

11 East 26th

AT MADISON SQUARE PARK

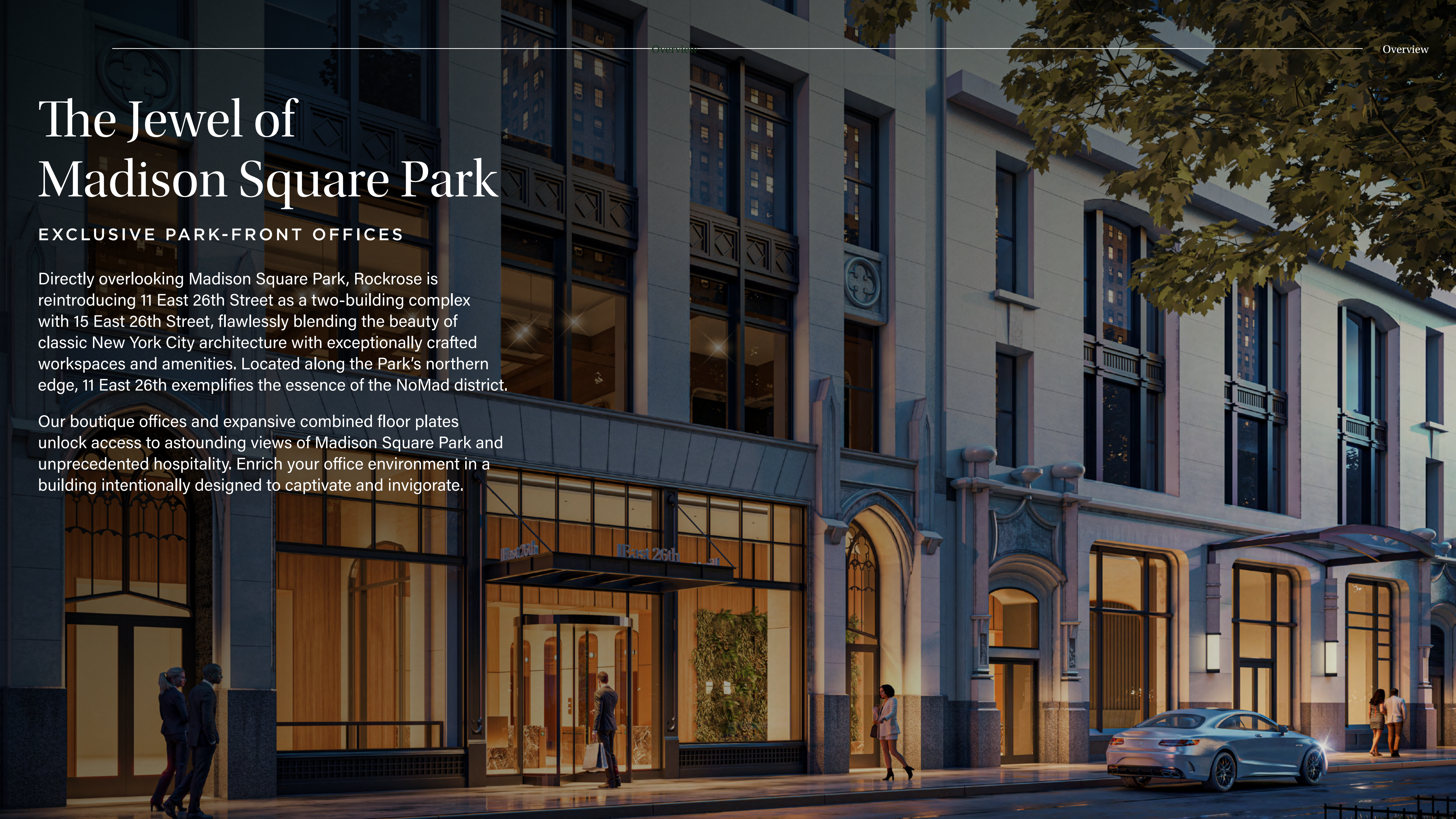


The Jewel of Madison Square Park

EXCLUSIVE PARK-FRONT OFFICES

Directly overlooking Madison Square Park, Rockrose is reintroducing 11 East 26th Street as a two-building complex with 15 East 26th Street, flawlessly blending the beauty of classic New York City architecture with exceptionally crafted workspaces and amenities. Located along the Park's northern edge, 11 East 26th exemplifies the essence of the NoMad district.

Our boutique offices and expansive combined floor plates unlock access to astounding views of Madison Square Park and unprecedented hospitality. Enrich your office environment in a building intentionally designed to captivate and invigorate.



Experience



An Exceptional Arrival

The lobbies of the West Building at 11 East 26th and the East Building at 15 East 26th have been elegantly expanded, combined, and curated with natural finishes to honor the neighborhood's outdoor beauty, while accentuating the building's front door exposure to Madison Square Park.



Private Tenant Lounge

with fireplace, bar, and treetop views



Private Tenant Lounge

with views of Madison Square Park



Amenity Bar

accommodating everything from private tenant events to a casual lunch with co-workers



360° Views

of Manhattan's most iconic landmarks



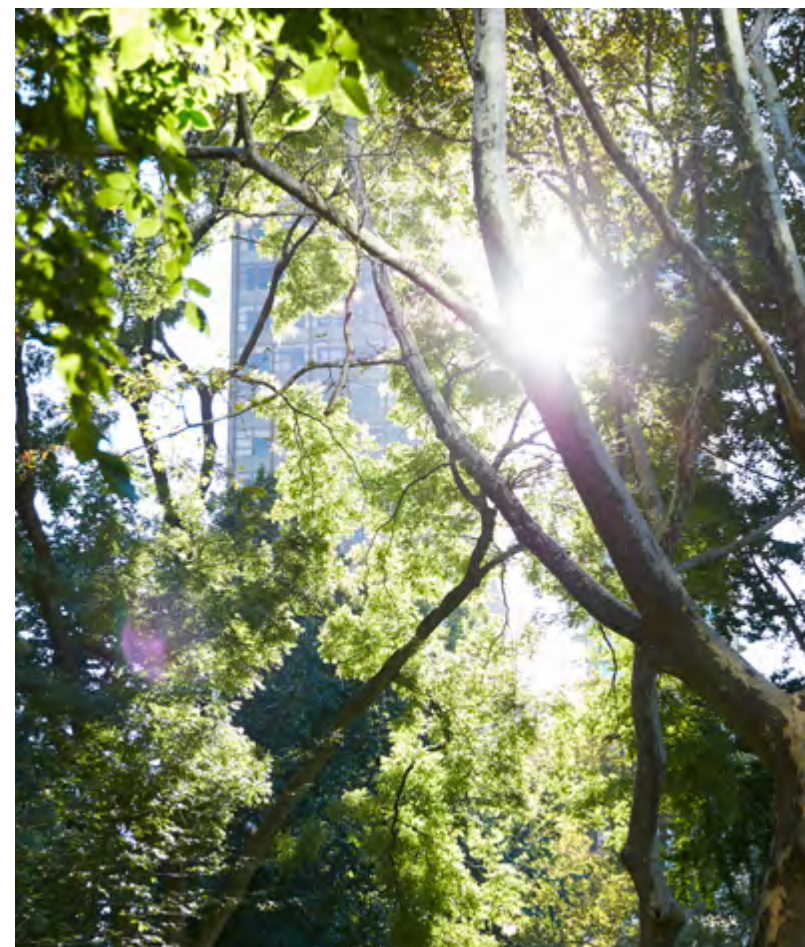
Neighborhood



An Iconic Manhattan Location

11 East 26th is centrally located between Madison & Fifth Avenues on the northern edge of Madison Square Park — making it the true definition of NoMad. With its seamless access to transportation, dining, luxury hotels, and boutique shops, the neighborhood rounds out your workday with energy, ease, and historic charm.











4, 5, 6, N, Q, R, W Trains
5 min walk



40+ Fast Casual Restaurants
5 min walk



30+ Upscale Restaurants
5 min walk



20+ Cafés
5 min walk



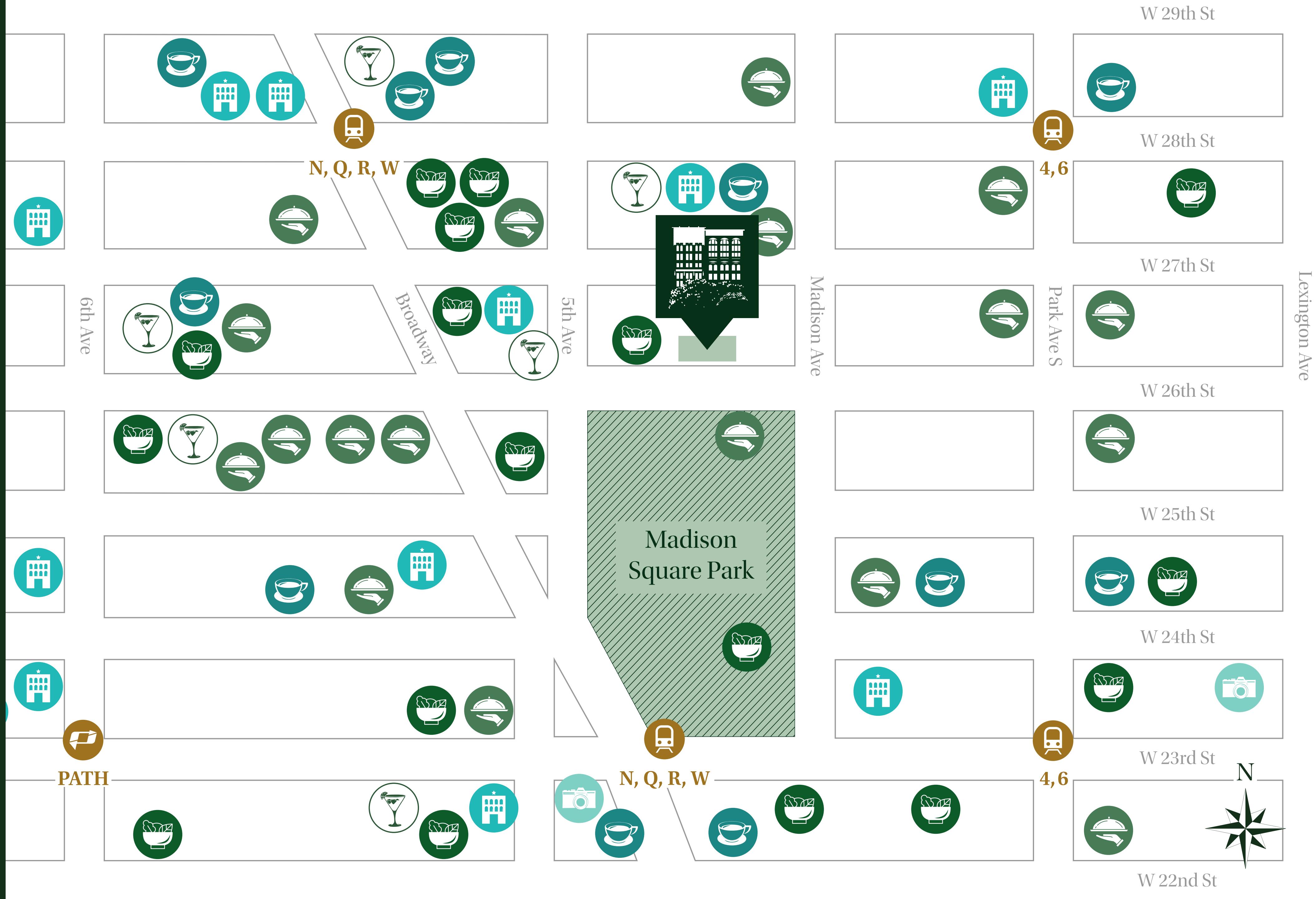
20+ Bars
10 min walk



35+ Hotels
10 min walk



5+ Cultural Destinations
10 min walk



PATH

N, Q, R, W

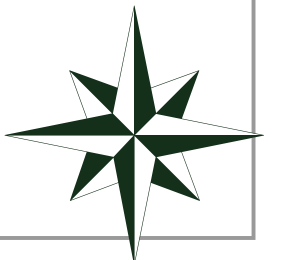
N, Q, R, W

4, 6

4, 6

Madison Square Park

N



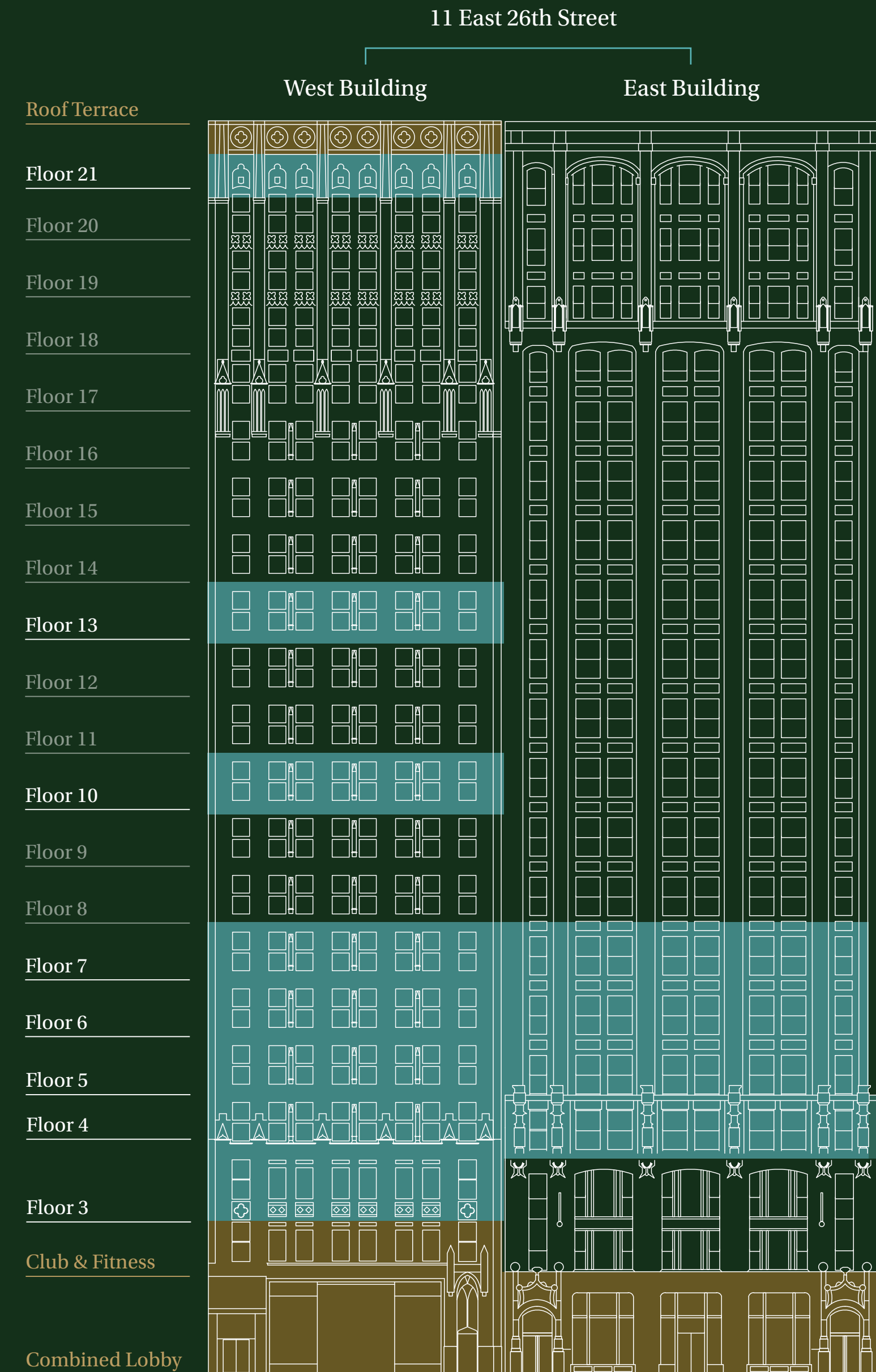
Availability



Make Your Mark on the Park

West Building (11 East 26th)	East Building (15 East 26th)	Availability	RSF
E21	-	Q4 2023	12,074
E13	-	Q1 2024	12,116
E10	-	High End Pre-Built — Spring 2024	12,103
E7 (12,095 RSF)	E7 (19,260 RSF)	Combined Floor — Arranged	31,355
E6 (12,121 RSF)	E6 (19,260 RSF)	Combined Floor — Arranged	31,381
E5 (12,130 RSF)	E5 (19,276 RSF)	Combined Floor — Immediate	31,406
E4 (12,098 RSF)	E4 (19,260 RSF)	Combined Floor — Immediate	31,358
E3	-	Lease Out	12,049

Block of
125,500 RSF

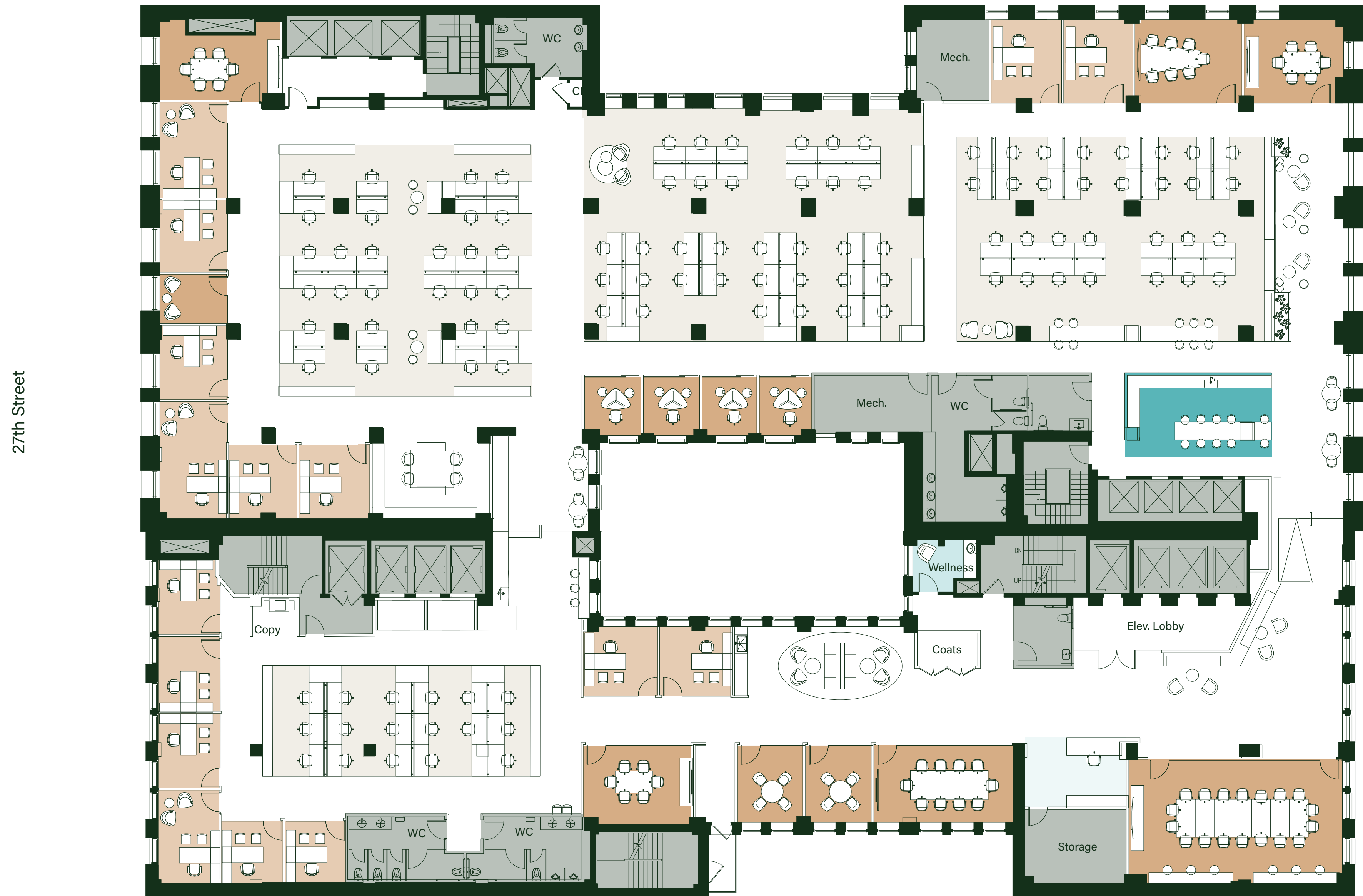


Available
Amenity

Typical Combined Floor Test Fit

~31,500 RSF
250 RSF / person

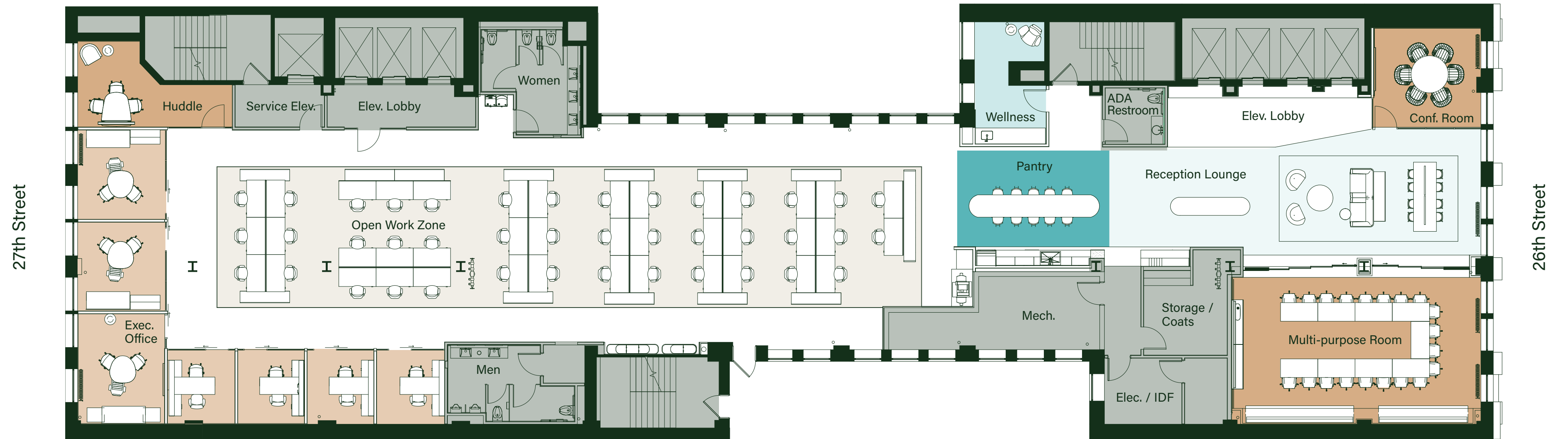
Space Type	Count
Private Office	13
Executive Office	3
Open Workstations	109
Reception	1
Total Workseats	126
Conf. Rm (10-18 seats)	2
Conf. Rm (4-7 seats)	6
Huddle Room (3-6 seats)	5



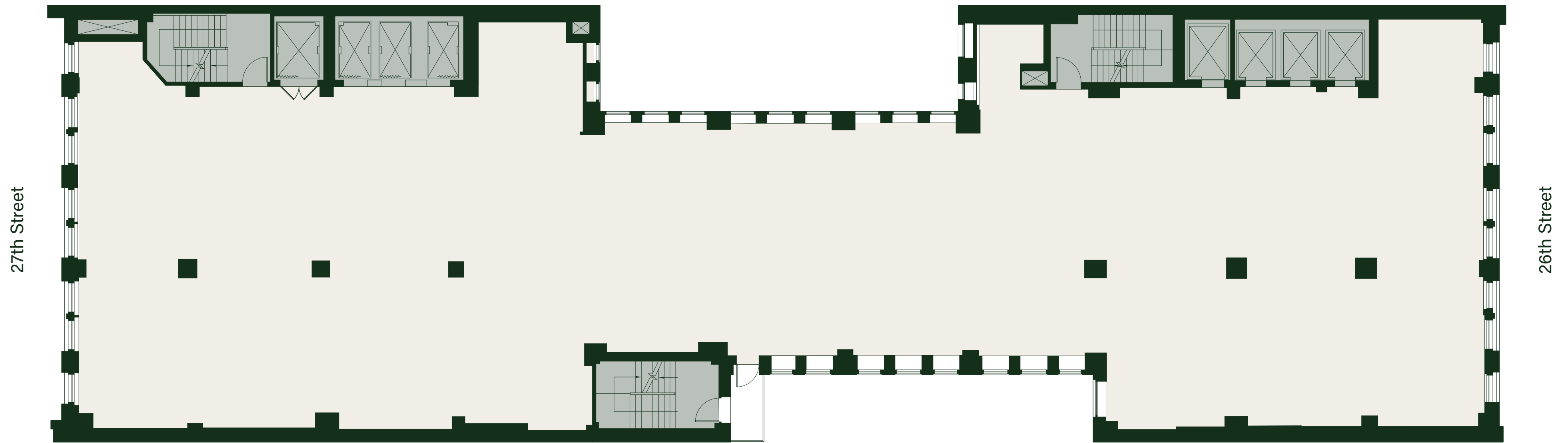
Pre-Builts West Building

~12,100 RSF
250 RSF / person

Space Type	Count
Private Office	7
Open Workstations	41
Total Workseats	48
Large Conf. Rm (10+ seats)	1
Small Conf. Rm (4-6 seats)	1
Huddle Room	1
Open Collaborative	6
Reception	1
Wellness Room	1
Copy / Print	1
IT	1
Restrooms	3

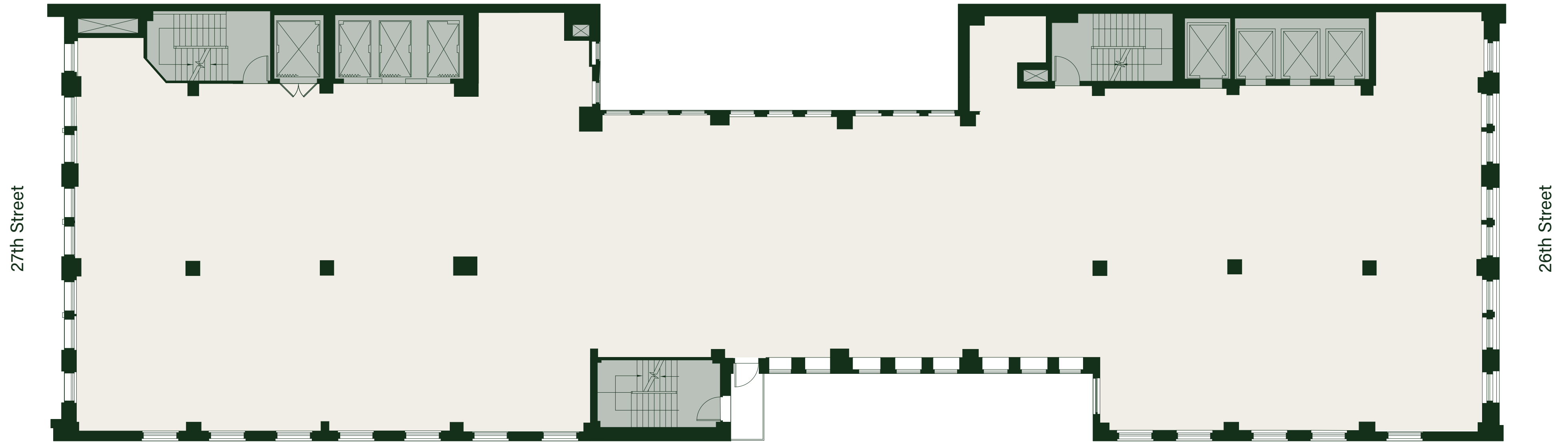


Typical West
Building Floor
Plate — Low-Rise
~12,100 RSF



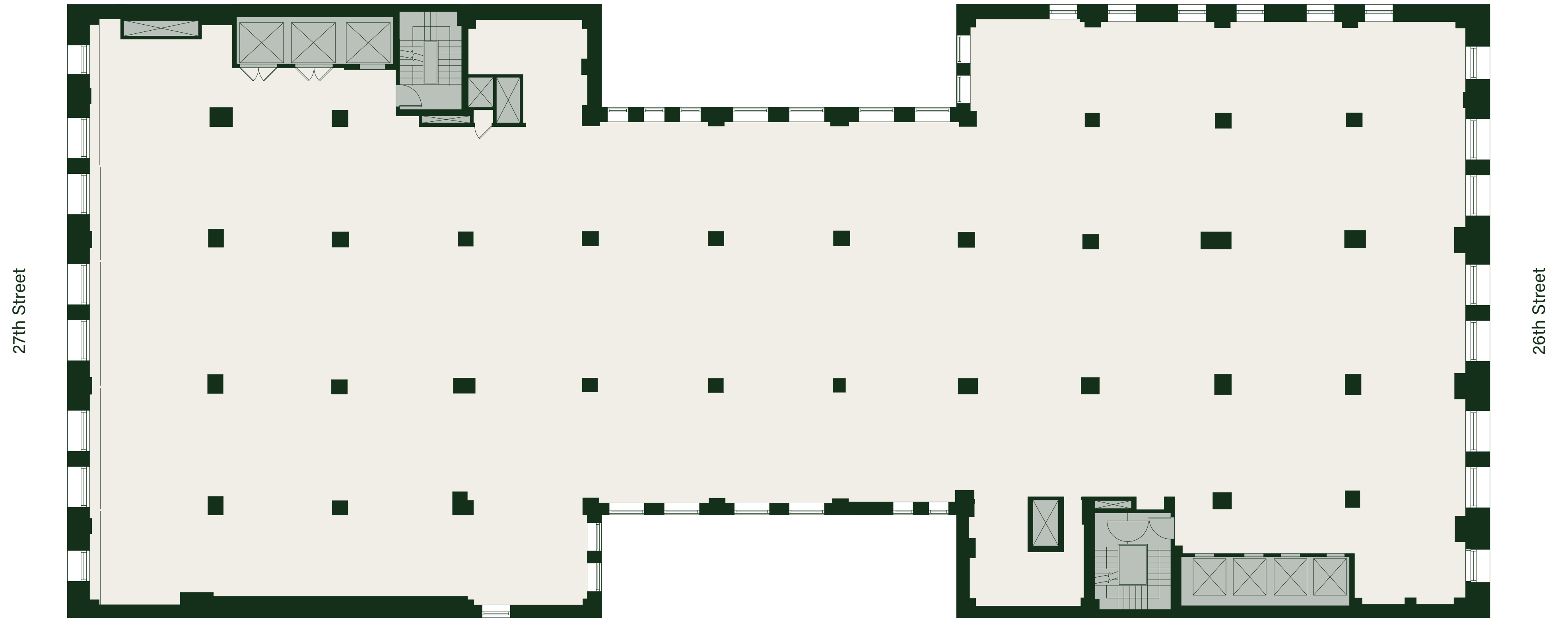
Typical West
Building Floor
Plate — High-Rise

~12,100 RSF



Typical East Building Floor Plate

~19,300 RSF





Boutique Pre-Built Offices

with comfortable and versatile meeting areas





Boutique Pre-Built Offices

with high profile pantries



Owner

- Rockrose Development L.L.C.
- Industry leader in real estate since 1970
- 6M SF of office & 15,000 residential apartments developed/repositioned

Location

- 11 E 26th St | New York, NY 10010

Project Architects

- **vocon.**
- M^{de}AS

Lobby / Reception

- Expansive attended lobby
- 20' ceilings
- State-of-the-art turnstiles

Façade

- Original Neo-Gothical design painstakingly replicated

2nd-Floor Amenity Club

- Lounge
- Fitness
- Whiskey lockers

Roof Amenity

- Beautifully landscaped roof deck
- Indoor/outdoor pavilion for events and lounging
- 3-elevator access

Office Ceiling Heights

- 12'-5" – 14'-0" (slab to slab)

Office Floor Plates

- **West Building:** all floors ~12,100 RSF
- **East Building:** all floors ~19,300 RSF
- **Floors 2-8:** combined floor plates ~31,500 RSF

Elevators

- **West Building:** 7 passenger (3,000-pound capacity) & 1 freight (3,000-pound capacity)
- **East Building:** 3 passenger (2,000-pound capacity) & 1 freight (2,500-pound capacity)

Electric

- 3.5 W/USF for HVAC equipment
- 6.0 W/USF exclusive of HVAC & lighting

Telecom

- Multiple POEs
- **West Building:** Spectrum, Stealth Communications, ZenFi Networks, Century Link / Level 3, Verizon
- **East Building:** Century Link / Level 3, Cablevision Lightpath, Hudson Fiber Network, Verizon

HVAC

- **West Building:** Two 15-ton, air-cooled package AC units per floor
- **East Building:** Two 20-ton, water-cooled package AC units per floor
- **Heat:** both buildings heated with perimeter steam heat

Emergency Generator

- Two new rooftop generators
- 600 kW generator for building fire & life safety
- 350 kW generator available for tenants' mission-critical needs

For leasing, please contact:

NEWMARK

BILLY COHEN

Vice Chairman

T: 212-372-2233

M: 917-921-7711

william.cohen@nmrk.com

ARIEL HARWOOD

Associate

T: 212-372-2077

M: 516-902-2863

ariel.harwood@nmrk.com

 **ROCKROSE**

ROB FINK

Director of Commercial Leasing

11E 26th

11E26TH.COM