



270 MADISON

NEW OFFERING

TURN-KEY - PREBUILT - FURNISHED - OFFICE SPACE

ENTIRE 2ND FLOOR : 17,420 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

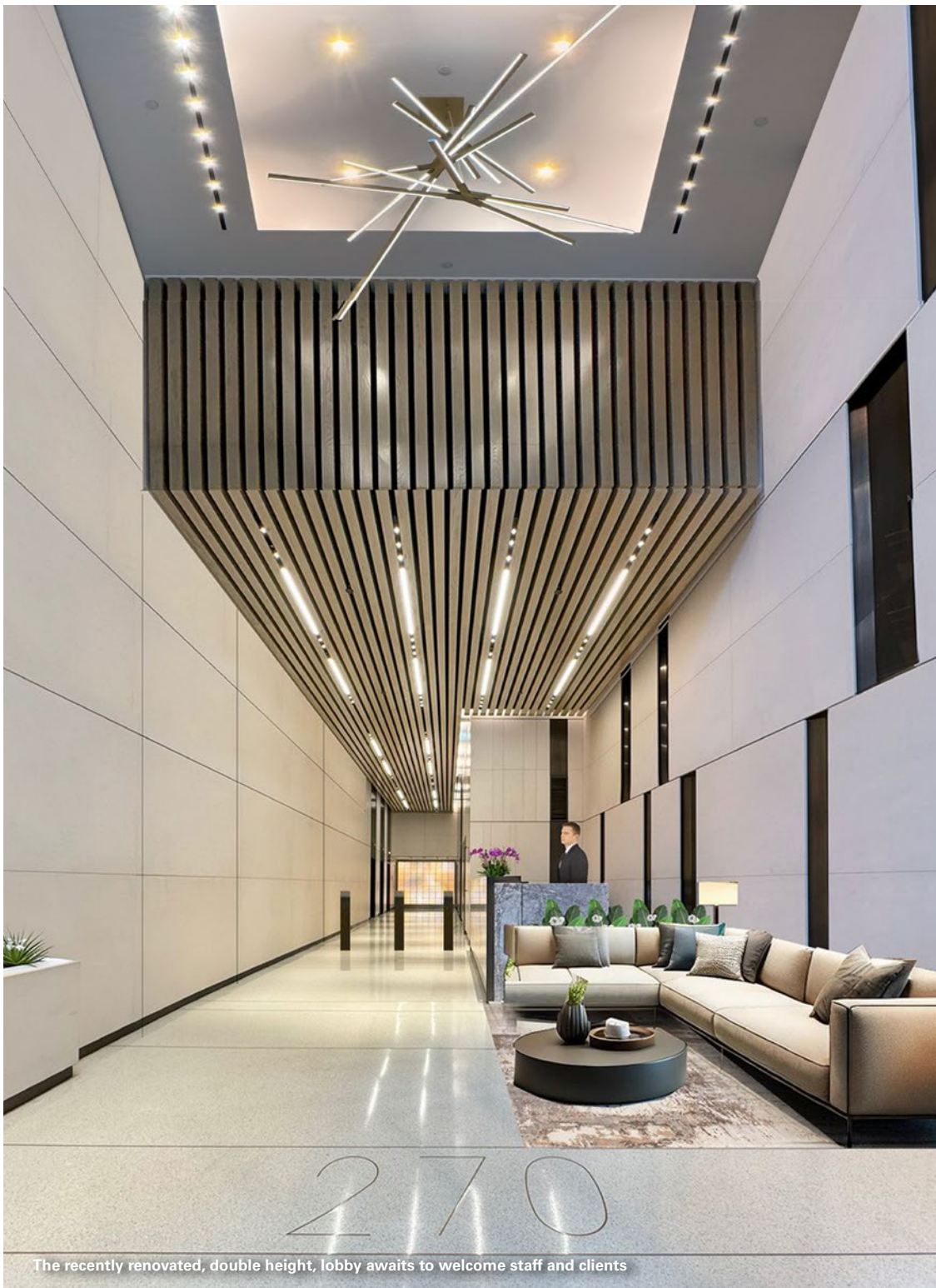
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The recently renovated, double height, lobby awaits to welcome staff and clients

Entire 2nd Floor 17,420 RSF

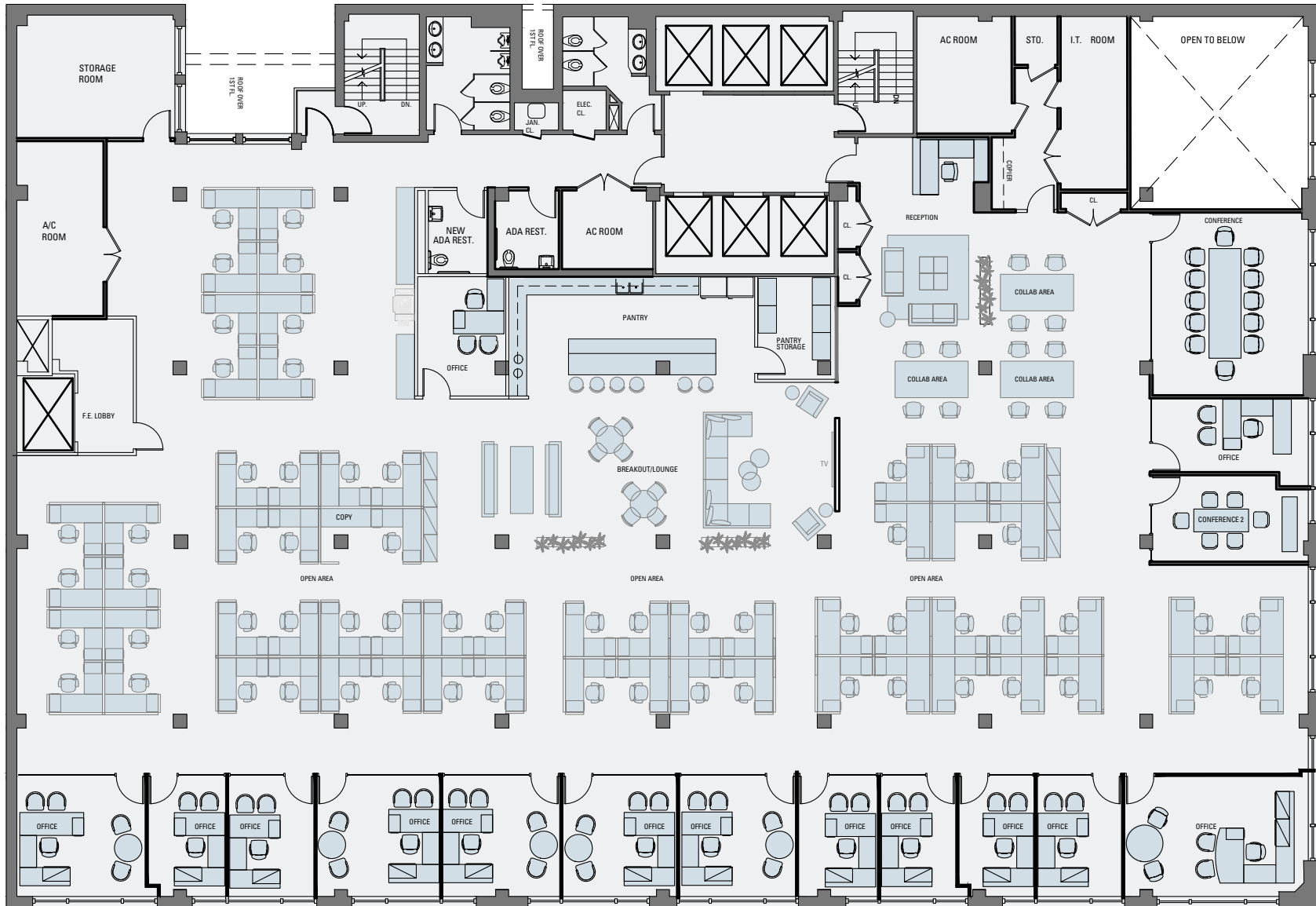
Possession: Immediate

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 2nd Floor: 17,420 RSF



Madison Avenue



39th Street



EXISTING CONDITIONS



EXISTING CONDITIONS



NATURAL LIGHT SURROUNDS



PRIVATE & COLLABORATIVE SPACE



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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