



Open Area

# 270 Madison Avenue

Northwest Corner of West 39th Street

Move-In Ready Corner Unit - 6,902 RSF  
Great Mix of Private and Open Work Areas  
Fantastic Rail & Subway Transportation Access

**Short Walk to Grand Central Madison LIRR Concourse,  
Grand Central and Bryant Park; close to Penn Station  
& connecting Moynihan Train Hall**   
subway lines, and Port Authority and NJ  train



Glass-front Conference

ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

**Suite 402:** 6,902 rsf

- Perfect for accountants, attorneys, or most service firms
- Built corner space with (10) windowed offices, conference room, large open work area, wet pantry and storage space

**Possession:** Immediate

**Rent:** Call or email for info



Building Lobby

**Comments:**

- Corner building with multiple fiber providers, tenant-controlled A/C, and operable windows
- Fantastic transportation access via Grand Central Terminal, Bryant Park, Penn Station/Moynihan Train Hall, Port Authority transportation hubs, and NJ PATH train; as well as the new Grand Central Madison LIRR concourse with entrances along Madison Avenue between East 43rd and 48th Streets
- 24/7 Access with attended double-height lobby
- Side core building provides larger open space for more efficient layout and work-flow

ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • [www.absre.com](http://www.absre.com)

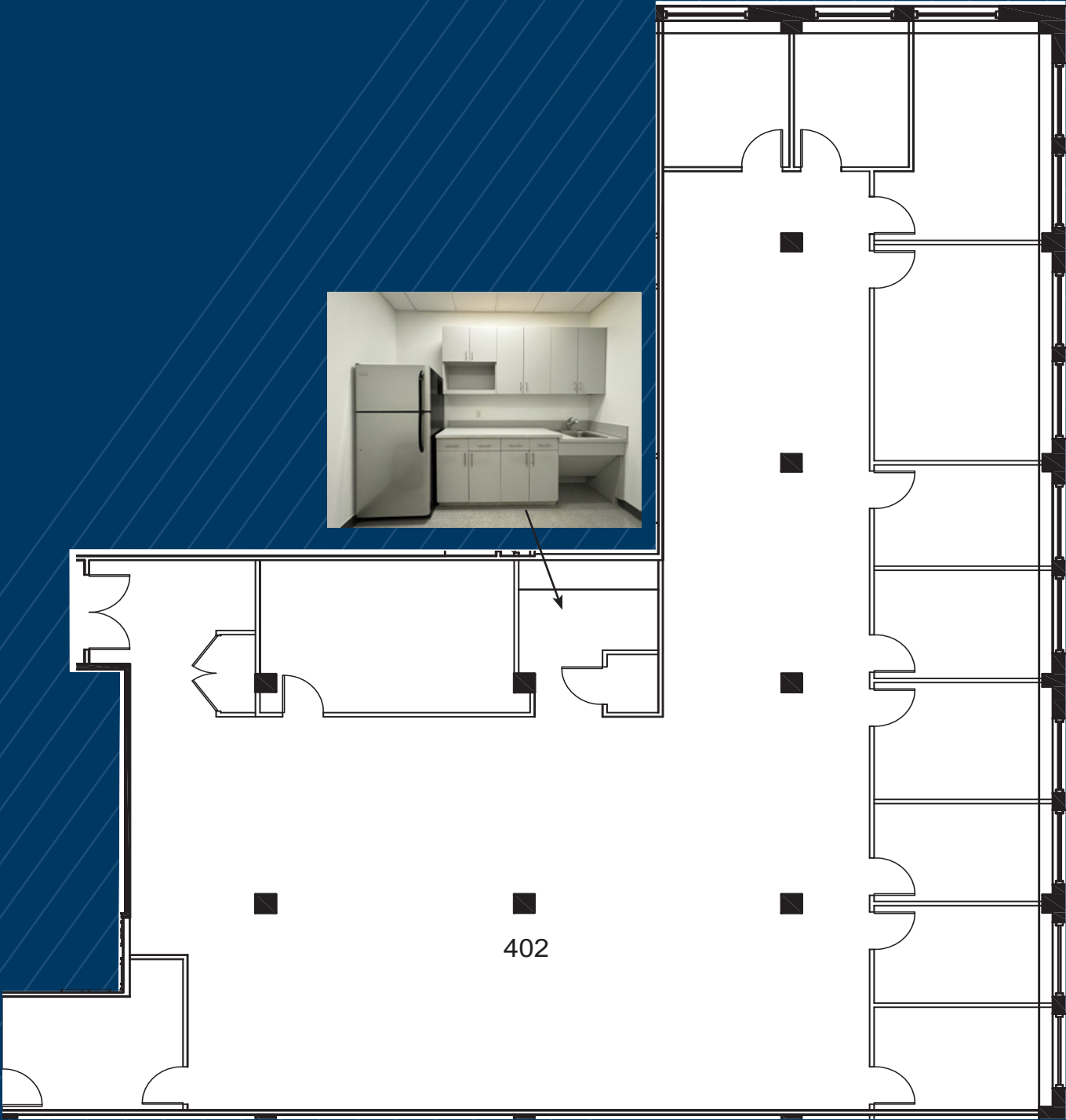
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SUITE 402 - 6,902 RSF  
(EXISTING CONDITIONS)

CLICK TO VIEW VIRTUAL TOUR

MADISON AVENUE

EAST 39TH STREET



(for descriptive purposes only; not to scale.)

SUITE 402 - 6,902 RSF  
(EXISTING CONDITIONS)



Windowed Offices



Corner Office

SUITE 402 - 6,902 RSF  
(EXISTING CONDITIONS)



Sunlit Workspaces



Meeting Room/Office



Walk to Grand Central Terminal



Blocks from Bryant Park



Moynihan Train Hall



Port Authority Bus Terminal

For further information and/or inspection, please contact:

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