



270 MADISON

NEW OFFERING

PREMIUM FULL FLOOR TO BE BUILT - FURNISHED

ENTIRE 5TH FLOOR : 18,086 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.



Work Can be Completed 120 Days From Lease Signing



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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The recently renovated, double height, lobby awaits to welcome staff and clients

Entire 5th Floor 18,086 RSF

Possession: 120 days from lease signing

Rent: Call or email for info

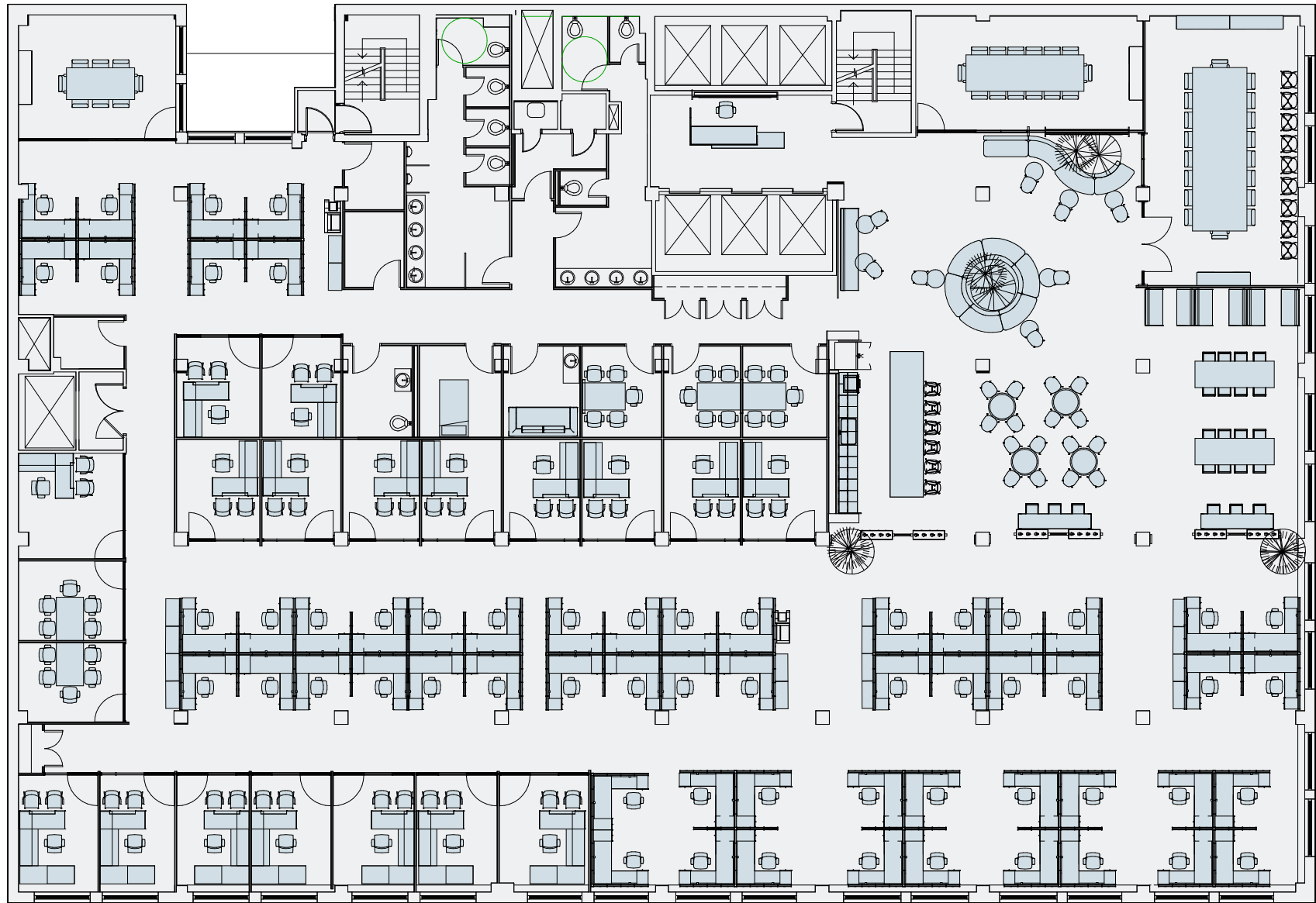
Comments:

- 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

Entire 5th Floor: 18,086 RSF



Launch Virtual Tour



Madison Avenue



39th Street



Artist's Rendering for Illustration Purposes

FIRST IMPRESSIONS

Expansive foyer gives way to lounge that can be used for branding purposes



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Renderings are for illustrative purposes only and are not representative of the furniture to be provided



Artist's Rendering for Illustration Purposes

DETAILS MATTER

Glass front offices and conference rooms are immersed in natural light while acoustic panels dampen ambient noise

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Artist's Rendering for Illustration Purposes

SPACE TO GATHER

A well appointed pantry is the heart of the office, where clients and employees are entertained



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Artist's Rendering for Illustration Purposes

PUBLIC & PRIVATE

Deep space allows for areas of privacy and collaboration in others



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270
MADISON

Surrounded by The Best of
Midtown from Every Angle





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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