



BXP appoints CBRE to lease 950,000 s/f at 343 Madison Ave.

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Manhattan, NY – BXP, one of the largest publicly traded developer, owner, and managers of premier workplaces in the U.S., has appointed CBRE as the exclusive leasing agent for 343 Madison Ave., a 950,000 s/f premier workplace future development project with direct access to Grand Central's Madison Concourse between 44th and 45th Sts.

Designed by Kohn Pedersen Fox, the 46-story tower will offer a hospitality-forward amenity program in a fully-electric, zero carbon premier workplace. A double-height lounge and conference space on the 45th and 46th floors will include spaces to dine, connect, and collaborate both indoors and out, with biophilic terraces overlooking Midtown. A food and beverage program, lobby café and bicycle storage with end-of-trip cabanas and showers round out the amenity offering.

CBRE's brokerage team of Howard Fiddle, Peter Turchin, John Maher, Evan Haskell, and Caroline Merck will spearhead the leasing campaign on behalf of the development partners.

The building will offer 40 premier workplace floors, ranging from 27,500 s/f in the podium to 22,000 s/f in the high-rise. Specialty floors with private terraces and elevated ceiling heights will allow clients to design a multi-functional workplace that accommodates a variety of work styles and space needs.

Sustainability is a key pillar of the property, with a fully electric building design, zero on-site combustion and a high-efficiency direct outside air system. Climate resiliency, decarbonization, and health and wellness are at the core of the building design. Target certifications include LEED Platinum, Well Core, Energy Star 85+, Fitwel, and WiredScore Platinum.

"We are truly honored and energized to be working with BXP to offer this workplace to a market with robust demand for new product," said Fiddle. "This state-of-the-art highly sustainable tower is being developed in one of the city's most desired locations, with a direct connection to Grand Central Terminal, providing a "single-seat" commute from nearly everywhere in the Tri-State region."

"There continues to be demand for premier workplaces in high-growth submarkets with access to transportation and neighborhood amenities," said Hilary Spann, executive vice president, New York region at BXP. "343 Madison presents a unique opportunity in one of Manhattan's most trafficked neighborhoods. The design of the building boasts a world-class workplace experience with indoor-outdoor connectivity, sustainability features, adaptable floorplans and hospitality-inspired amenities."

At the site, BXP, alongside the Metropolitan Transportation Authority (MTA), recently celebrated the groundbreaking of a new accessible street entrance to the Long Island Rail Road (LIRR) Grand Central Madison Concourse at 45th St. and Madison Ave. The new entrance, expected to be completed in 18 months, is the first phase of the overall 343 Madison Ave. development project and will provide the approximate 72,000 daily riders that use Grand Central Madison another entry point to the LIRR's 700,000 s/f terminal. The second phase of the development project consists of vertical construction of the premier workplace building, which has not commenced.

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