# 27 EAST 61st STREET

## STEPS OFF MADISON AVE

### UPPER EAST SIDE NYC

***A rare opportunity to lease an entire freestanding luxury building on Manhattan's premier Madison Avenue corridor***

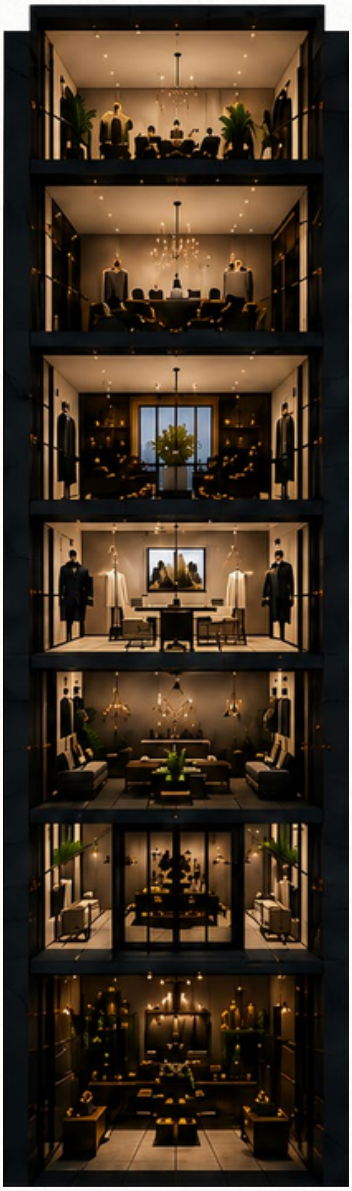
| | | |
|---|---|---|
| **8,020 SF** | | |
| **+1,450 SF** CELLAR | **WHITE BOX C ON DI T ION** | |
| **9,470 SF** | | |

Realty. Trust.
ACADIA

JWB **EXCLUSIVE LEASING AGENT**



# PRIME MADISON AVENUE LUXURY RETAIL CORRIDOR



**6TH FLOOR** — **1,035 SF**
Executive Residence
or Private Hospitality

**5TH FLOOR** — **1,035 SF**
Conference / Client Suites

**4TH FLOOR** — **1,500 SF**
Executive Offices

**3RD FLOOR** — **1,500 SF**
Showroom / Atelier

**2ND FLOOR** — **1,450 SF**
VIP Salon

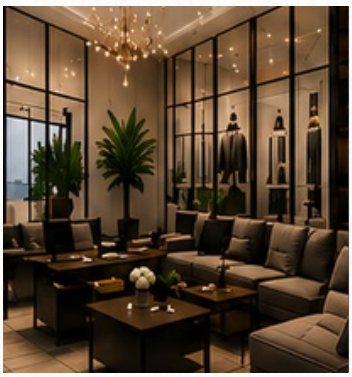
**GROUND** — **1,500 SF**
Luxury Retail

**CELLAR** — **1,450 SF**
Storage / Receiving

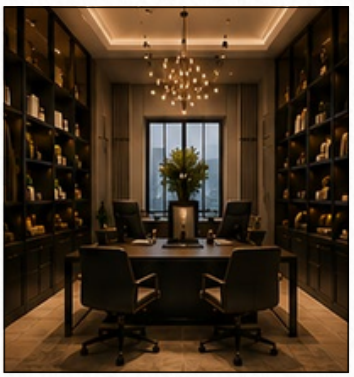
**TOTAL** ***9,470 SF***

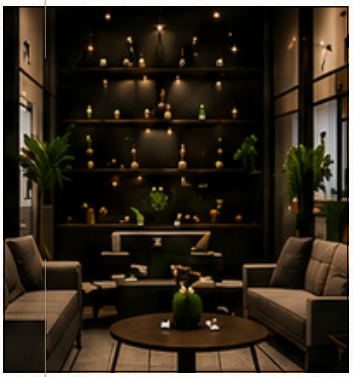
PRIME MADISON AVENUE
LUXURY RETAIL CORRIDOR









## EXCLUSIVE LEASING AGENTS


PATRICK J. GARDNER
pg@jwburkeandco.com
646-924-0017

LENA D. ROTH
lr@jwburkeandco.com
646-924-0003

JONATHAN W. BURKE
jb@jwburkeandco.com
646-924-0004

# DELIVERING THE ULTIMATE FLAGSHIP OPPORTUNITY

*Positionyourflagshipamongtheworld'sleadingluxuryretailers - juststepsfromMadisonAvenue.*

## PROPERTY HIGHLIGHTS

ENTIRE FREESTANDING BUILDING

***Single tenant opportunity***
***On-grade retail entry***

ALL NEW CONSTRUCTION

***Elevator, electrical, plumbing, HVAC ,all new.***
***Ready for tenant finishes***
***White box delivery***

SINGLE TENANT IDENTITY

***No shared lobby***
***No co-tenancy***
***Total brand control***

IMMEDIATE DELIVERY

***Tenant improvement allowance available***

## FLOOR PLANS

