

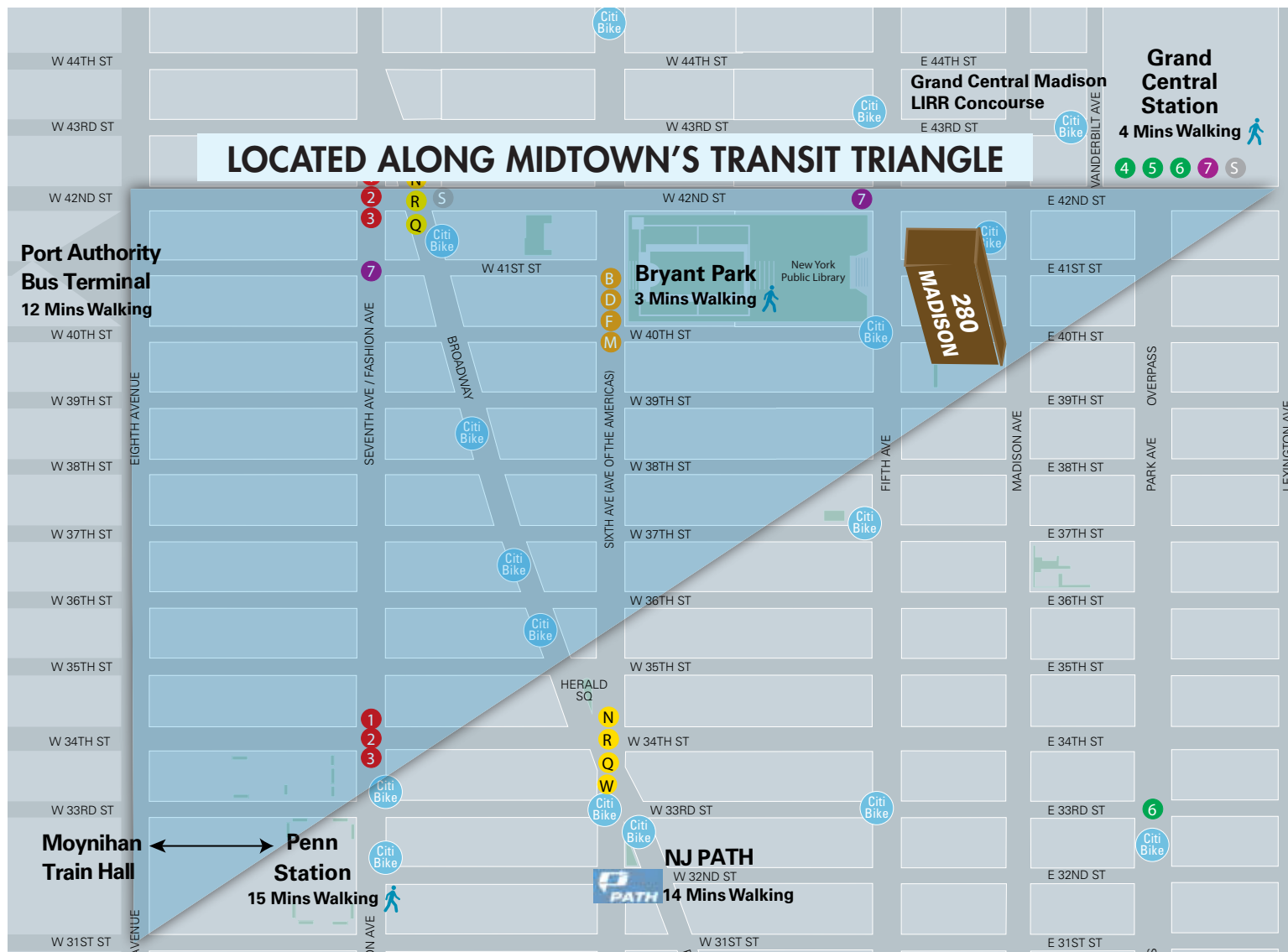
280 Madison Avenue

Southwest Corner of East 40th Street

Avenue Quality Building at Side Street Prices

Short Walk to Grand Central, Grand Central Madison, Bryant Park, Penn Station-Moynihan Train Hall
subway lines, **1 2 3 B D F M 4 5 6 7 N Q R W S** Port Authority and NJ  Train





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

Unit	Size	Possession	Unit	Size	Possession
311	440 rsf	Immediate	508	940 rsf	Immediate

- Fantastic transportation access via Grand Central Terminal with seamless connection to the Grand Central Madison LIRR concourse with multiple entrances along Madison Avenue between East 43rd and 48th Streets, Bryant Park, Penn Station/ Moynihan Train Hall, Port Authority transportation hubs, and NJ PATH train
- 24/7 Access with attended lobby
- Long-term, high-quality owner-occupied building
- Bustling Midtown East location
- All office uses considered

For further information, and/or inspection, please contact

Cooper Katz

Licensed Real Estate Salesperson

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