



270
MADISON

NEW OFFERING

TURN-KEY - PREBUILT - FURNISHED - OFFICE
SPACE SOLUTIONS FROM 5,000 - 7,000 RSF
WITHIN THE HEART OF THE TRANSIT TRIANGLE

Located where employees prefer to be, **between Bryant Park and Grand Central Terminal**. Walking distance to Penn Station and Port Authority. Close proximity to The New York Public Library.

-  **Construction Underway, Move-In Ready, Immediately Available**
-  **All Spaces Offered Furnished With High Quality Finishes and Glass-Fronted Offices**
-  **Flexible Lease Terms, Minimum 1 Year**
-  **Private Space, Substantially Superior to Co-Working**
-  **Nonprofits May Qualify for a Real Estate Tax Exemption with a 30 YR Lease**
-  **Convenient Transit Triangle Location**
-  **Wired to Work**
-  **On-Site Leasing and Management Office**
-  **Building Owners and Agents Available On-Site**
-  **Full Commission Paid on Lease Signing**

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ABS
PARTNERS
REAL ESTATE, LLC



Suite	Area
1800	LEASED 1,942 rsf
1805	LEASED 4,490 rsf
1500	LEASED 6,584 rsf
1401	LEASED 810 rsf
1410	LEASED 3,979 rsf
801	LEASED 3,205 rsf
802	LEASED 5,292 rsf
803	LEASED 2,966 rsf
804	5,181 rsf
701	LEASED 3,280 rsf
703	LEASED 2,823 rsf
704	LEASED 5,163 rsf
402	6,902 rsf
300	LEASED 4,655 rsf
301	LEASED 7,036 rsf
302	LEASED 5,936 rsf

Possession: Immediate

- Tremendous value, move-in ready. Delivered furnished, wired, and turn-key
- Fantastic location, nearby - Grand Central - Bryant Park - Penn Station - Moynihan - Port Authority - PATH
- Join institutional quality tenants, New York Public Library and The Lupus Foundation
- Multiple fiber providers: Cogent; Verizon FiOS; Spectrum, CenturyLink; Frantic.link; Pilot Fibers
- 24/7/365 Tenant access through attended double-height lobby
- Side core building provides larger open space for more efficient layout and work-flow
- Oversized operable windows with impressive natural light
- Short-form tenant friendly license agreement available

Suite 1800: 1,942 RSF



39th Street

Suite 1805: 4,490 RSF



39th Street

Suite 1500: 6,584 RSF



Launch Virtual Tour



39th Street

Madison Avenue

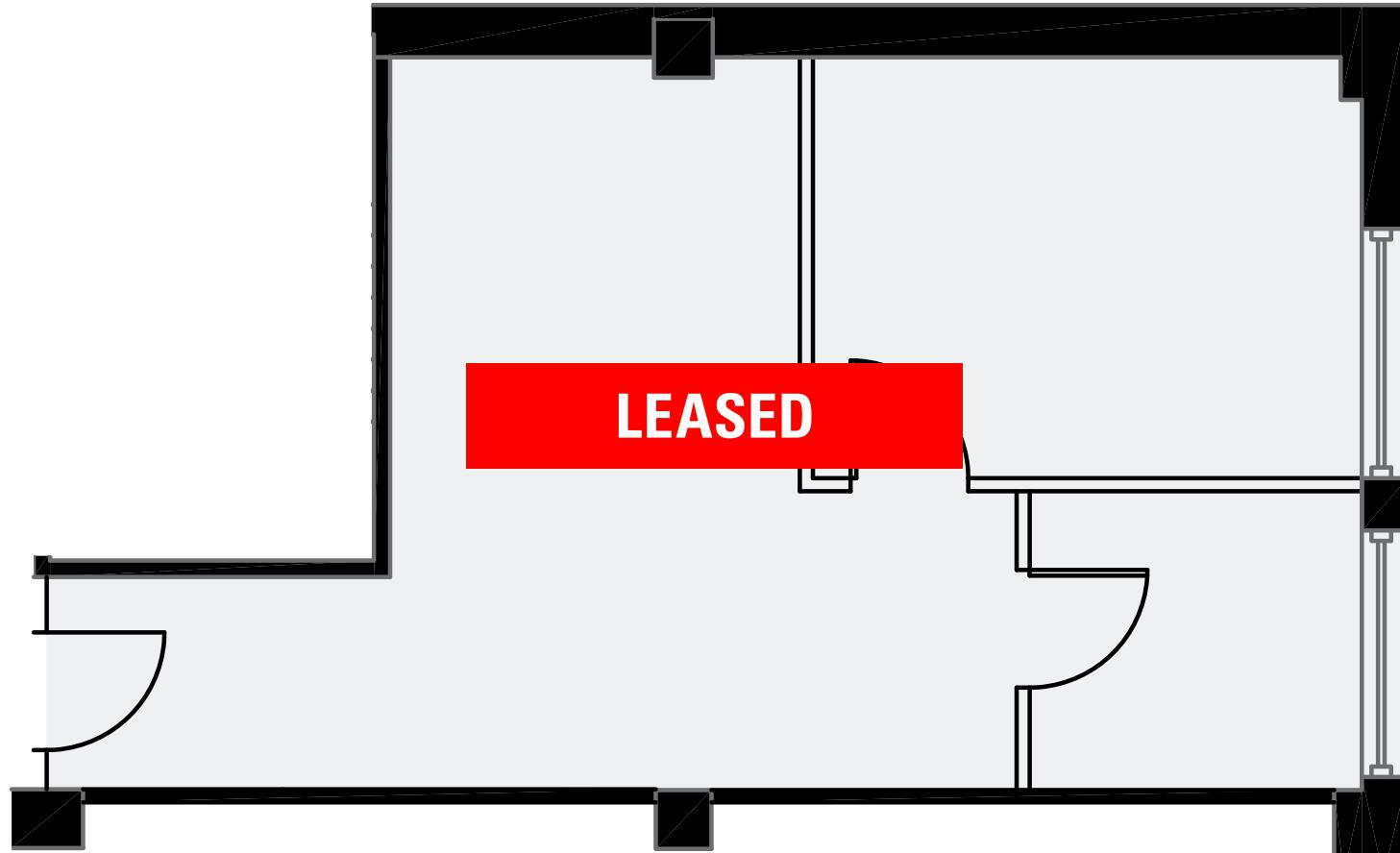


SUITE 1500



SUITE 1500

Suite 1401: 810 RSF



39th Street

Madison Avenue

Suite 1410: 3,979 RSF



Launch Virtual Tour



Madison Avenue

39th Street





SUITE 1410

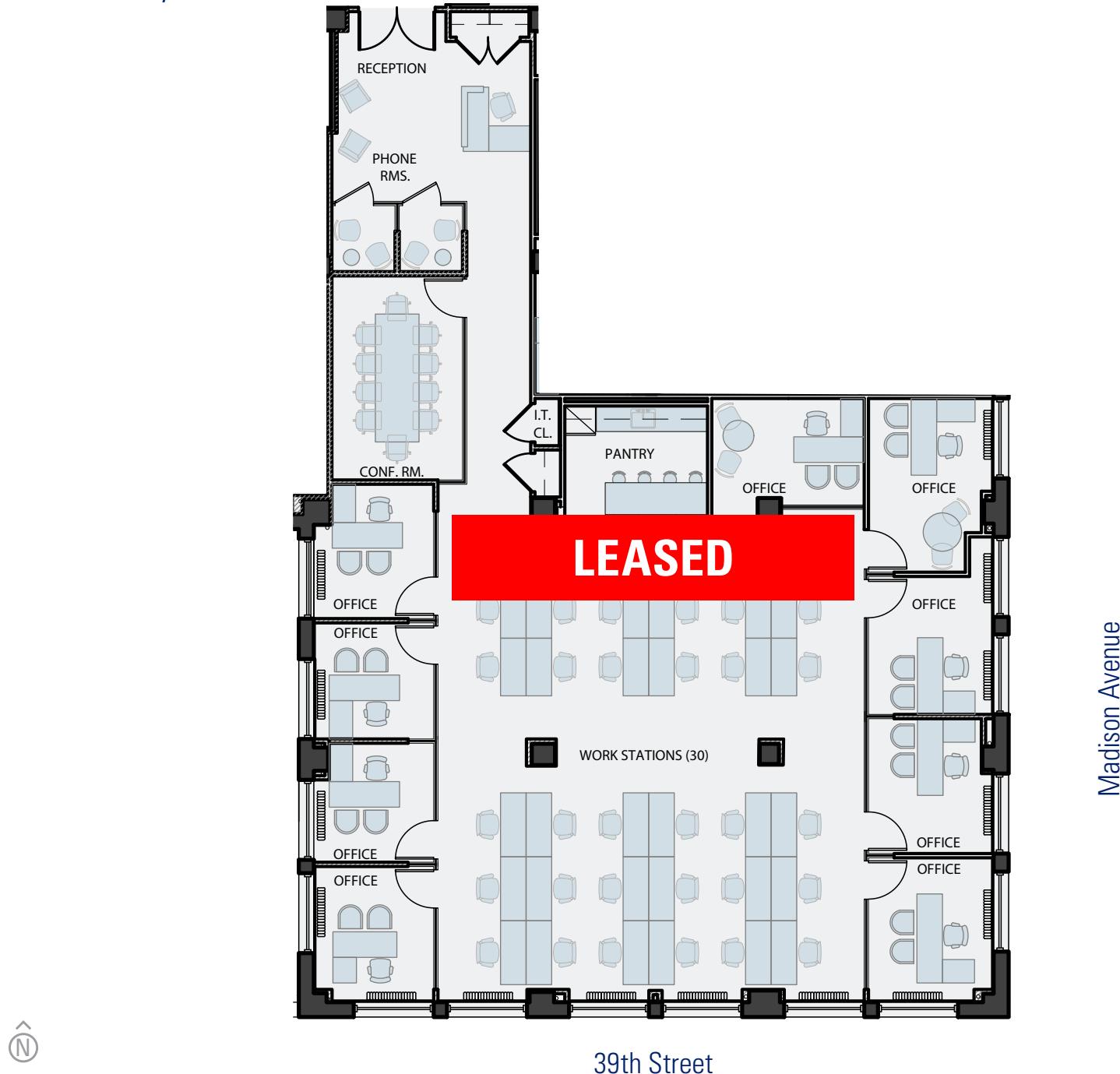
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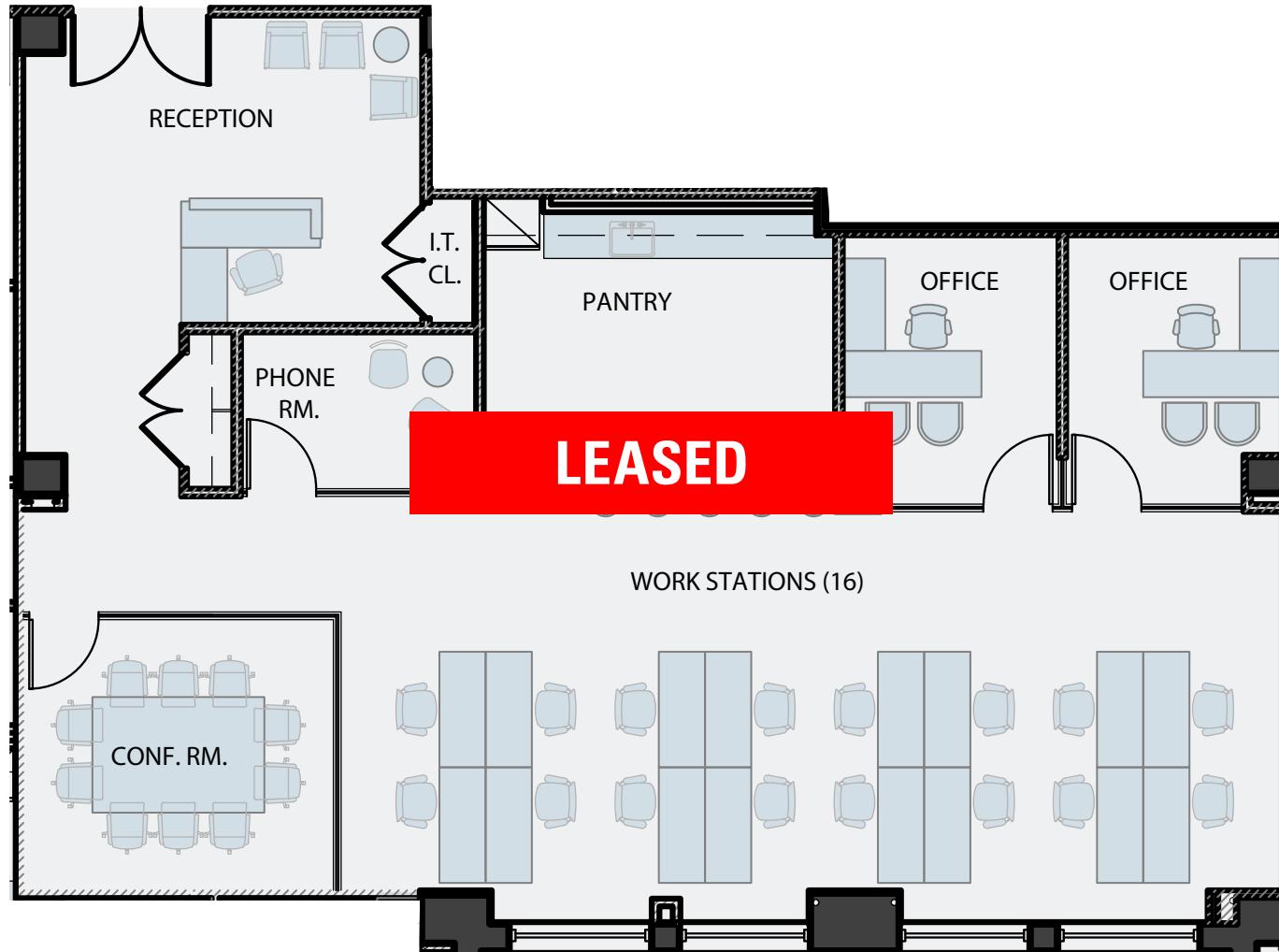
39th Street

Madison Avenue

Suite 802: 5,292 rsf



Suite 803: 2,966 rsf

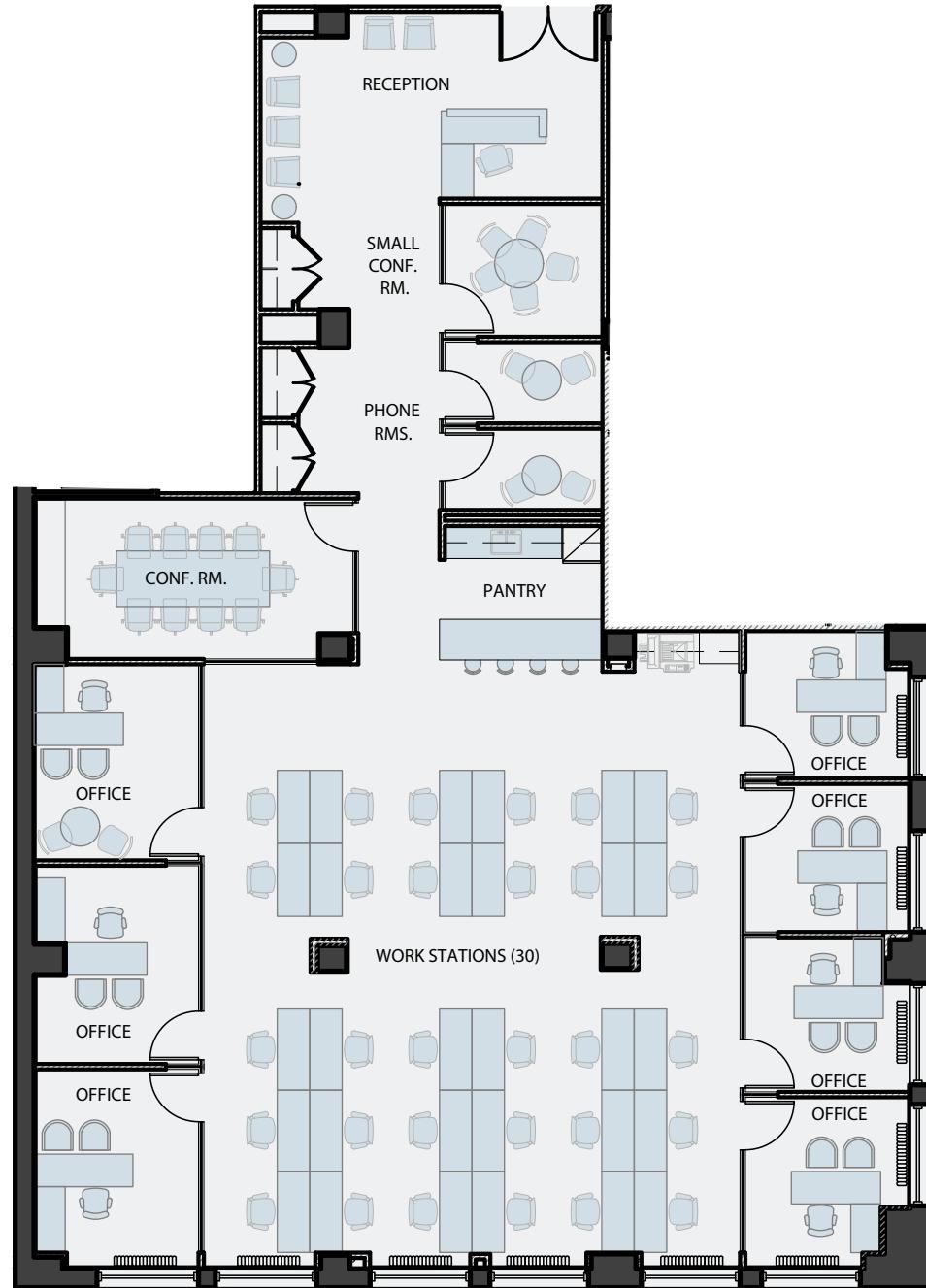


Madison Avenue

39th Street



Suite 804: 5,181 rsf

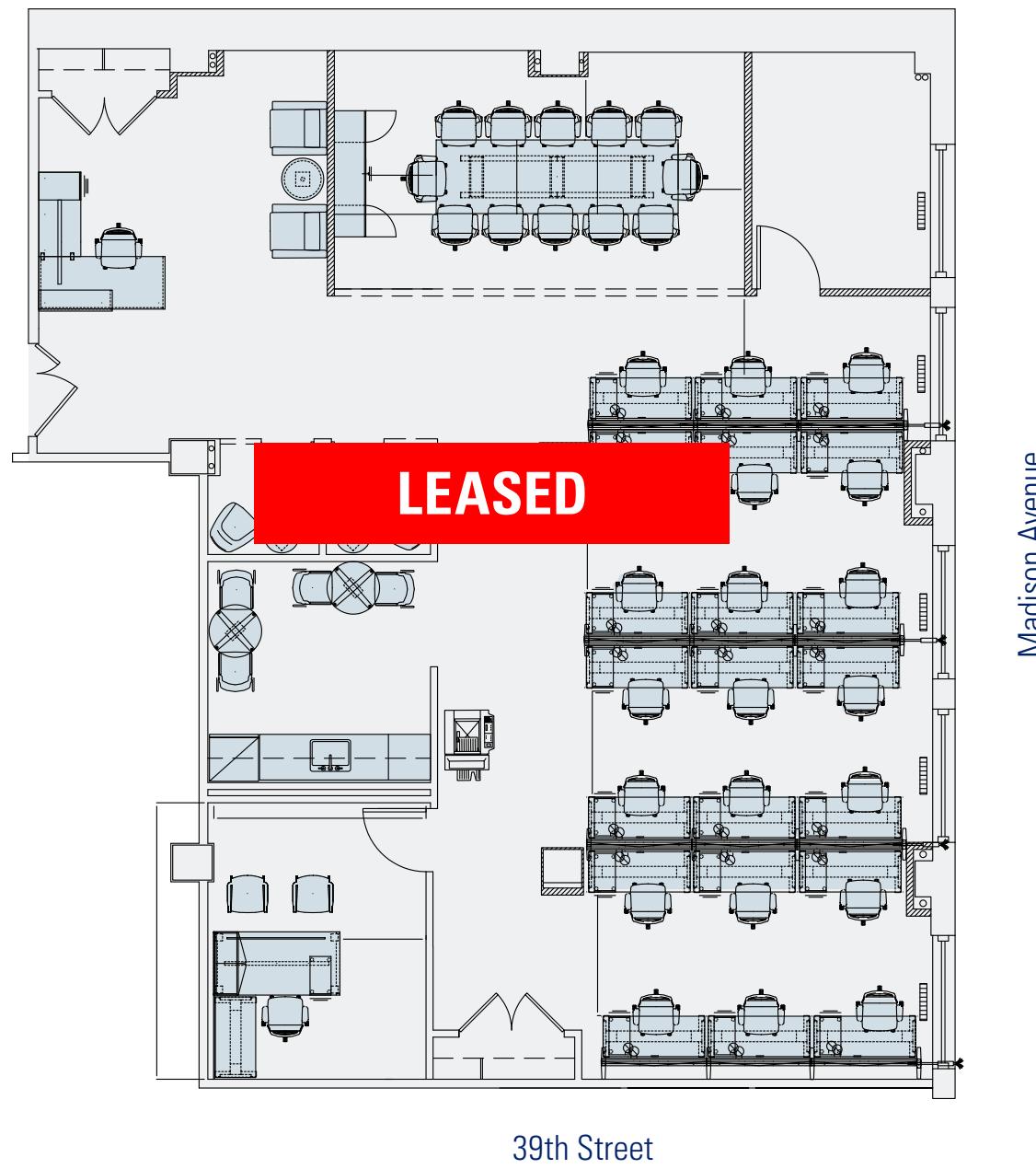


Madison Avenue

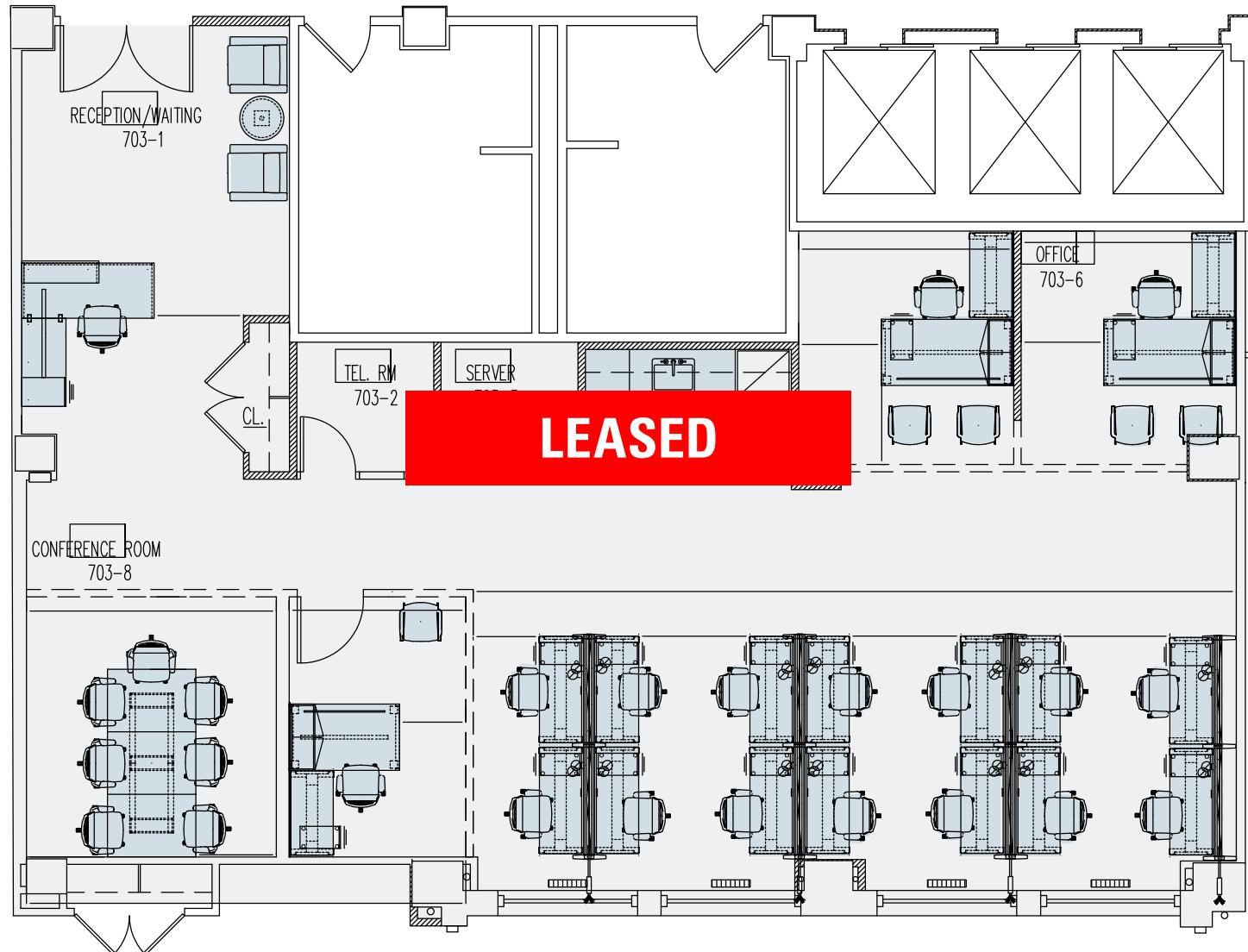
39th Street



Suite 701: 3,280 RSF



Suite 703: 2,823 RSF

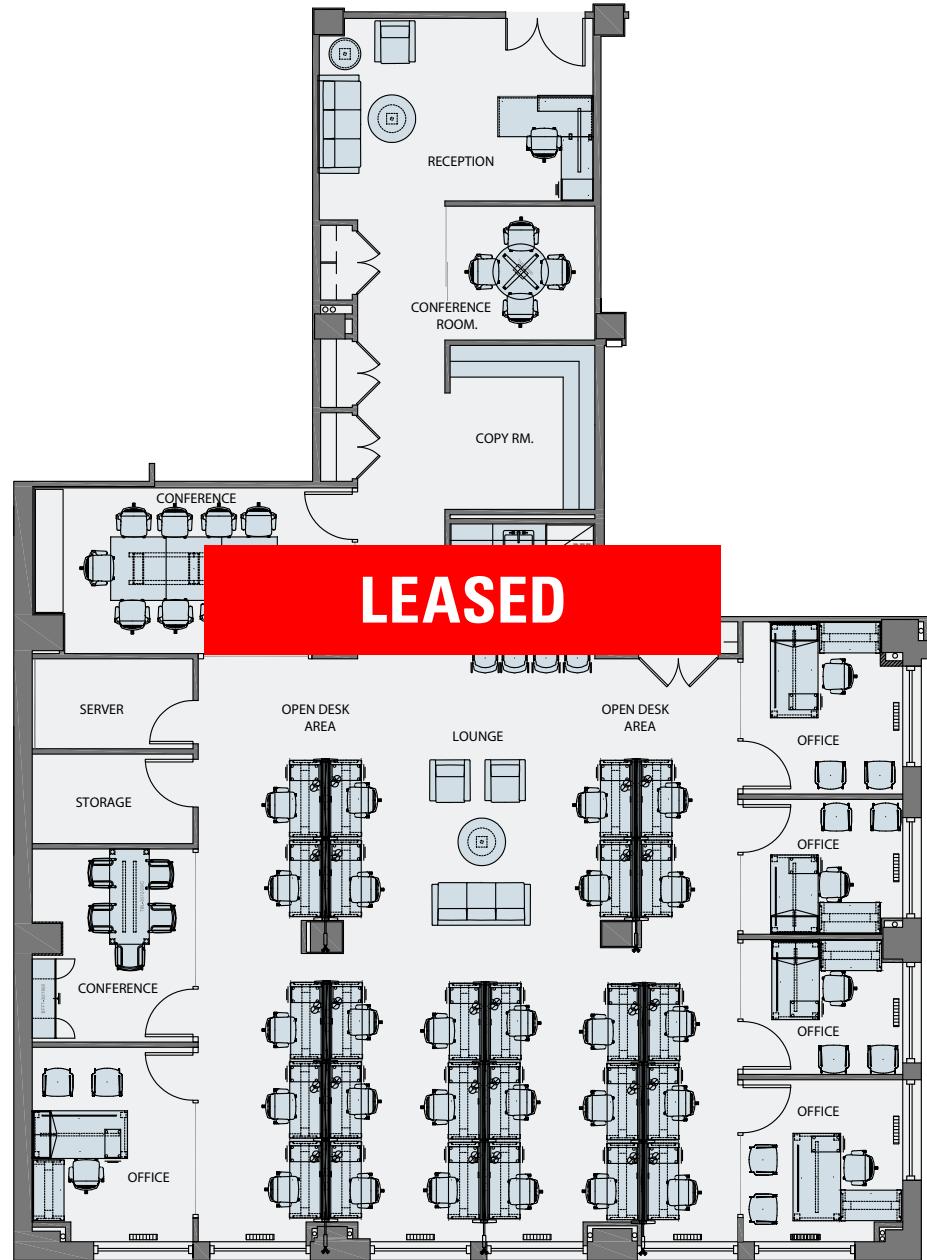


Madison Avenue



39th Street

Suite 704: 5,163 RSF

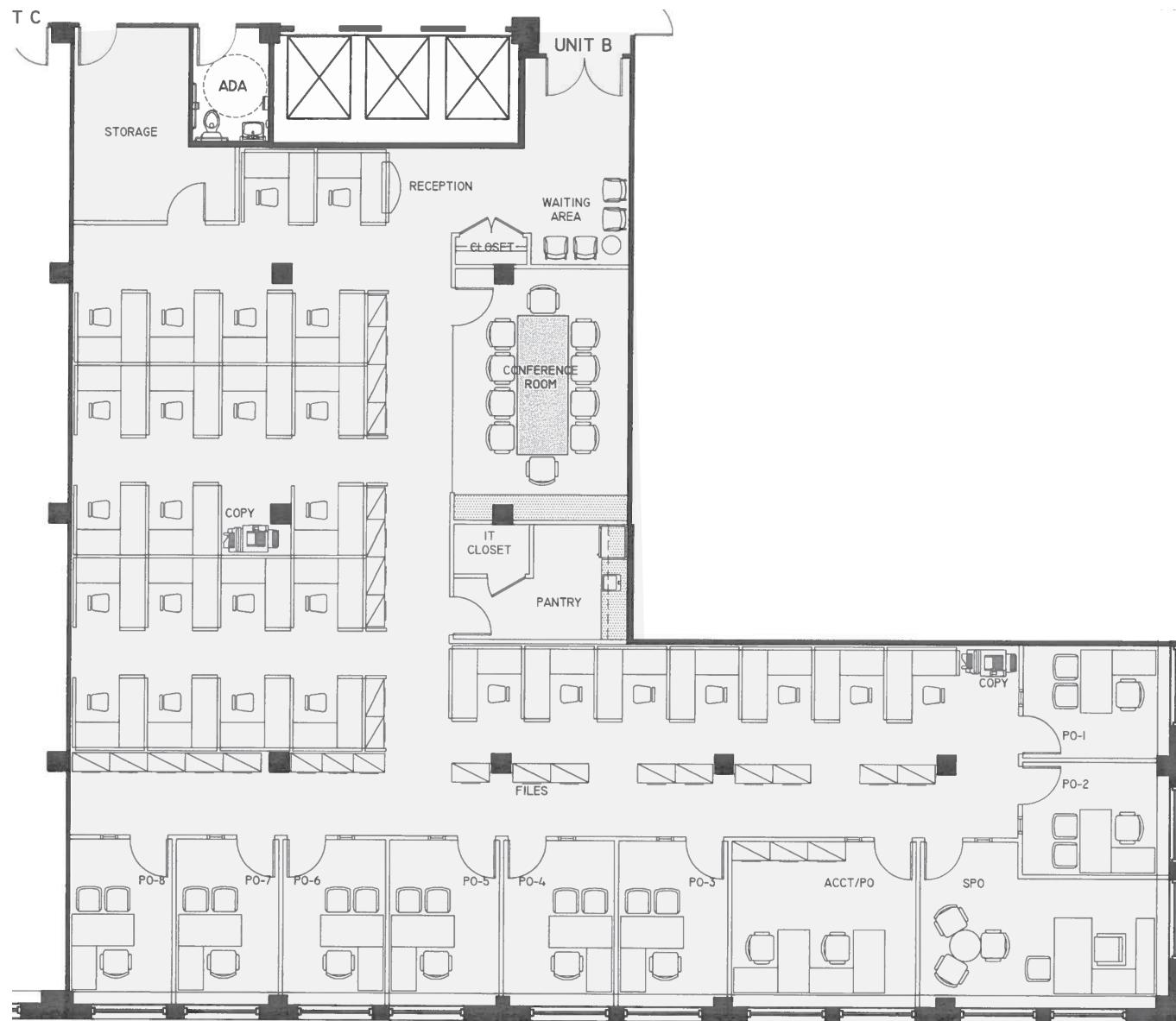


39th Street

Suite 402: 6,902 RSF



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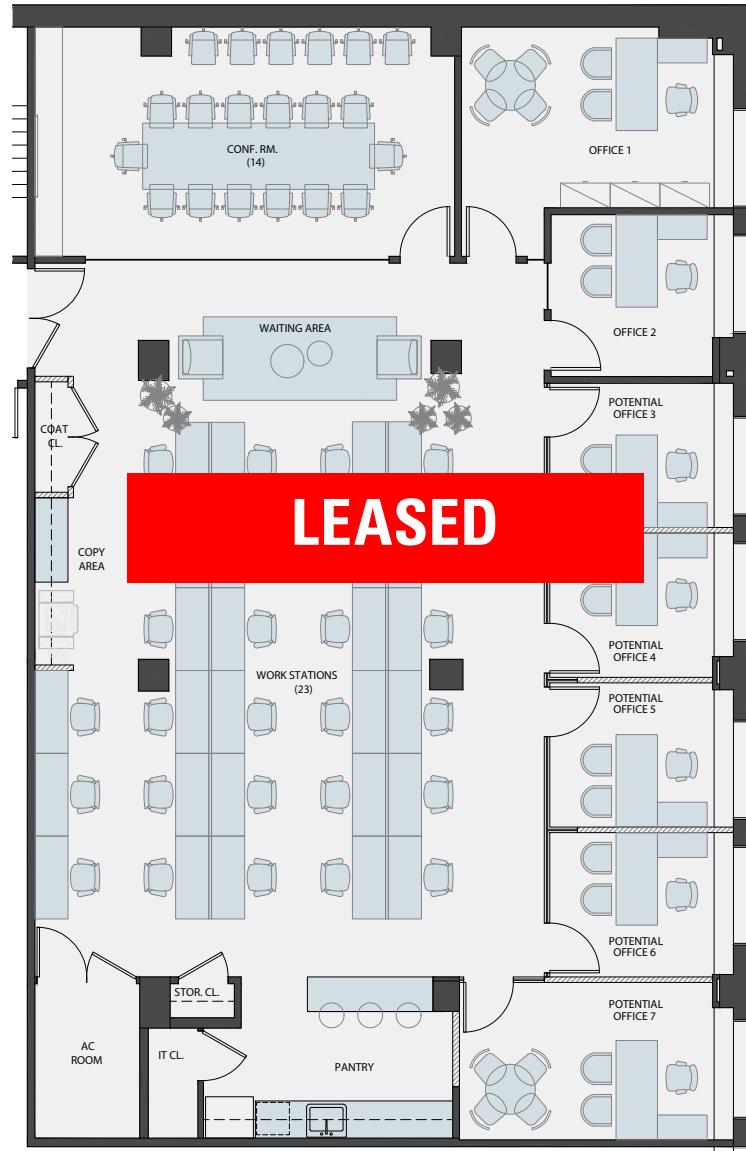
39th Street

Madison Avenue



SUITE 402

Suite 300: 4,655 RSF



Madison Avenue

39th Street



Suite 301: 7,036 RSF



39th Street

Madison Avenue

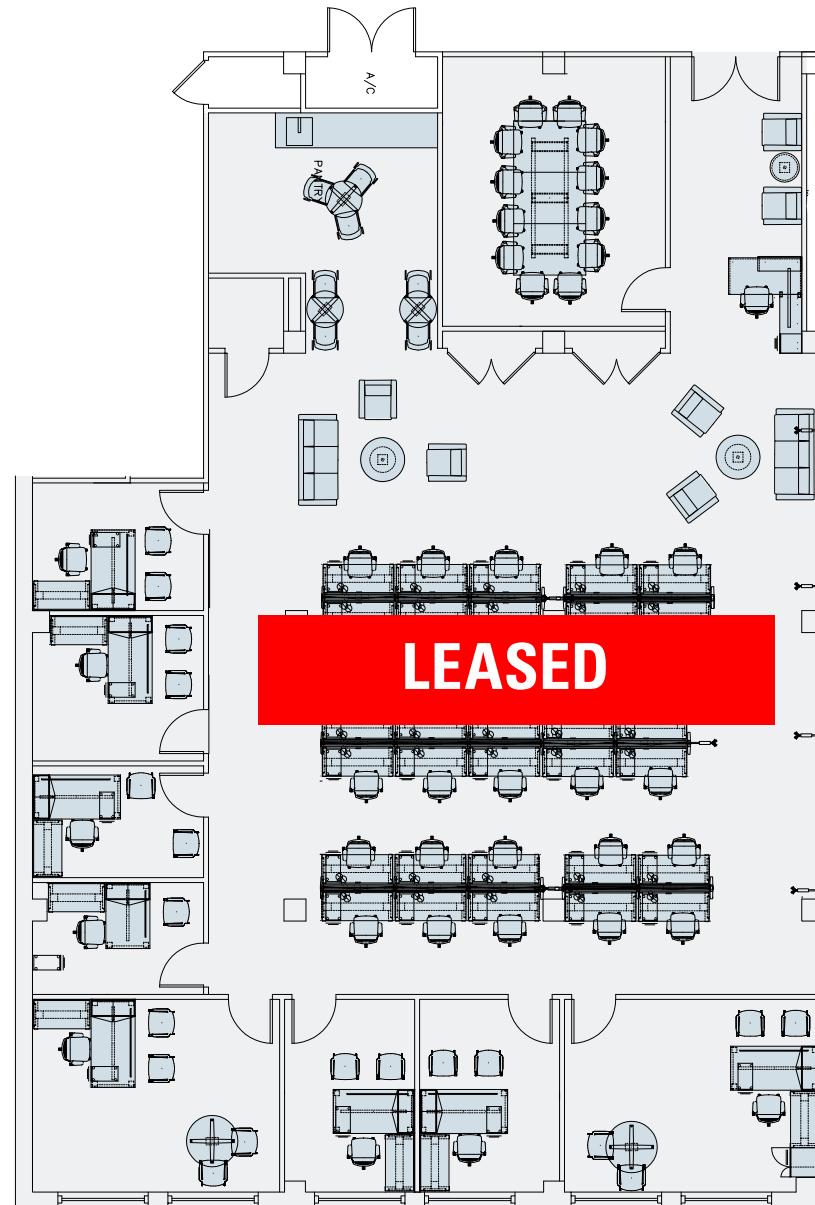


SUITE 301

Suite 302: 5,936 RSF



Launch Virtual Tour



39th Street

Madison Avenue





SUITE 302





Walk to Grand Central Terminal



Blocks from Bryant Park



Moynihan Train Hall



Port Authority Bus Terminal



CitiBike Stations Nearby



For further information, Contact:

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