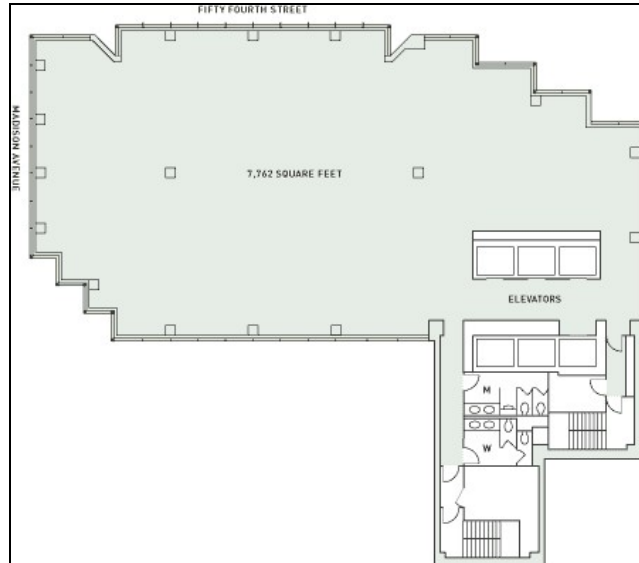




527 MADISON AVENUE



LOCATION:	New York, NY
SALE PRICE:	\$67,000,000
NET RENTABLE AREA:	205,000 square feet
PRICE PER SQUARE FOOT:	\$326.83
STORIES:	Twenty six (26)
BUILT:	1986
TYPICAL FLOOR:	5,700 – 12,000 rentable square feet
PARKING:	Limited below grade parking
SELLER:	Louis Dreyfus Property Group
BUYER:	Financial institution
MAJOR TENANT:	Sumitomo Trust & Banking

PROJECT SUMMARY:

While employed at Louis Dreyfus Property Group, John Menkes was responsible for underwriting the disposition of this asset and coordinating due diligence with the buyer. A luxury boutique office building in the heart of Midtown Manhattan, the variable floor plate is ideal for businesses seeking full floor identity and security. Features include granite façade, nine foot ceilings, full height windows, marble and bronze elevator lobbies and separate HVAC controls on each floor.