

# 270 MADISON



## NEW OFFERING

**TURN-KEY - PREBUILT - FURNISHED - OFFICE SPACE  
SOLUTIONS FROM 4,000 - 7,000 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**

**James Caseley**  
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Suite		Area
1800	<b>LEASED</b>	1,942 rsf
1805		4,490 rsf
1500		6,584 rsf
1401	<b>LEASED</b>	810 rsf
1410		3,979 rsf
701	<b>LEASED</b>	3,280 rsf
703	<b>LEASED</b>	2,823 rsf
704		5,163 rsf
402		6,902 rsf
301		7,036 rsf
302		5,936 rsf

**Possession: Immediate**

- 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

Suite 1800: 1,942 RSF

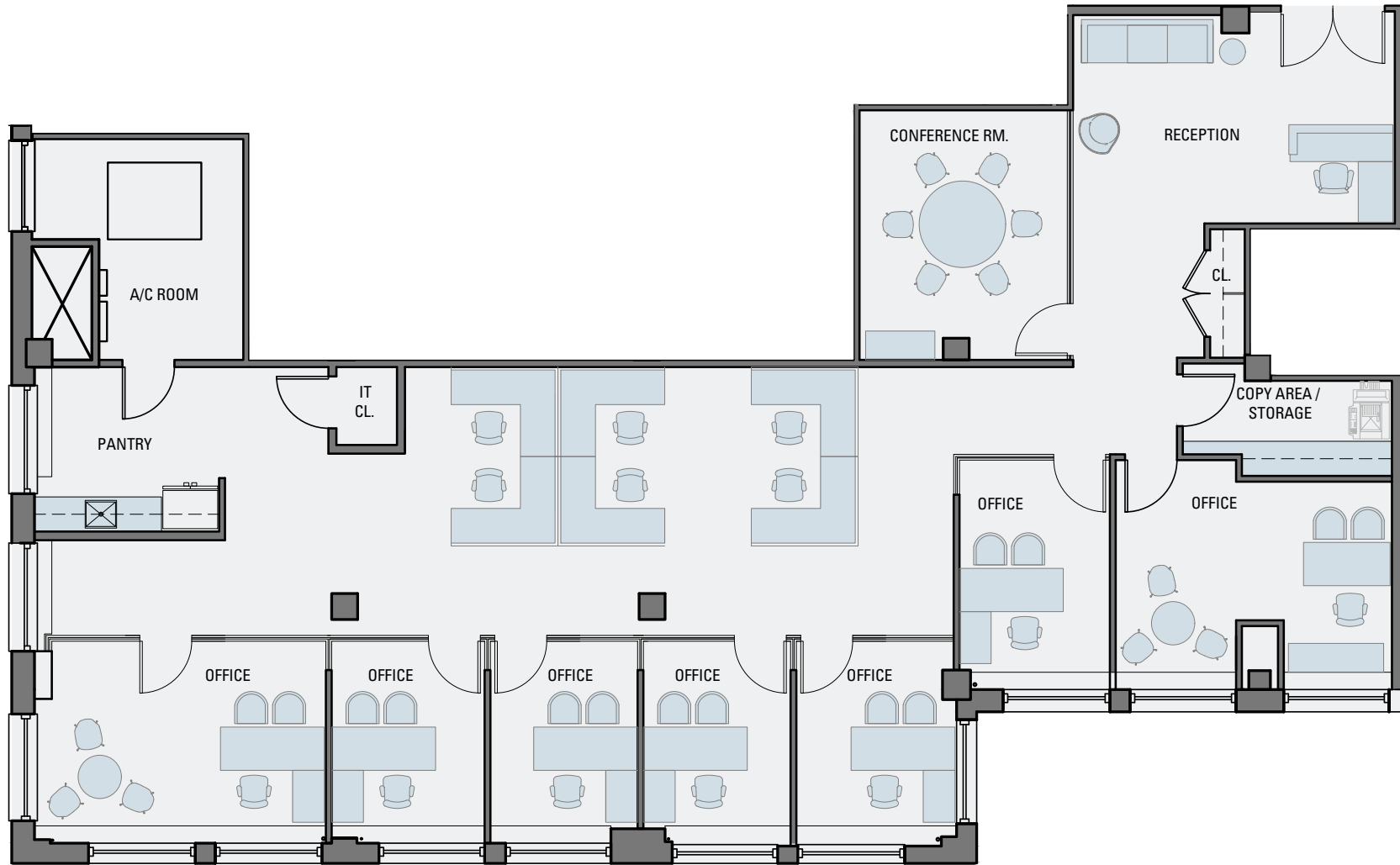


Madison Avenue



39th Street

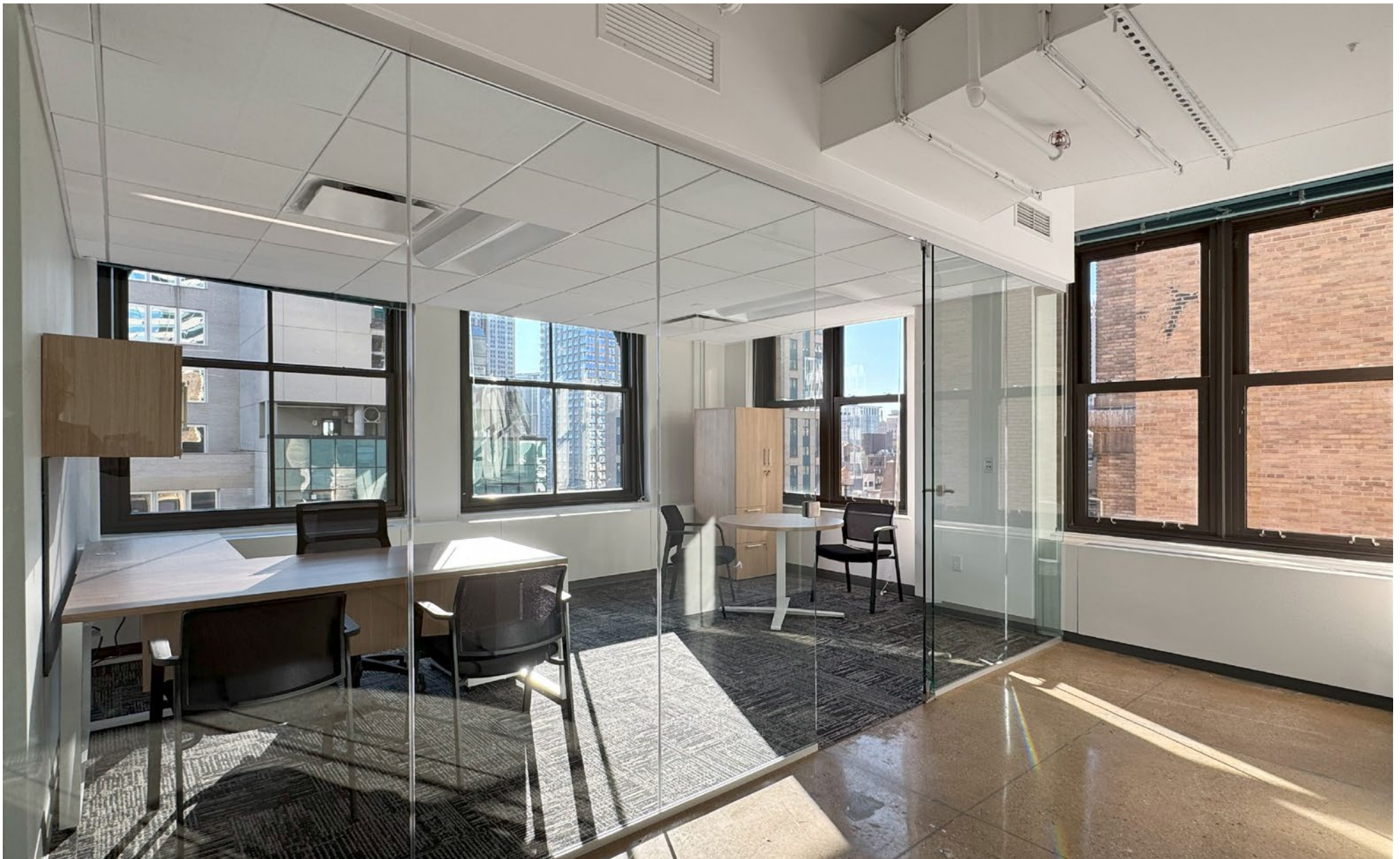
Suite 1805: 4,490 RSF



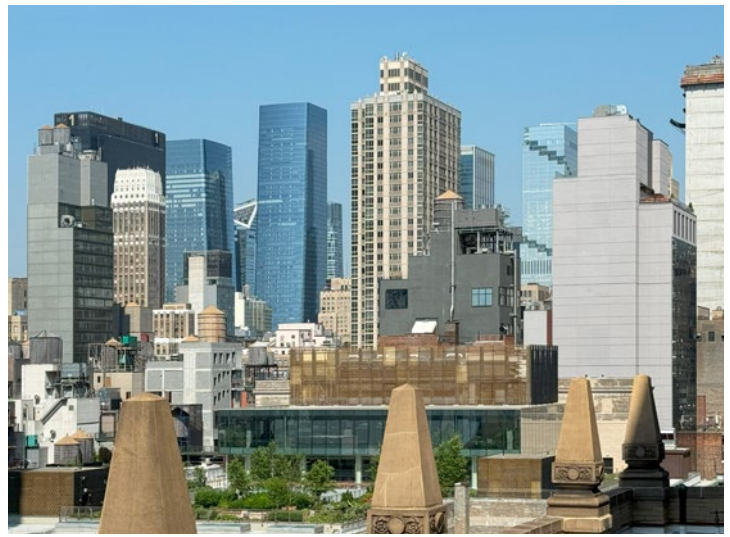
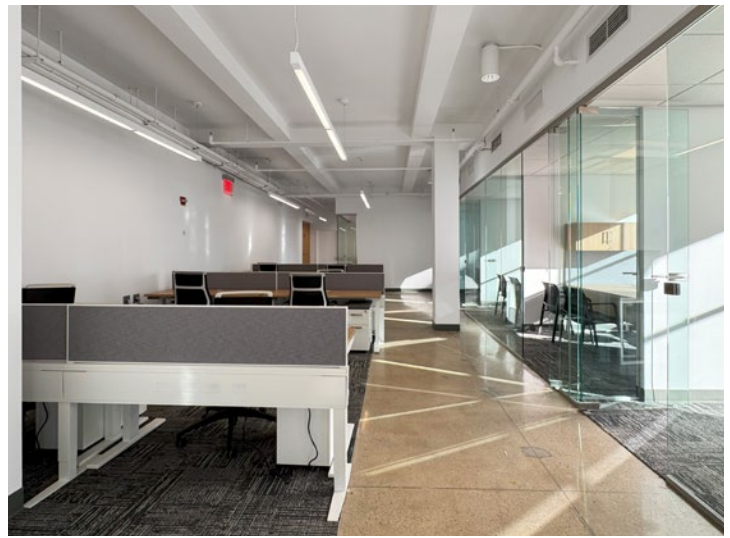
Madison Avenue



39th Street



SUITE 1805



SUITE 1805

# Suite 1500: 6,584 RSF

 [Launch Virtual Tour](#)



Madison Avenue



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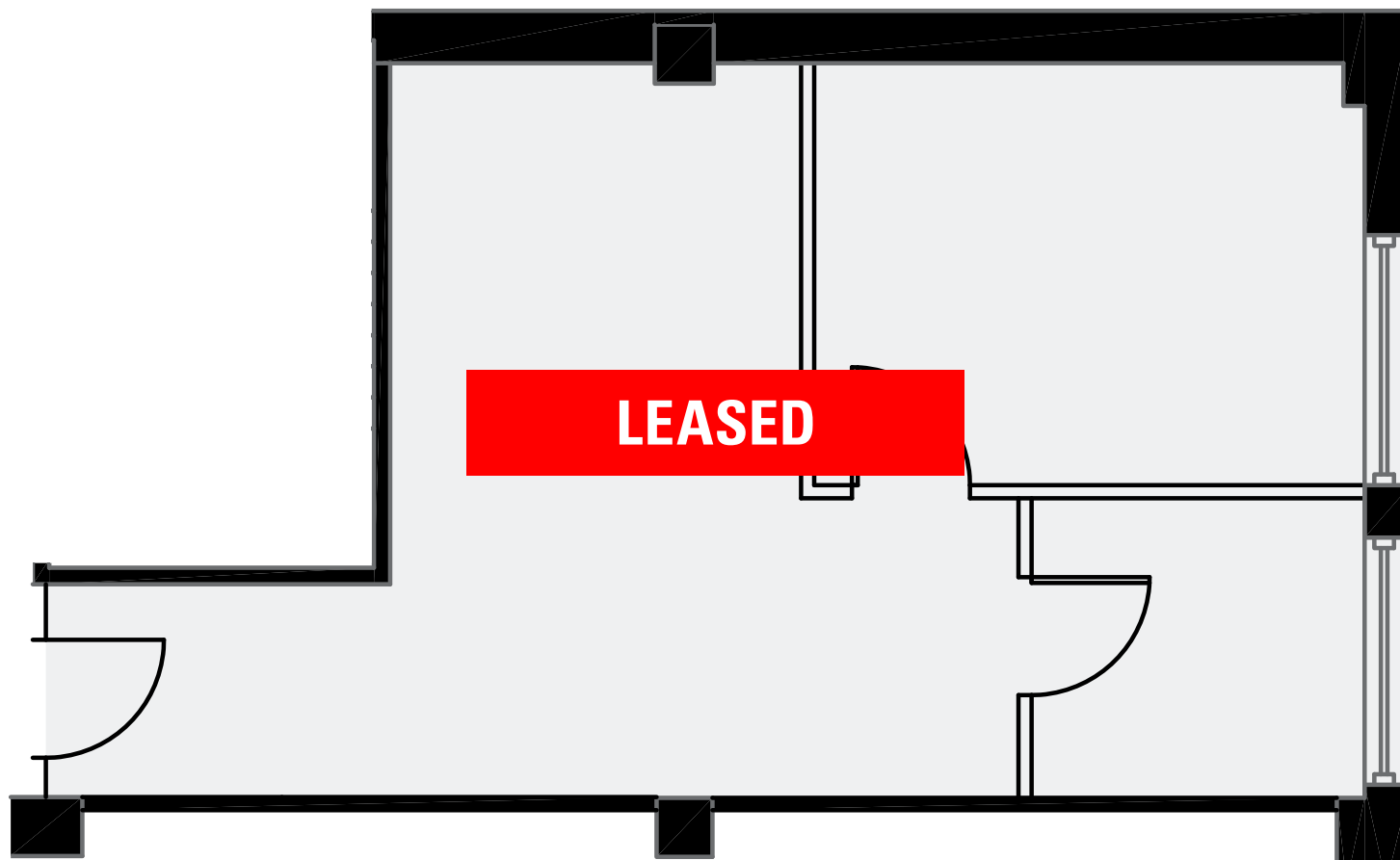
SUITE 1500





SUITE 1500

Suite 1401: 810 RSF



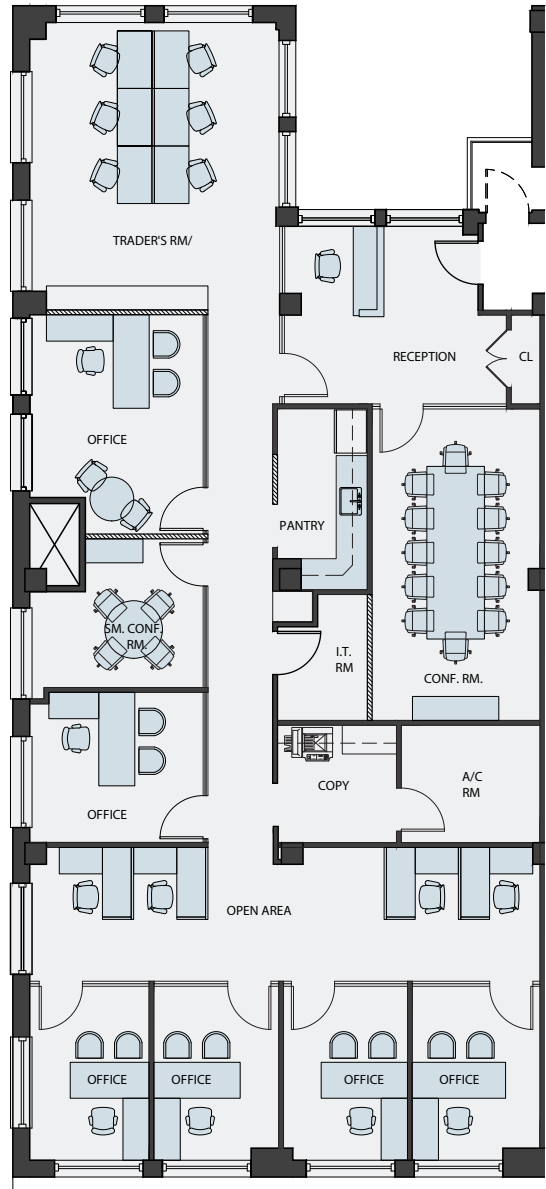
Madison Avenue



39th Street

# Suite 1410: 3,979 RSF

 Launch Virtual Tour



Madison Avenue

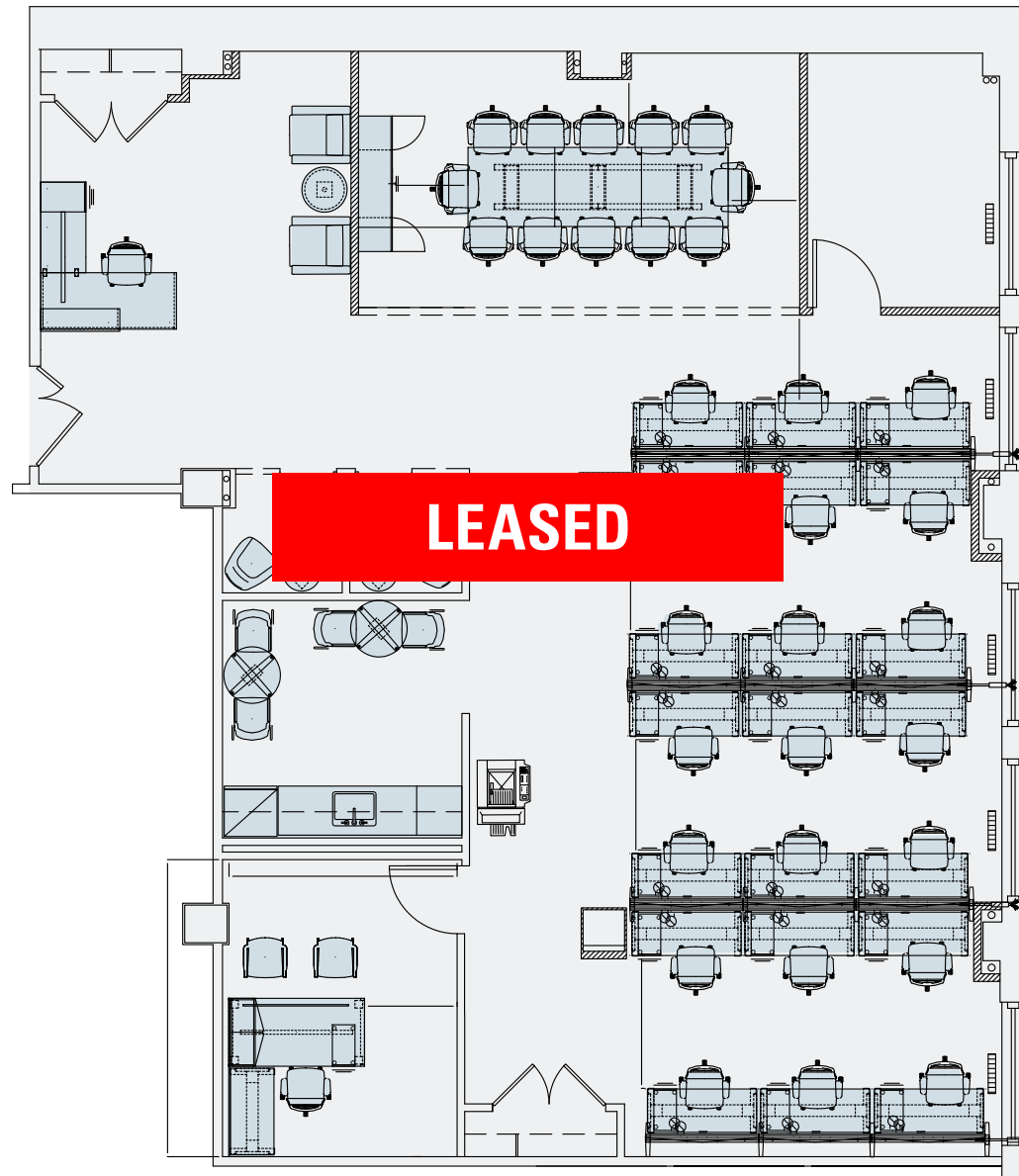


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SUITE 1410

Suite 701: 3,280 RSF

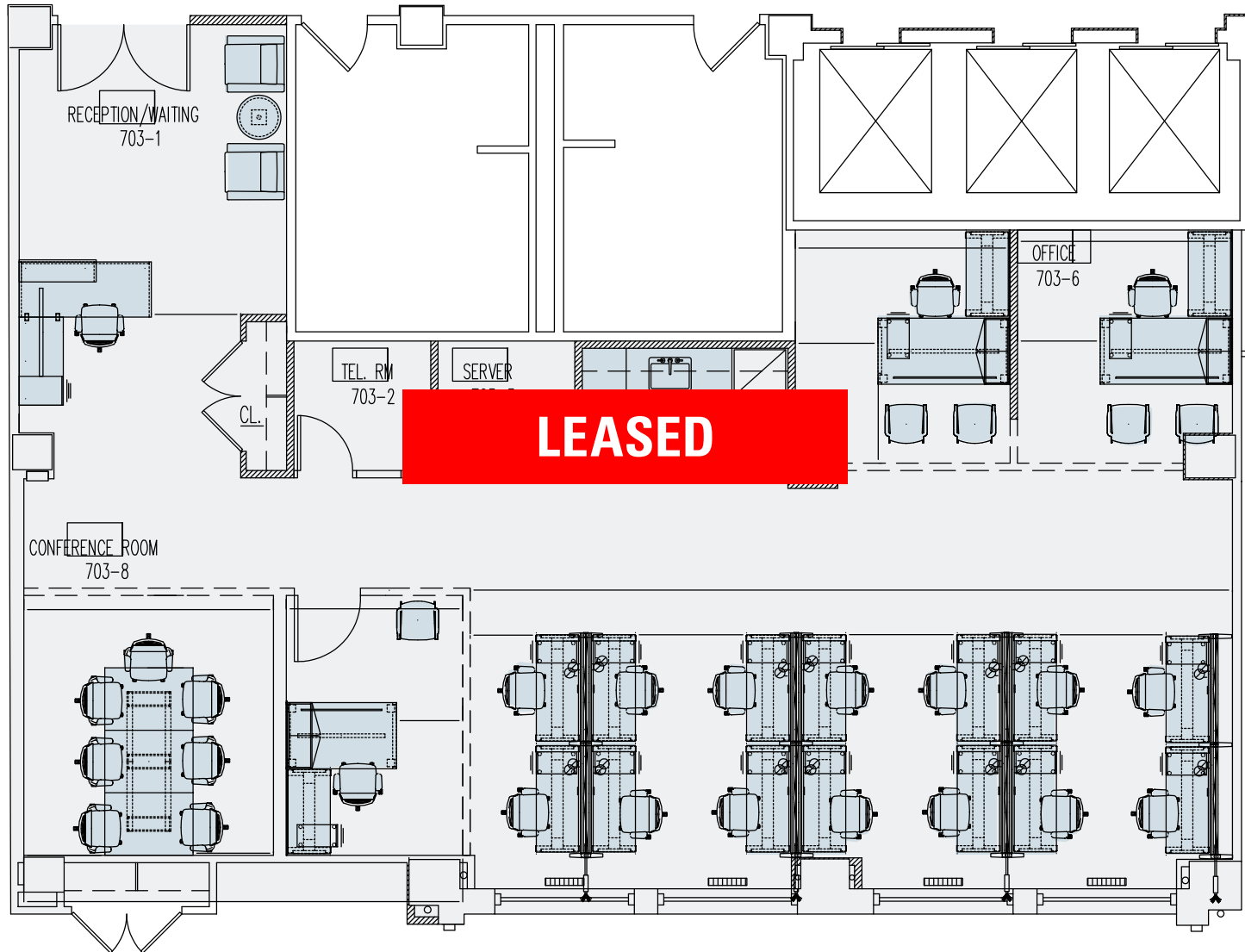


Madison Avenue



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# Suite 703: 2,823 RSF

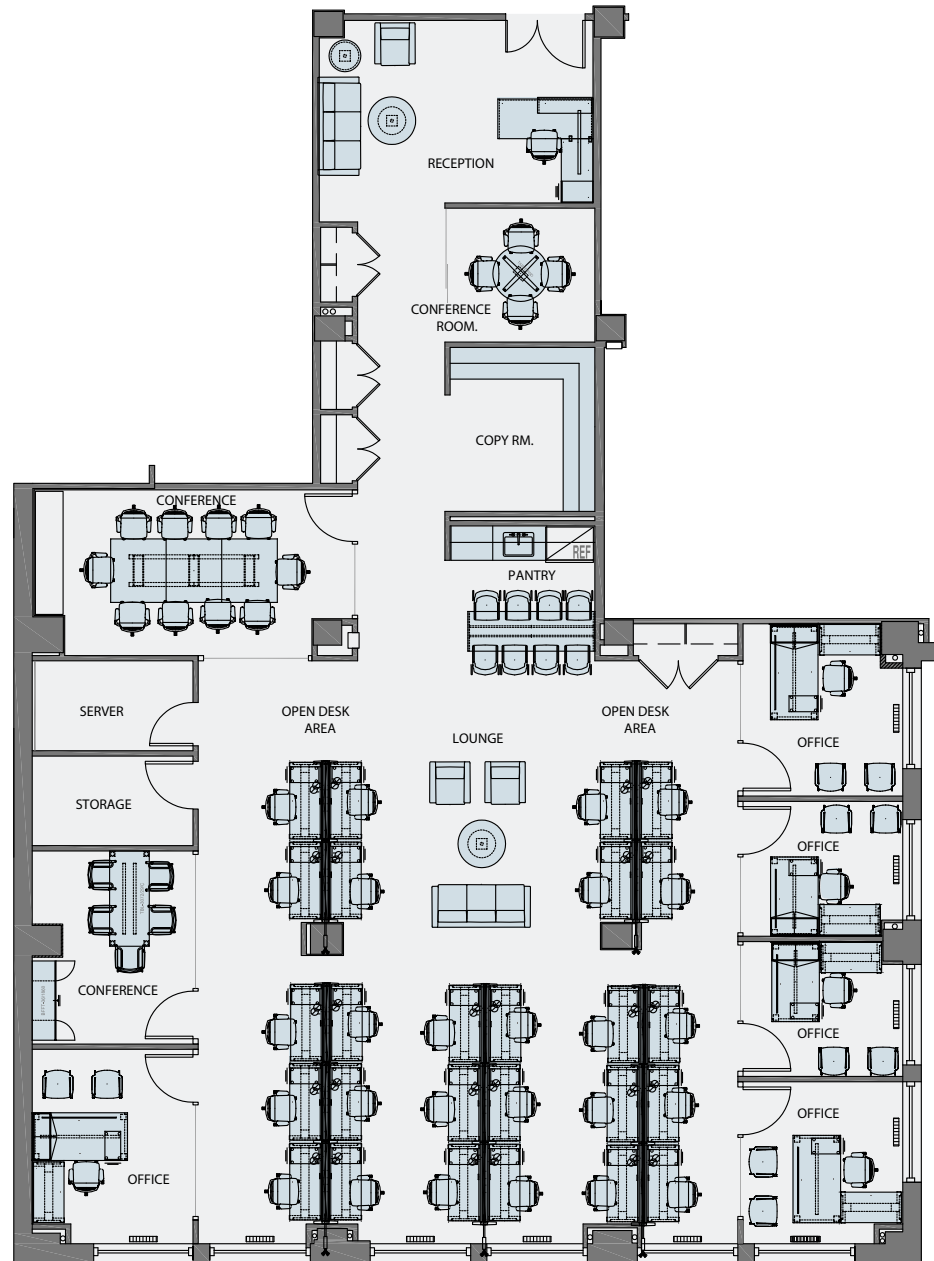


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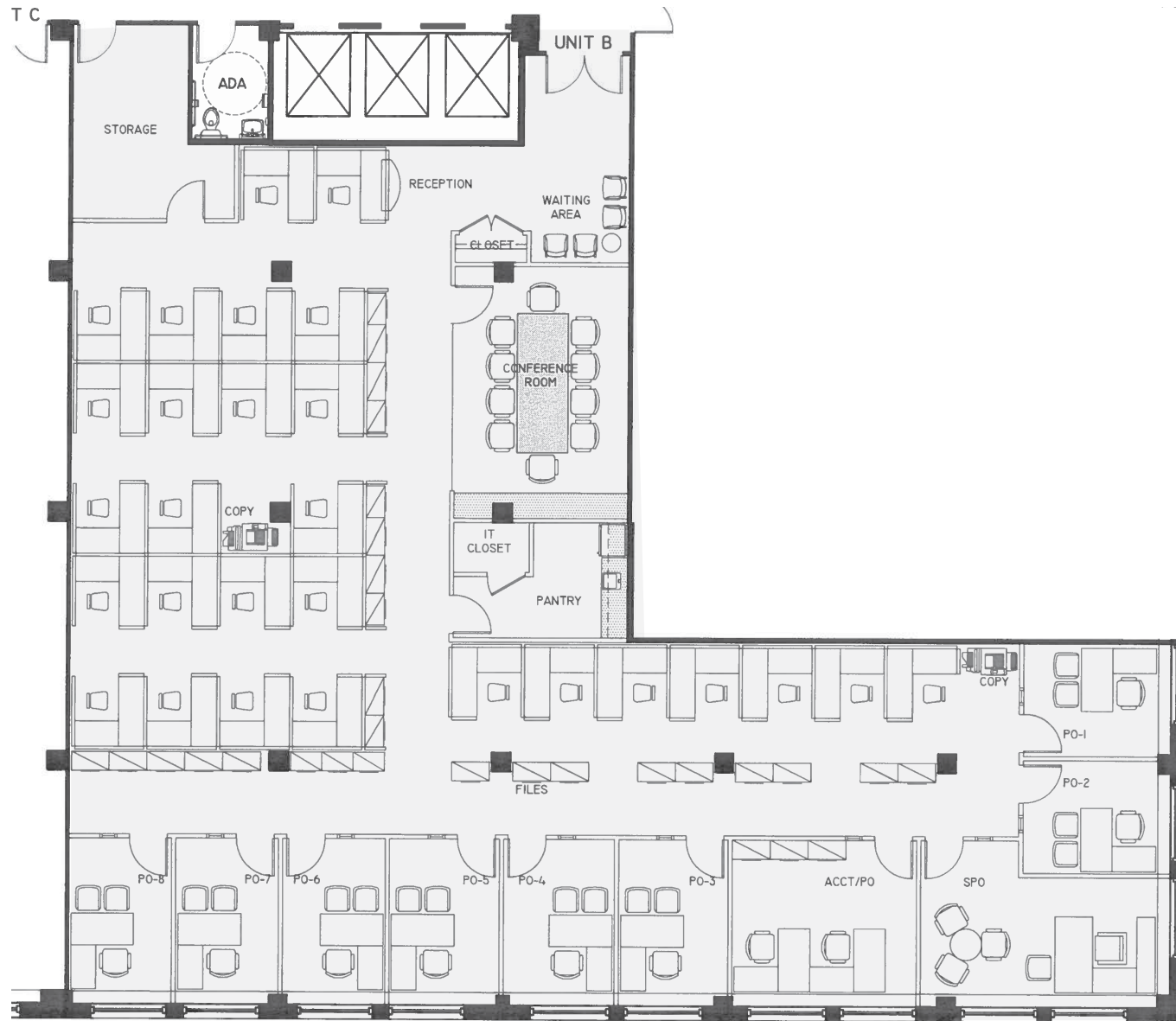
Suite 704: 5,163 RSF



39th Street



# Suite 402: 6,902 RSF



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39th Street



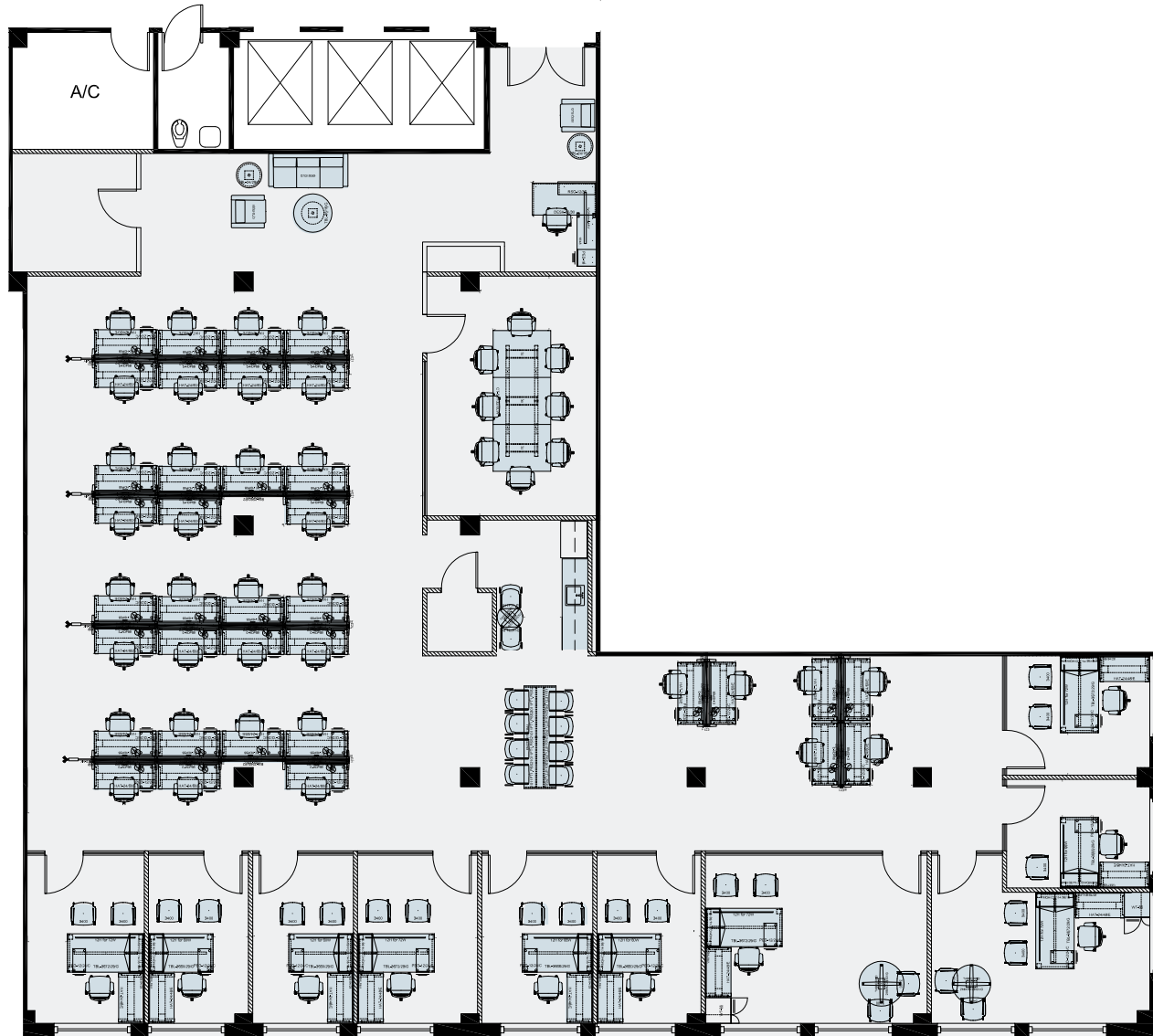


SUITE 402

Suite 301: 7,036 RSF



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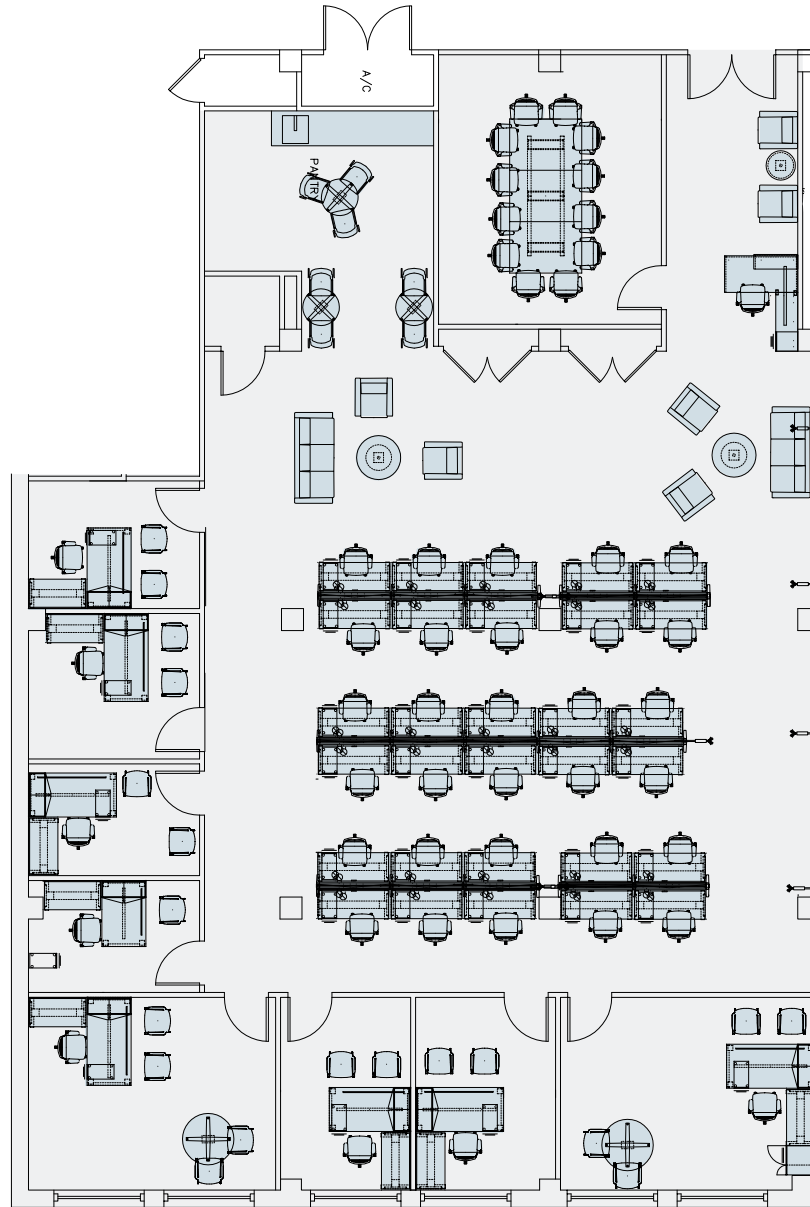
39th Street



SUITE 301

Suite 302: 5,936 RSF

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Madison Avenue



39th Street



SUITE 302



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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