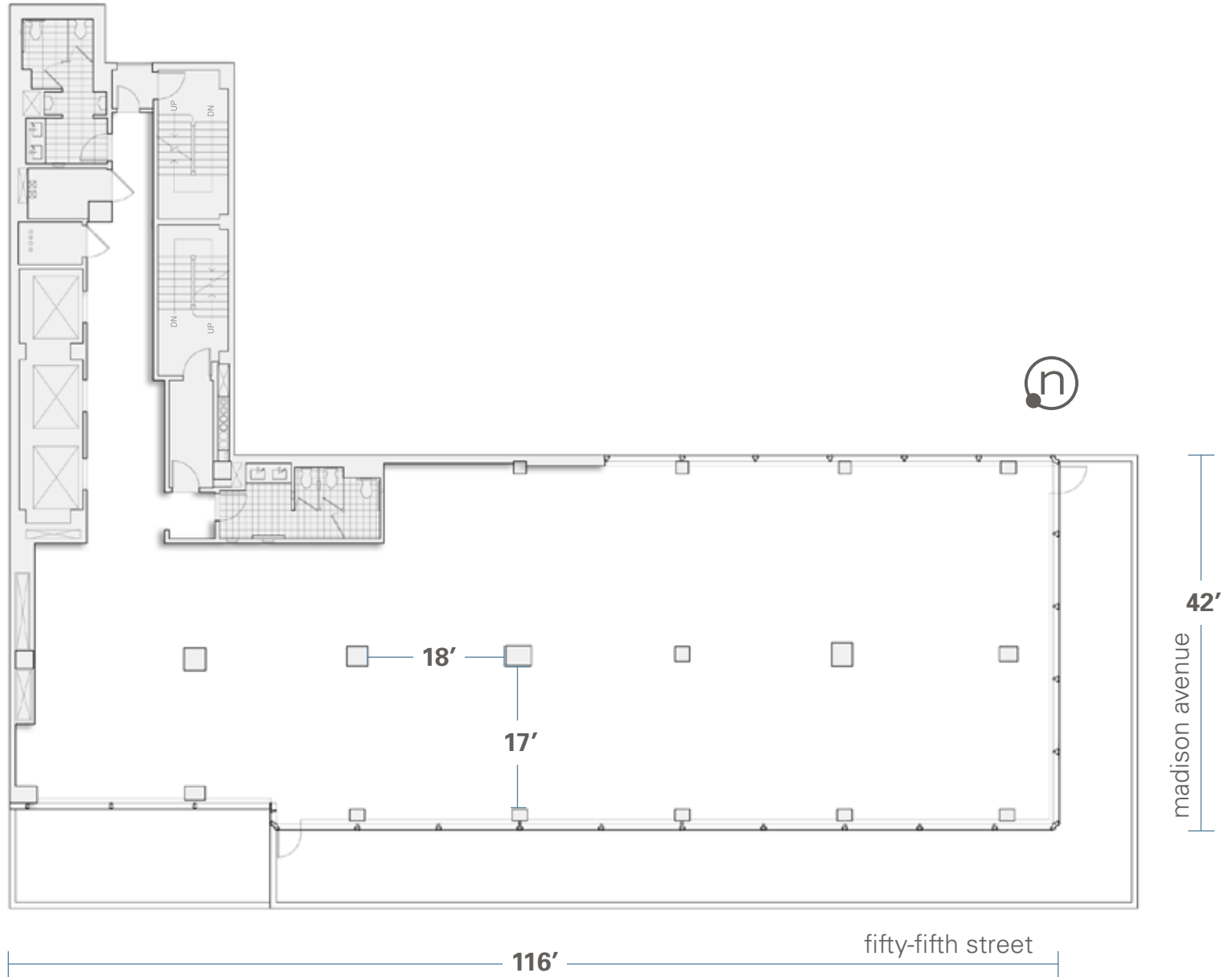
3 partner offices • 24 workstations • 16 trading desks • 2 conference rooms



madison avenue

fifty-fifth street

8th - 11th floors 8,800 rsf



proposed financial layout

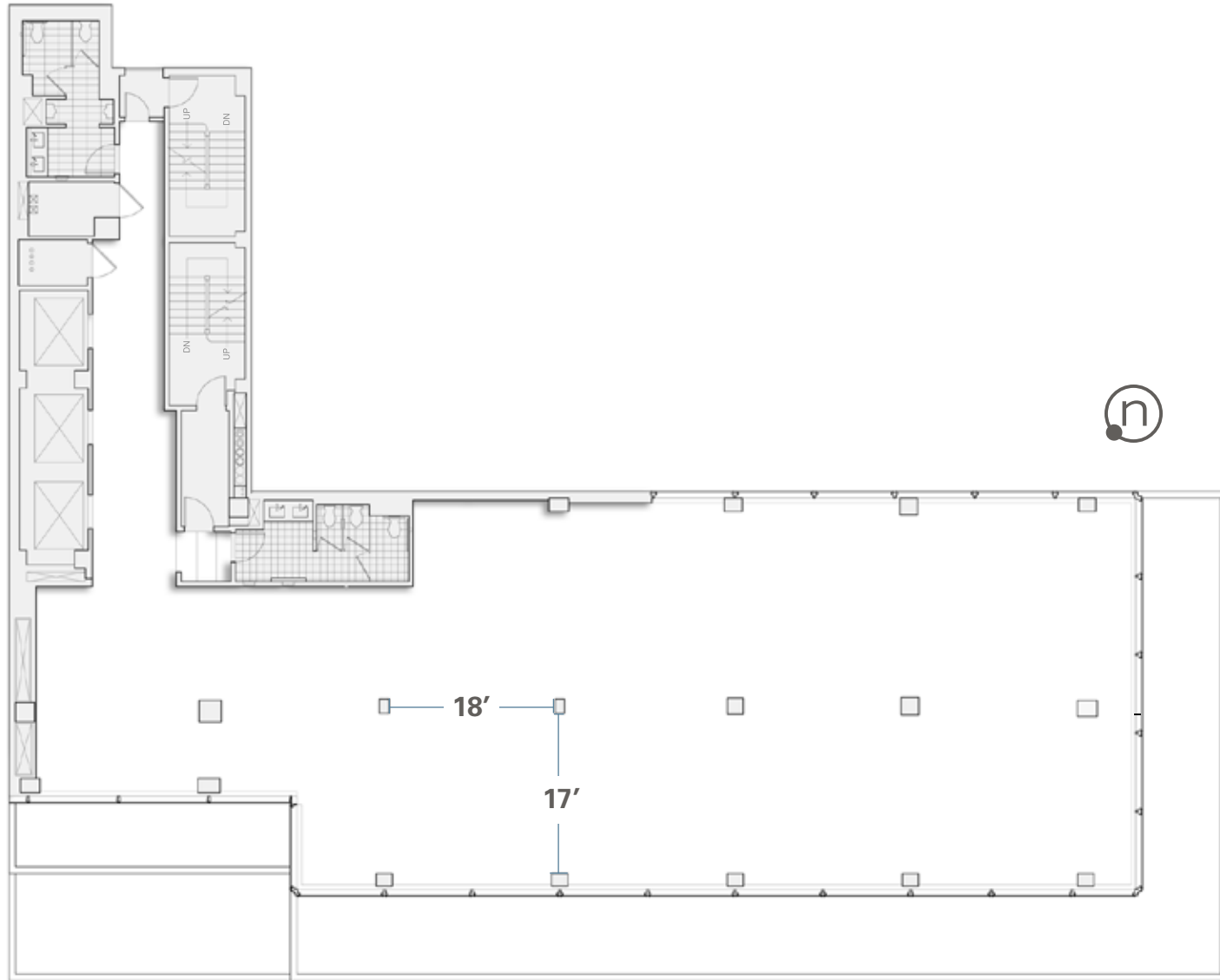
2 partner offices • 6 associate offices • 13 workstations • 1 conference room



madison avenue

fifty-fifth street

12th - 14th floors 7,200 rsf



116' fifty-fifth street

42' madison avenue

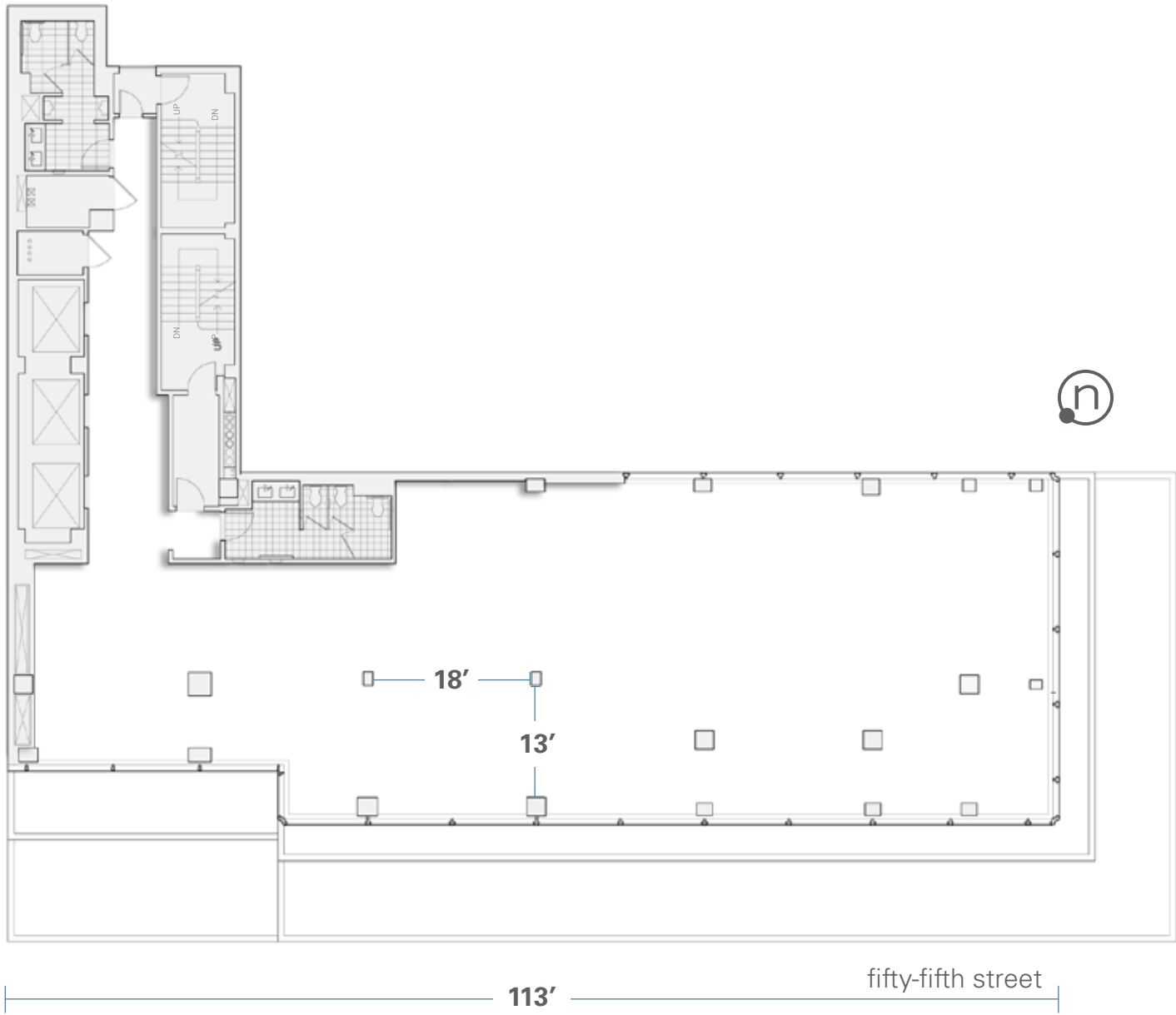
proposed financial layout

5 partner offices • 18 workstations • 1 conference room



madison avenue

fifty-fifth street



113' fifty-fifth street

38' madison avenue

proposed financial layout

5 partner offices • 10 workstations • 1 conference room



madison avenue

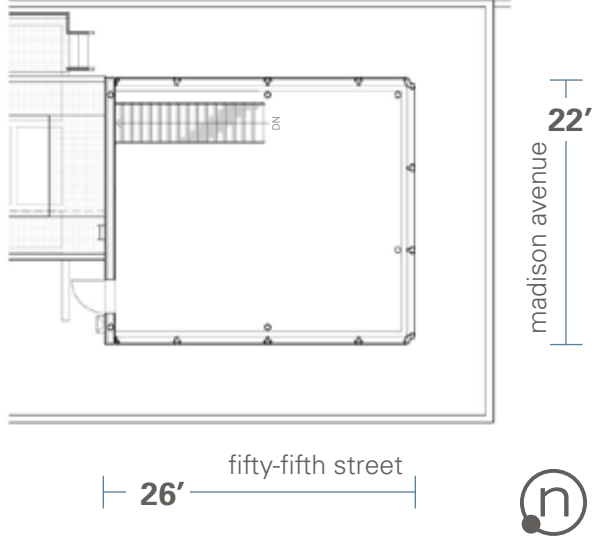
fifty-fifth street

17th - 18th floors 6,200 rsf

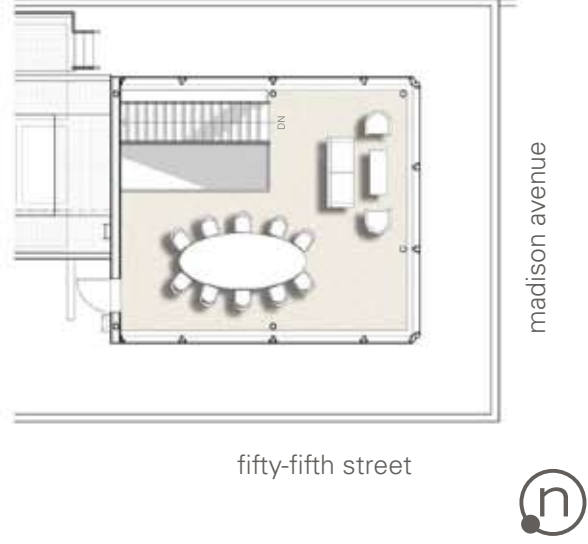
penthouse

900 rsf

to be leased with 18th floor



proposed layout



building specifications

Owner: New 545 Madison Avenue LLC, a joint venture of entities controlled by LCOR Incorporated, BlackRock Realty and Lehman Brothers Holdings

Architect: Moed de Armas & Shannon

Manager: LCOR Asset Management LP

Location: Southeast corner of Madison Avenue and 55th Street

Building Size: 145,000 rsf

Floor Sizes: Entire 2-7: 9,300 rsf
Entire 8-11: 8,800 rsf
Entire 12-14: 7,200 rsf
Entire 15-16: 6,900 rsf
Entire 17-18: 6,200 rsf
Penthouse: 900 rsf (to be leased with 18th floor)

Lobby: Double-height boutique lobby featuring Pietra Cardosa stone, Moncervetto marble and hand-matched maple burl wood panels

Construction: Contemporary floor-to-ceiling glass curtain wall with installation of state-of-the-art electrical, HVAC and mechanical systems

LEED Certification: Projected LEED Gold

Ceiling Height: 9' finished ceiling along the perimeter, approximately 8' 6" on the interior; coffered perimeter ceilings up to 10' are achievable

Security: Advanced integrated security management system (SMS) including an access control / alarm monitoring system, CCTV coverage, a video / voice intercom providing two-way communications, and a visitor management system to control the visitor check-in process

Elevators: 3 new high-speed elevators will serve each tenant floor

Electric Capacity: A new electrical bus duct has been installed throughout the building; typical allocation is 6 watts psf with capability of receiving an additional 2 watts per square foot.

Tenant Generator: New 500 KW generator has been installed in the building for tenant back-up requirements up to 1.5 watts/psf; space has been allocated for a future tenant generator and dedicated electrical pathways for distribution to each tenant floor

Telecom: Dual incoming service points to ensure the building is not subject to a complete outage; vertically stacked telecommunications closets will be located on opposite sides of the core; excess riser capacity with ability to support ten 4" conduits

HVAC: Base building HVAC control system will be a state-of-the-art management system (BMS); BMS compatibility will interface with a tenant automation system (Crestron) for enhanced building management functions (temperature, lighting, window shade, etc.)

Tenant floor cooling is provided by fan coil units for maximum flexibility, ceiling height and controllability; each floor will be provided with chilled water and ventilation air for tenant use

170 tons of additional chilled water and condenser water are available for supplemental air conditioning

The base building ventilation system has been designed to meet LEED gold design criteria; each tenant floor is capable of receiving 100% filtered outside air

Life/Safety: New Class "E" fire alarm system; fully sprinklered; smoke control system that meets the most stringent fire and life safety requirements; an emergency generator covers all fire / life safety systems

Plumbing: New restrooms are being built on each tenant floor; two wet stacks will also be provided on each tenant floor for future kitchen / pantry or executive washroom areas

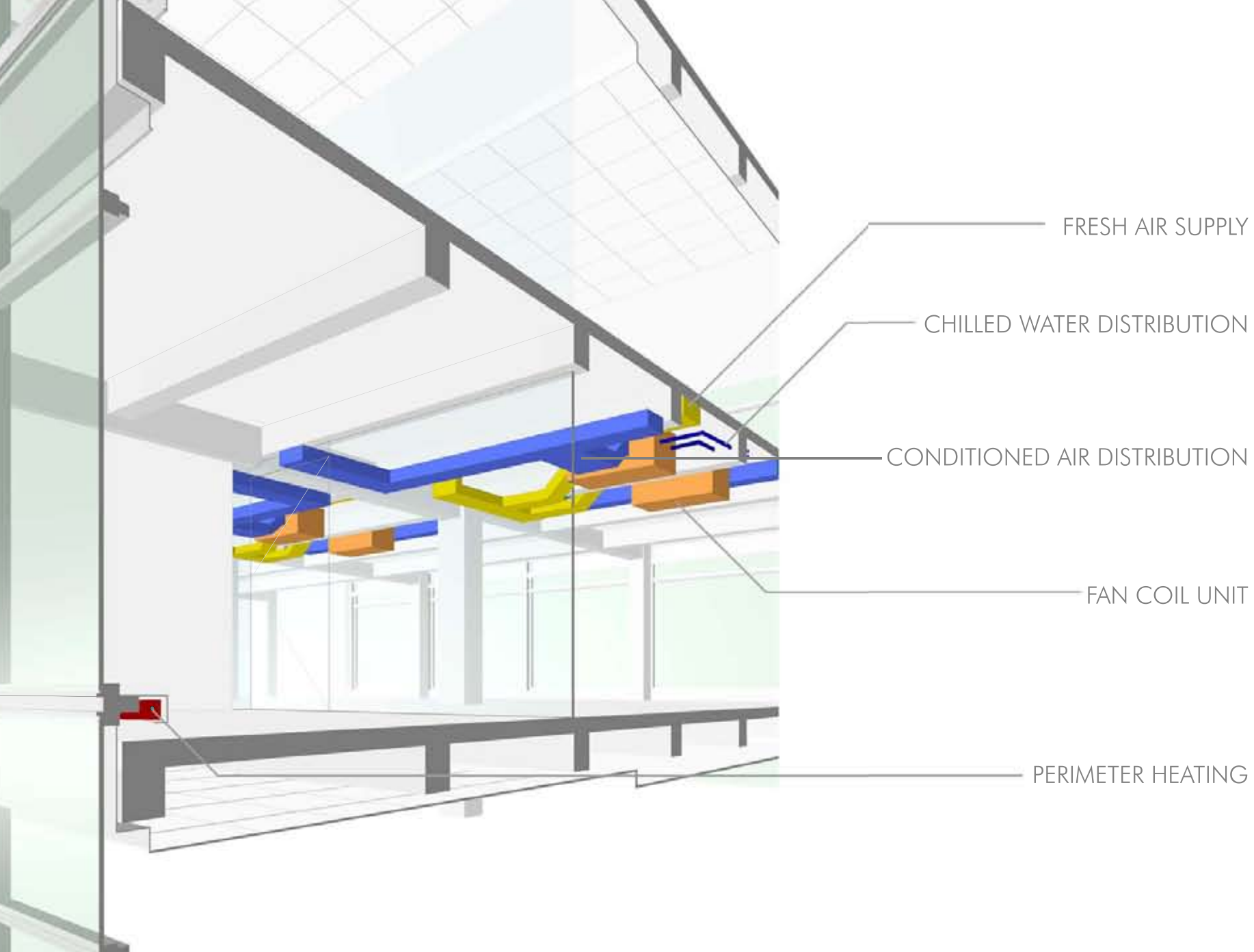
HVAC system

The HVAC system for 545 Madison provides state-of-the-art space conditioning with superior indoor air quality, comfort control and acoustics, reducing operating costs through lower energy usage and centralized compressor maintenance.

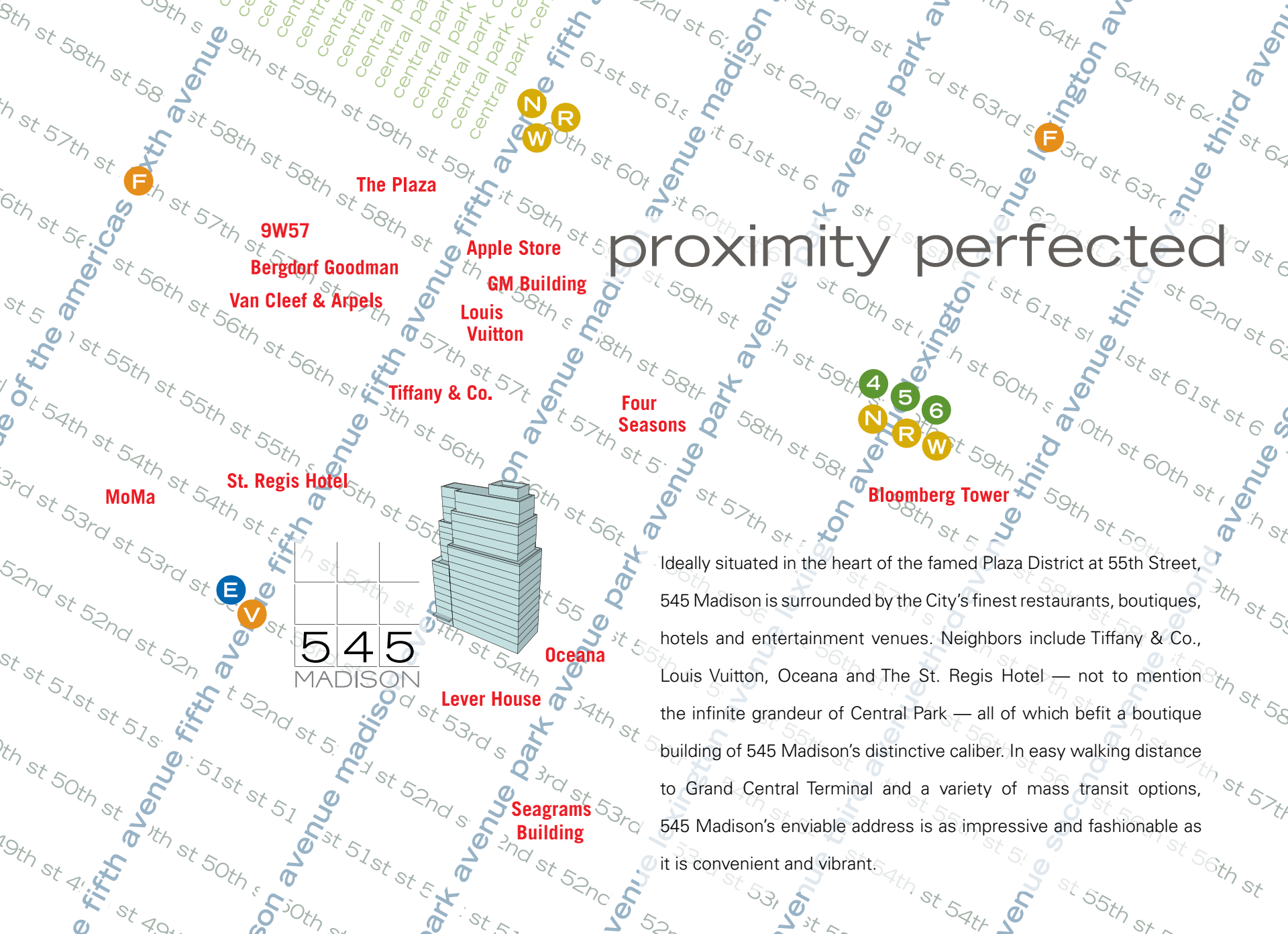
A central chiller plant locates all compressors in the cellar, away from tenant spaces, so there is no compressor noise on occupied floors or a need to disturb tenants for routine maintenance. Energy-efficient modular chillers feed quiet fan coil units in tenant spaces, and provide cost-effective supplemental and overtime cooling. A portion of the cooling load can be generated on emergency power. With the fan coil system, tenants may install separate temperature controls for each office, thereby enhancing individualized comfort and increasing cost-efficiency.

The fresh-air ventilation system is separate from the tenant air conditioning system, allowing reduced use of tenant fan coil units during “free cooling” periods, further reducing energy consumption. High efficiency MERV 13 filters remove particulate contaminants from outdoor air, which is then dehumidified and tempered before it is delivered to tenant spaces. This system will deliver 30% greater ventilated air than is required by code for indoor air quality.

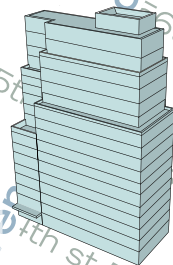
Heating is achieved via utility steam converted to hot water for distribution to perimeter heating elements. This system has the potential for individual control within each office. Heating controls can be linked to the building management system for adjustment by remote control.



proximity perfected



545
MADISON



Ideally situated in the heart of the famed Plaza District at 55th Street, 545 Madison is surrounded by the City's finest restaurants, boutiques, hotels and entertainment venues. Neighbors include Tiffany & Co., Louis Vuitton, Oceana and The St. Regis Hotel — not to mention the infinite grandeur of Central Park — all of which befit a boutique building of 545 Madison's distinctive caliber. In easy walking distance to Grand Central Terminal and a variety of mass transit options, 545 Madison's enviable address is as impressive and fashionable as it is convenient and vibrant.

vision realized

545 Madison Avenue developer LCOR is a national real estate development, investment and asset management firm specializing in multi-family, high-end commercial, mixed-use, public / private and transit-oriented development. With projects throughout the United States, LCOR has more than \$8 billion in developments completed, under construction or in pre-development. LCOR has developed more than 16 million square feet of commercial space, both nationally and locally, including 101 Hudson Street — New Jersey's largest and tallest commercial office building — the Ted Weiss Federal Building at 290 Broadway in downtown Manhattan, and the \$1.4 billion Terminal 4 at JFK International Airport.



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