

# 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

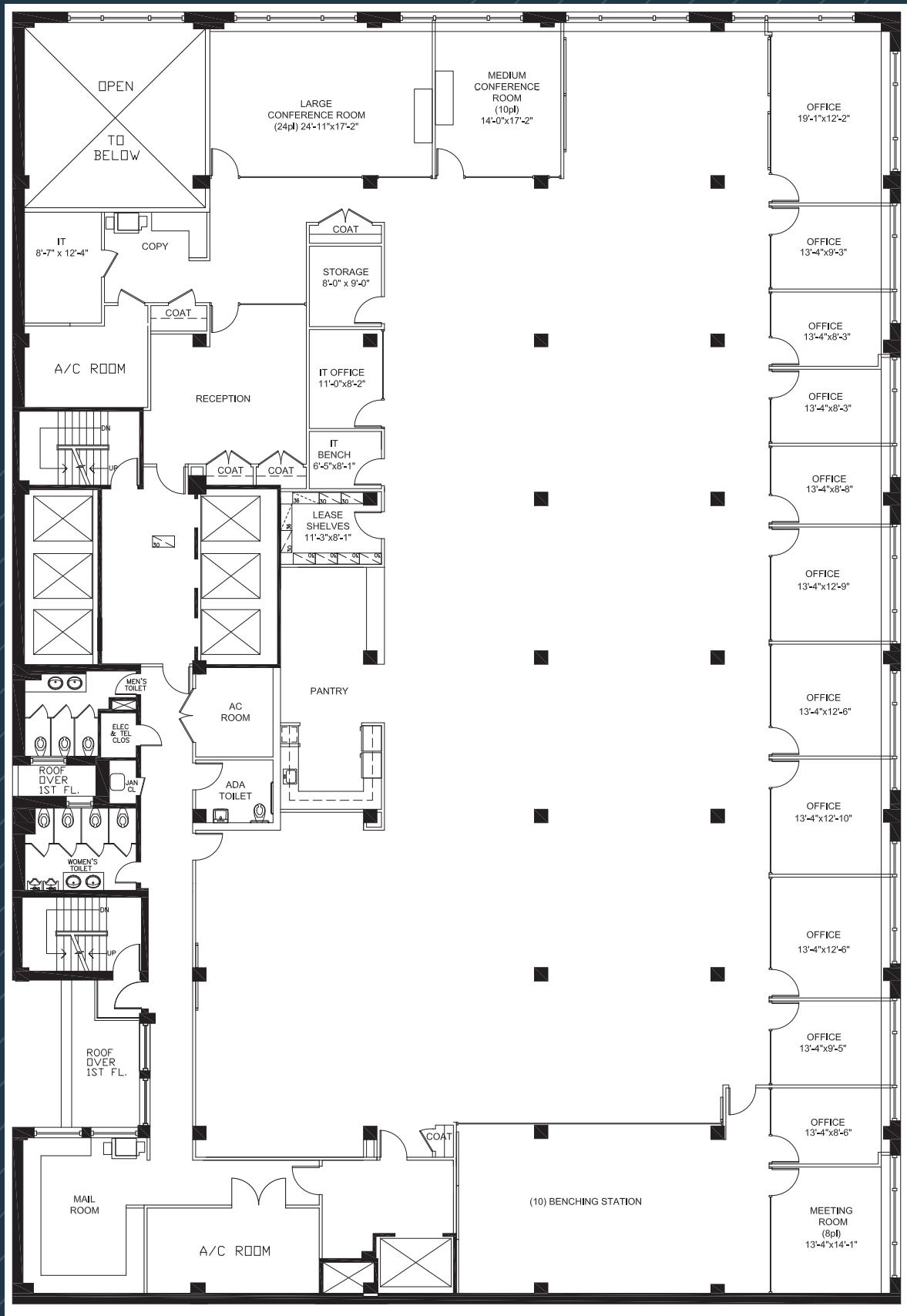
Rent: Call or email for details

- 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](#)

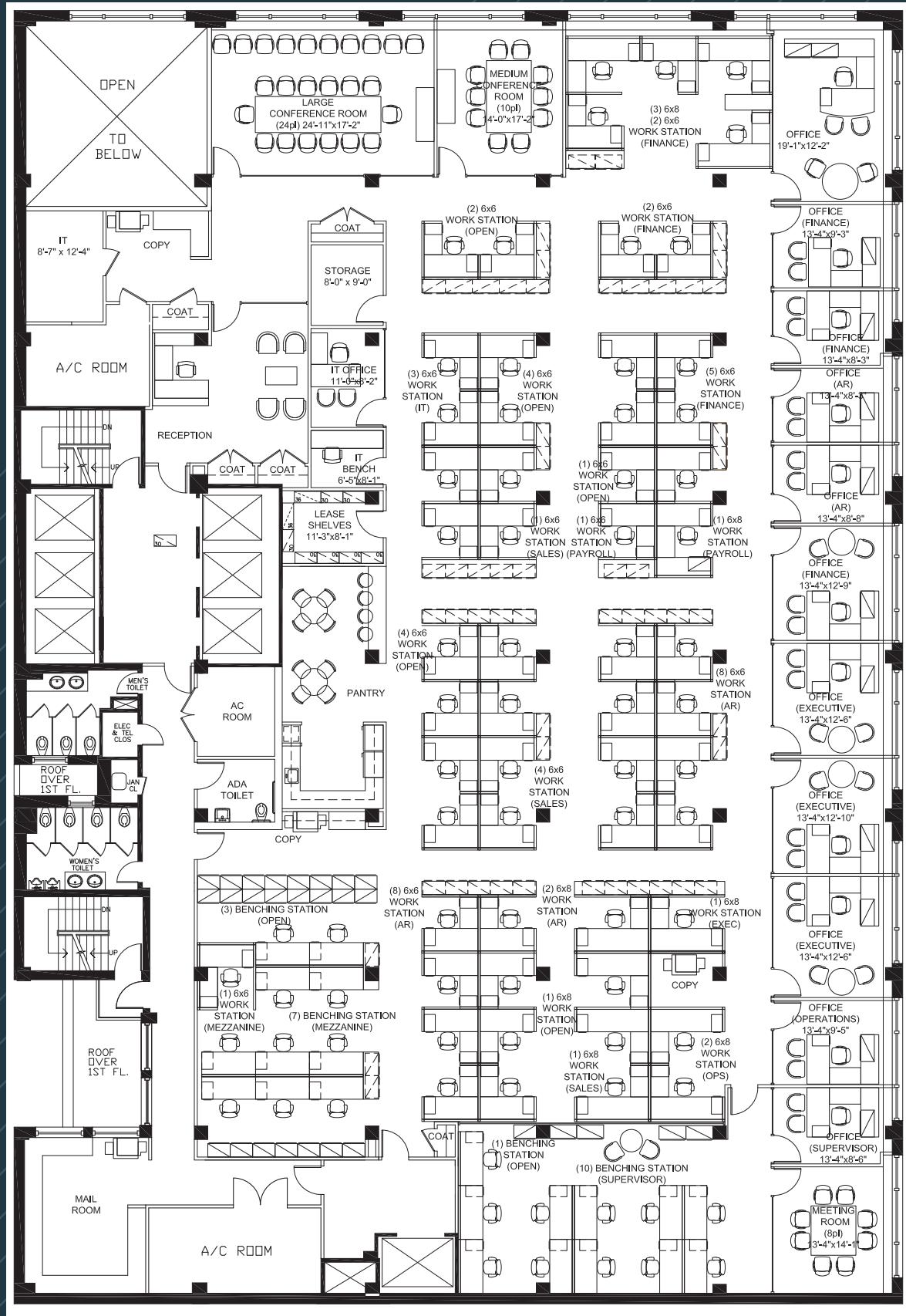
## MADISON AVENUE



*(for descriptive purposes only; not to scale.)*

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

# MADISON AVENUE



*(for descriptive purposes only; not to scale.)*



Conference Room



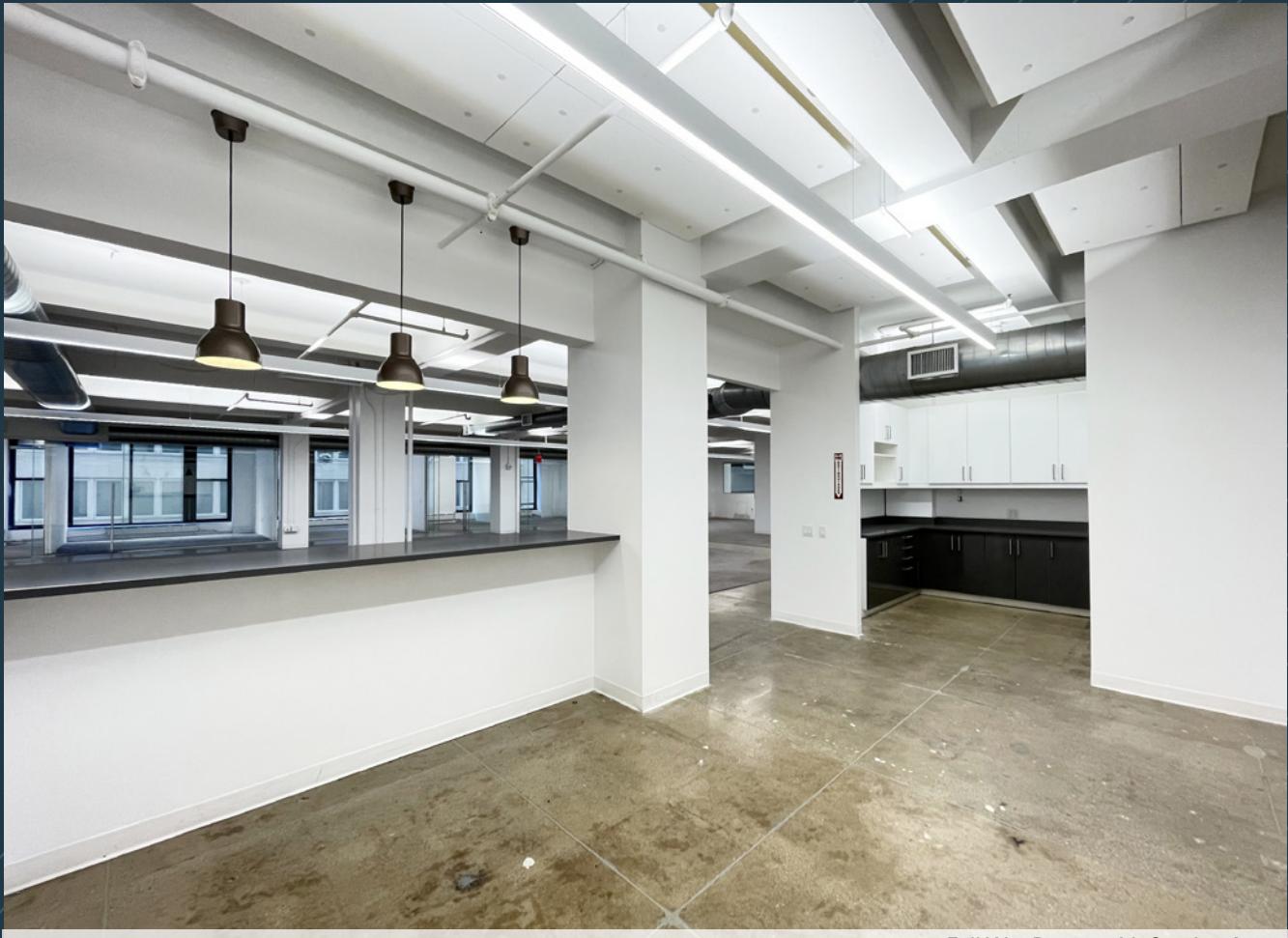
Open Area



Multiple Private Glass-front and Windowed Workspaces



Oversized Operable Windows



Full Wet Pantry with Seating Area



Private Restrooms



Contact Exclusive Broker:

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