

270 Madison Avenue

Northwest Corner of East 39th Street



**Full Floor Branding
Opportunity
17,420 RSF**

**Located within
Midtown's
Transportation
Triangle**

**Great Mix of
Private and Open
Work Areas**



Building Lobby

**Short Walk to
Grand Central, Grand Central Madison,
Bryant Park,
Penn Station-Moynihan Train Hall
subway lines,**



Port Authority and NJ  Train



Corner Executive Office

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

Entire 2nd Fl: 17,420 RSF

Existing build-out offers a mix of polished concrete and carpeted floors

- Glass-front and windowed (1) conference room, multiple meeting rooms, (1) corner executive office plus (10) additional offices
- Large open work/bullpen area, full wet pantry with seating area, reception area, and mail room
- Private men's and women's restrooms plus (1) ADA bathroom
- 2-sides of operable windows offering good light

Possession: Immediate

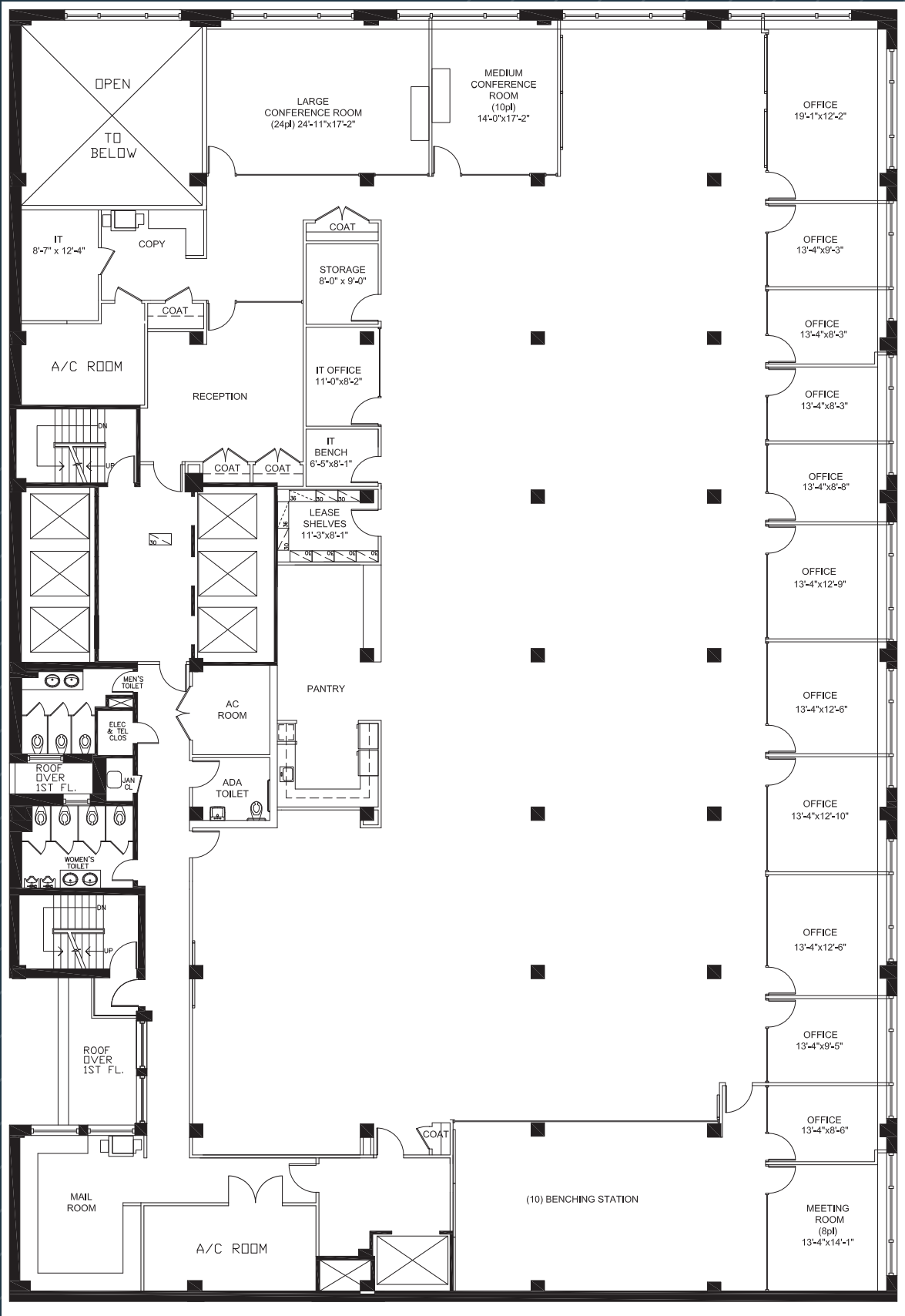
Rent: Call or email for details

- 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 (formerly East Side Access) along Madison Avenue between East 43rd and 48th Streets that will bring the LIRR to Grand Central Terminal scheduled to open December 2022
- 24/7 Access with attended double-height lobby
- Side core building provides larger open space for more efficient layout and work-flow

ENTIRE 2ND FLOOR - 17,420 RSF
(AS-BUILT)

CLICK TO VIEW VIRTUAL TOUR

MADISON AVENUE

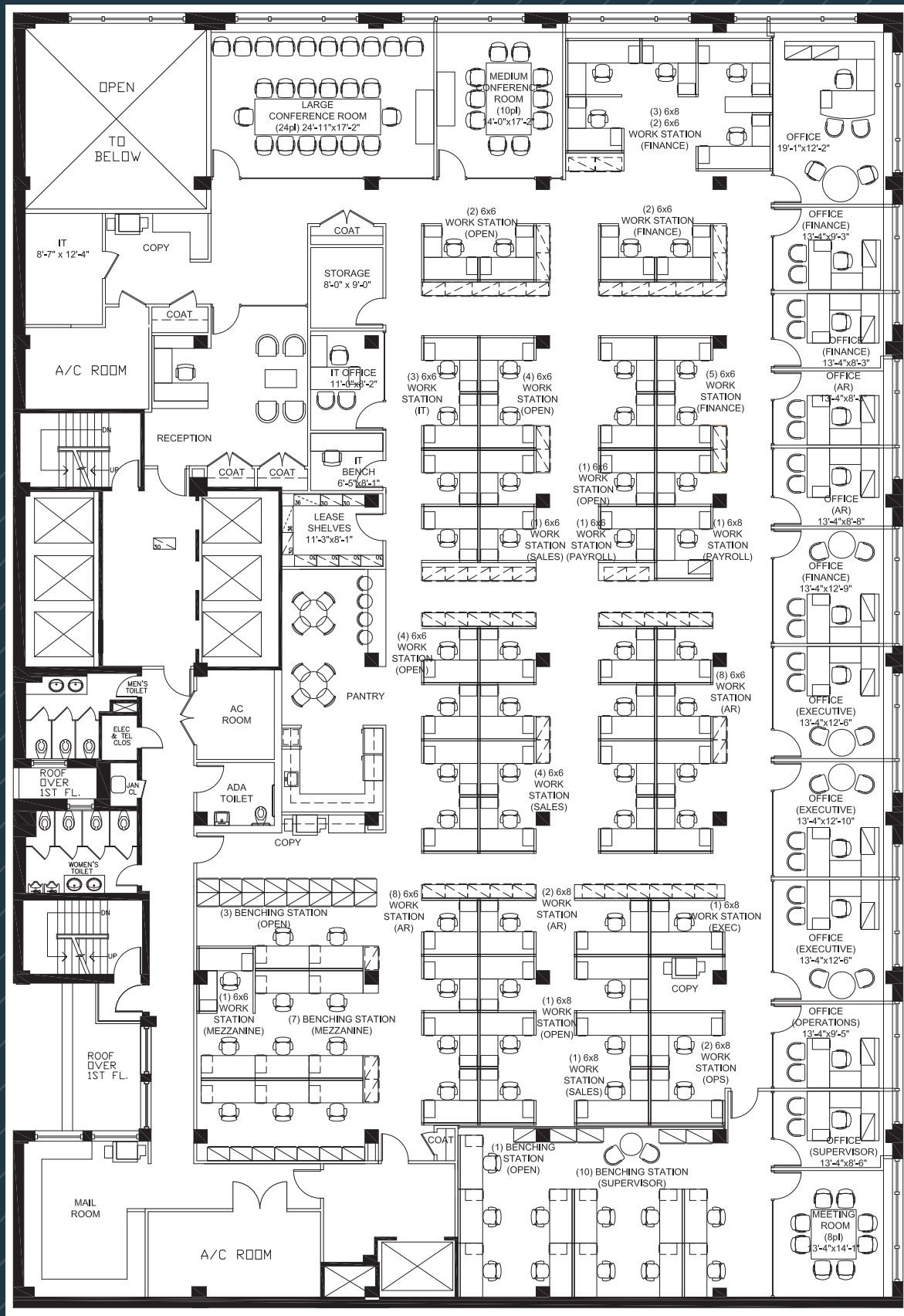


EAST 39TH STREET

(for descriptive purposes only; not to scale.)

ENTIRE 2ND FLOOR - 17,420 RSF
(POSSIBLE DENSE OFFICE LAYOUT)

MADISON AVENUE



EAST 39TH STREET

(for descriptive purposes only; not to scale.)



Conference Room



Open Area



Multiple Private Glass-front and Windowed Workspaces



Oversized Operable Windows



Full Wet Pantry with Seating Area



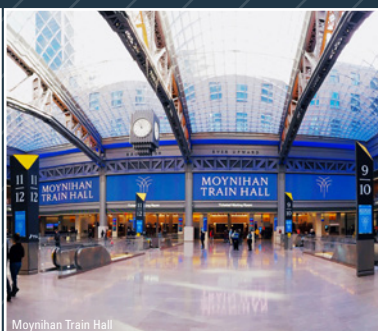
Private Restrooms



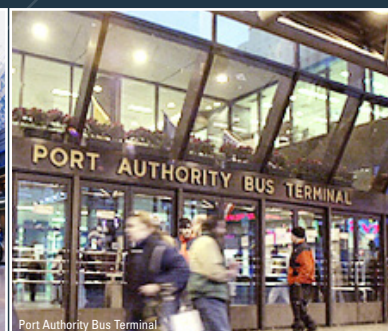
Walk to Grand Central Terminal



Blocks from Bryant Park



Moynihan Train Hall



Port Authority Bus Terminal

Contact Exclusive Broker:

James Caseley

Partner
Licensed Real Estate Broker
212.400.6075
jc@absre.com

John Cinosky

Partner
Licensed Assoc. Real Estate Broker
212.400.2348
jcinosky@absre.com

Colin Godwin

Managing Director
Licensed Real Estate Salesperson
212.400.2350
cgodwin@absre.com



ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • www.absre.com

All information is from sources deemed reliable but is subject to errors or omissions of any magnitude, withdrawal from market, or changes in terms, all without notice. Brokers employment and payment only by written agreement.