

**510**  
MADISON

**510 Madison Avenue**— Completed by Macklowe in 2010, 510 Madison Avenue is one of only a few of Midtown Manhattan’s newest class-A office buildings. It is the only class-A office building to be built in the Plaza District submarket in 20 years.

The 310,000 square foot, 30-story building is pursuing LEED Gold certification. This modernist tower with clean façade lines and flexible interior spaces was designed in collaboration with Moed de Armas & Shannon Architects. The building includes a health club for the use of the office tenants, a restaurant and retail space on Madison Avenue which has been leased to Torneau. The project was completed after completing an assemblage of several smaller buildings and development rights from adjoining parcels. Office rents at the property are well in excess of \$125 psf. The building was sold in 2010 to Boston Properties with Macklowe retaining a partial interest.

