



59 MAIDEN LANE

Premier office space in the heart of FiDi



1,043,670 SF



44 Floors



5th & 17th Floor



OPPORTUNITY HIGHLIGHTS

CLUB STUDIO

Grand Opening | Early Fall

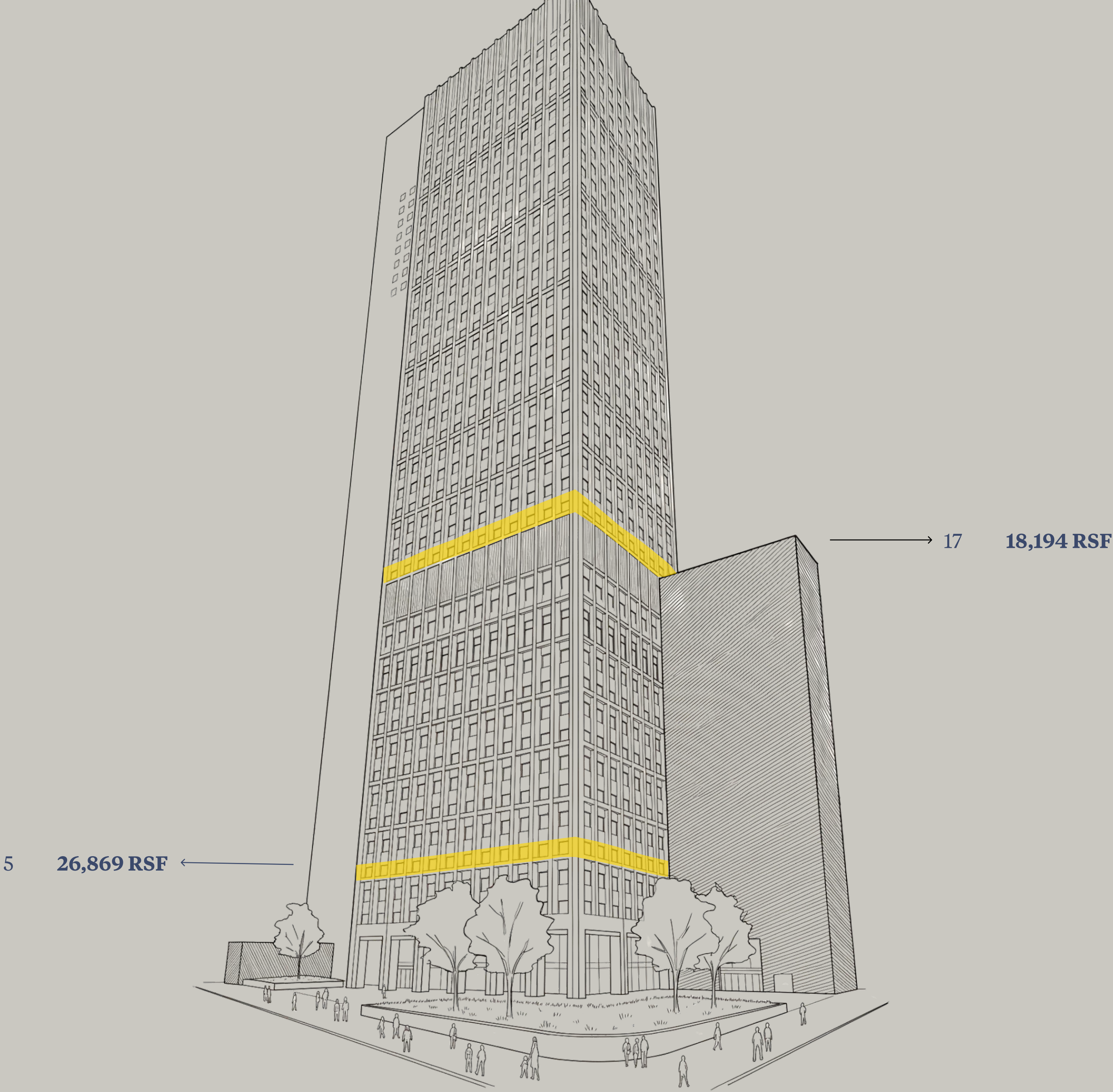
PARTIAL 5TH FLOOR

26,869 SF | Available 05/01/27

ENTIRE 17TH FLOOR

18,194 SF | Available 07/01/27

59 Maiden Lane is owner-occupied and managed.



BUILDING UPGRADES

Facade (Complete in Mid 2027)

- Installation of new, energy-efficient, double-pane windows completed in spring of 2026.
- Comprehensive facade recladding with a mixture of porcelain and aluminum panels.

Plaza (Complete By End of 2026)

- Significant capital improvements include the installation of new granite pavers and stair treads, new trees and plantings, integrated seating, and underlighting.

Club Studio

- LA Fitness' Club Studio will occupy 39,000 SF on the retail ground floor and the lower level.

Bathrooms and Corridors

- New bathrooms and corridors with new fixtures and modern finishes.

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MAIDEN LANE



BUILDING STANDARD FINISHES



RECEPTION



OPEN AREA



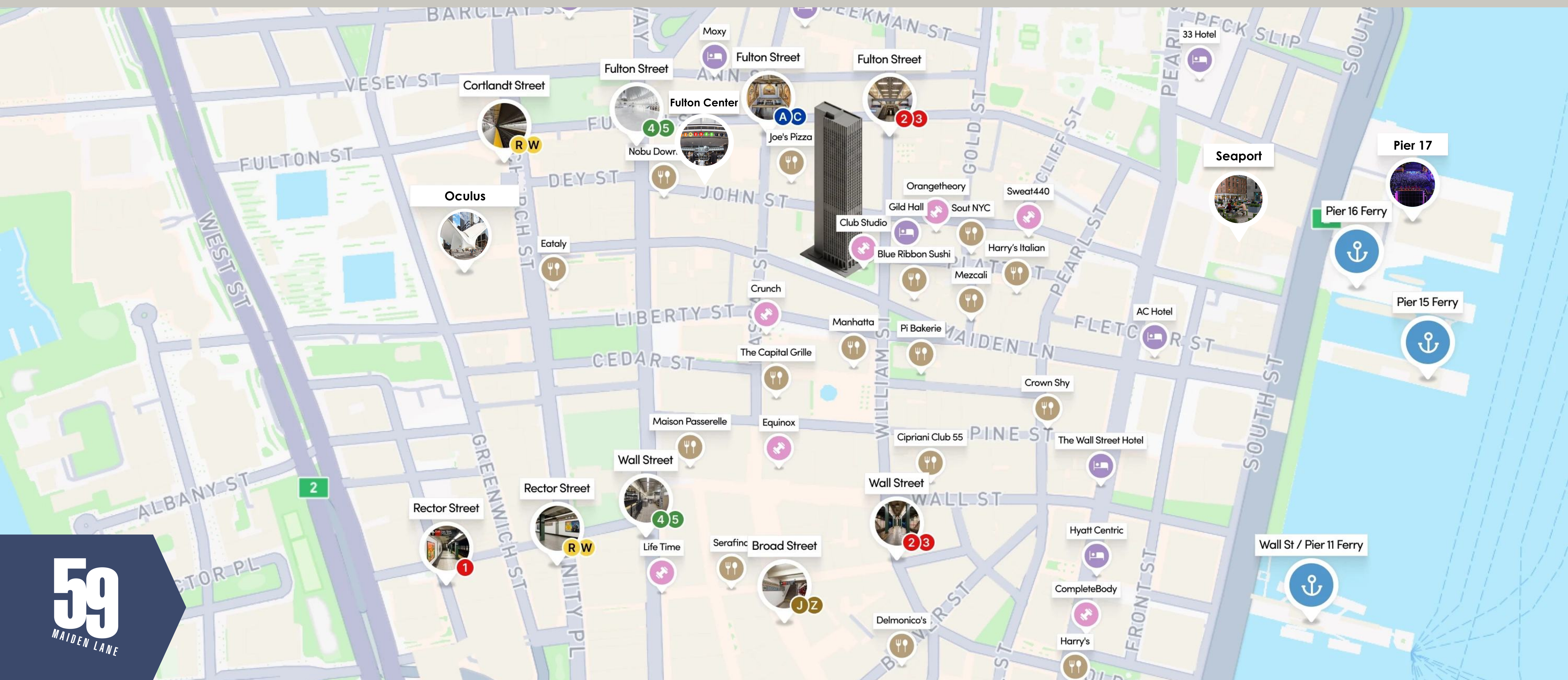
PANTRY



VIEW

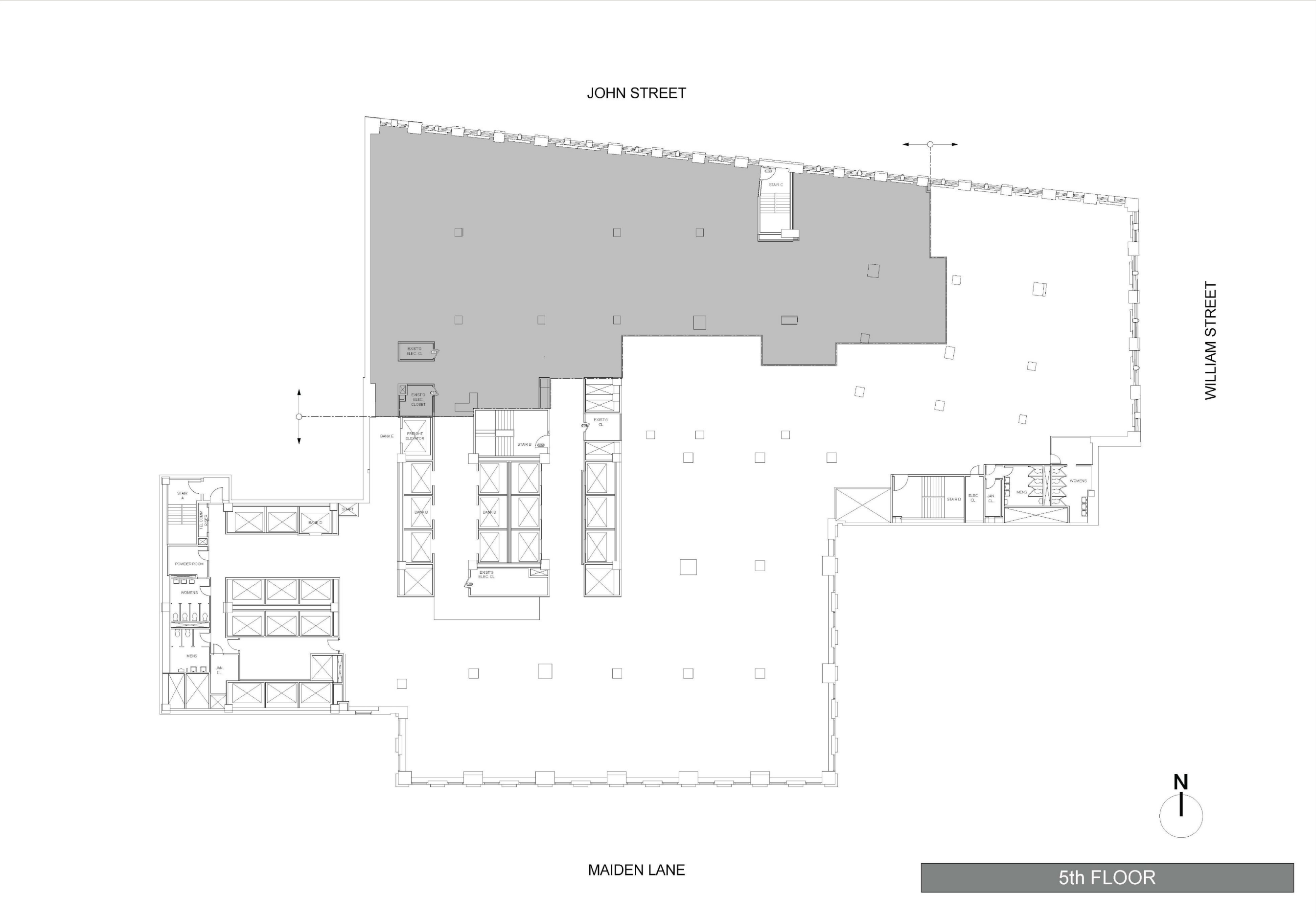
AMENITIES

NEIGHBORHOOD MAP



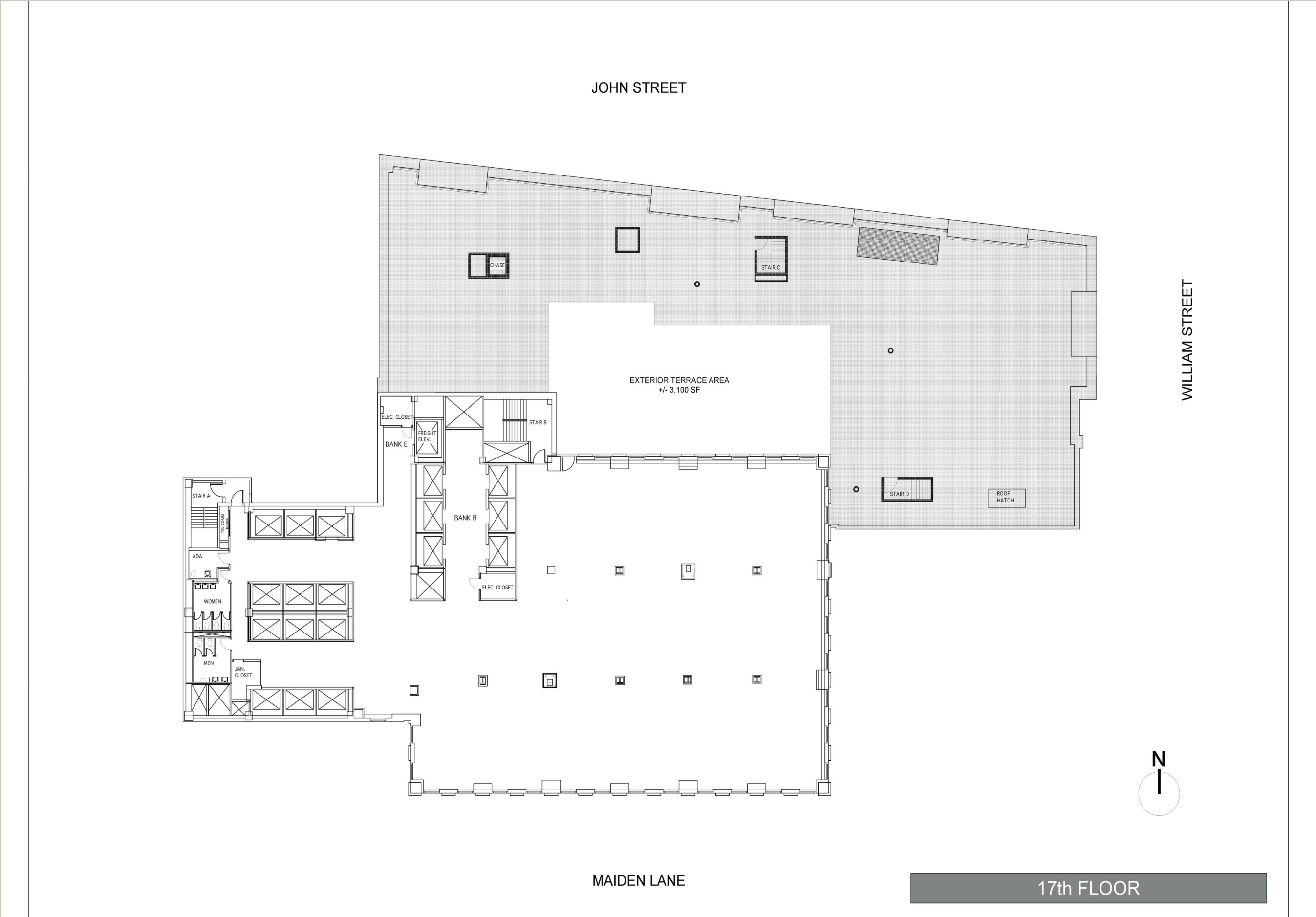
PARTIAL 5TH FLOOR

CORE & SHELL | 26,869 SF



ENTIRE 17TH FLOOR + TERRACE

CORE & SHELL | 18,194 SF



BUILDING SPECIFICATIONS

LOCATION	59 Maiden Lane
YEAR BUILT	1965
YEAR RENOVATED	2026-2027
BUILDING SIZE	1,021,746 RSF
BUILDING HEIGHT	630'
FLOORS	44
STRUCTURE	Concrete / Steel
FACADE	Brick assembly, limestone, in process of porcelain & aluminum paneling refurbishment
WINDOWS	Double-pane pivot windows
FLOOR SIZES	Floor 5: 26,569 RSF Floor 17: 18,194 RSF
SLAB HEIGHTS	11'
COLUMN SPACING	20' x 20'
ELEVATORS	24 passenger elevators and 1 freight car servicing all floors

HVAC / COOLING	Central plant type building consisting of (2) 1500-ton steam turbine driven chillers. The building consists of (5) interior supply & return fans, and (3) perimeter fans which are supplied with chilled water for cooling and Con Edison district steam for heating. Condenser water is available for tenant use year round via a dedicated condenser water loop.
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ELECTRIC	The electrical system of the building consists of the following elements: ConEdison supplies 4 – 4000Amp 460 volt – 3 phase service
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SECURITY / ACCESS	Security personnel is onsite 24 hours a day, 7 days a week.
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TELECOM / CABLE	Verizon, Lumen Technologies, Cogent, Lightpath
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