



551  
MADISON AVE

A LEXIN PROPERTY



551 Madison Avenue | New York, NY 10022 | (212) 750-3500

[551madisonavenue.com](http://551madisonavenue.com)

## Property Description

551 Madison Avenue is a 17-Story plus two lower levels, Class A office building containing approximately 150,000 rentable square feet. Prominently located on the northeast corner of Madison Avenue and 55th Street in the heart of the Plaza District. With more than \$7 million in recent capital improvements the property is modern and efficient and with typical floor sizes of 8,300 rentable square feet floorplates, is ideal for midsize and boutique firms desiring prominent identity in Manhattan's most valuable submarket.

## Building Highlights

### Block / Lot

1291-21

### Site Area

7,542 square feet

### Zoning

C5-3, Restricted Central Commercial District.

### Frontage

75' 5" along Madison Avenue and 100' along 55th Street.

### Lobby / Entrance

Newly Renovated this Year, the lobby features:

- Wood cladding & white marble stone walls.
- Dramatic glass wall behind the manned security desk.
- Full height glass doors underneath a glass and brushed stainless steel canopy.

For more information, please contact:

### Aaron Marcus

[AMarcus@LexinCapital.com](mailto:AMarcus@LexinCapital.com)

### Metin Negrin

[MNegrin@LexinCapital.com](mailto:MNegrin@LexinCapital.com)



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## Elevators

CEC elevator cabs and PS Mercato mechanical systems were installed during the asset's 2007 upgrade. Center core elevator location for efficient office layout and maximum window exposure.

Elevator	Floors Served	Capacity	Speed
1	Cellar – 17th Floor	2,500 lbs	500 fpm
2	Lobby – 17th Floor	2,500 lbs	500 fpm
3 (doubles as freight car)	Lobby – 17th Floor	2,500 lbs	500 fpm

## Bathrooms

Restrooms were renovated and feature white tiles, engineered counter tops, and new ceilings and lighting.

## Ceiling Heights

10' – 13'

## Electric Service

Via two Con Edison 3,000 amp, 110/208-volt 3-phase 4-wire feeders. Each floor equipped with one 208 volt, 3-phase 100 amp panel service.

## Façade / Exterior

Exterior is predominately clad in brick with terra cotta coping stones. Floors 1 and 2 are faced in brown granite.

## Fire Safety

Fire alarm system is a Notifier Class E system.

## Floor Load Capacity

Office Floors: 50 lbs. psf  
Ground Floor: 120 lbs. psf  
Mezzanine & Cellar: 100 lbs. psf

## HVAC

HVAC to each floor provided via: one 10-ton Florida heat pump unit that is used for both heating and cooling and; 18 one-ton Island Aire peripheral units.

## Plumbing

Water is supplied via a 4-inch water main, entering the building from 55th Street. Two pumps in sub-cellar feed a 3,000-gallon redwood house water tank located on the roof.

## Roof

The roof is built-up construction, consisting of poured concrete topped with a layer of foam covered with a silver painted rubberized membrane.

## Stairwells

Two sets of stairwells arranged in a scissor-type alignment within the central core.

## Structure

Framing consists of concrete encased steel with riveted connections. Floor and roofs are framed with reinforced concrete.

## Windows

Windows are composed of double-pane lightly smoked glass encased in anodized aluminum frames.



In 2018 and 2010, this building was awarded LEED certification by the U.S. Green Building Council. This building was awarded an Energy Star label in 2007 and 2008 for its operating efficiency.

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