



Glass-front Offices

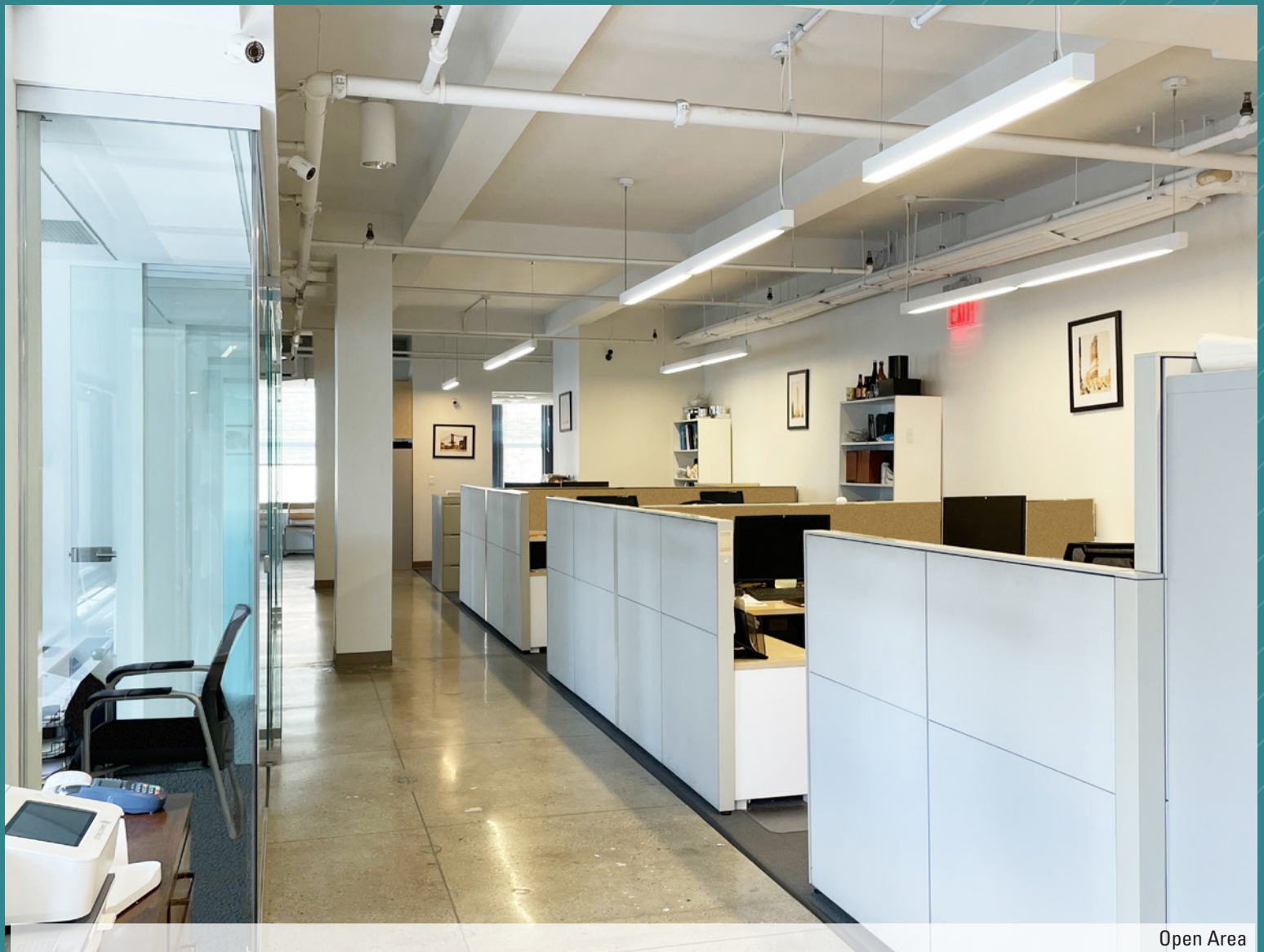
# 270 Madison Avenue

Northwest Corner of East 39th Street

270  
MADISON

## Move-in Condition Space Great Midtown Location

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



Open Area

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

- Suite 1805:** 4,490 RSF
- Corner space with south and west exposures
  - (6) Windowed offices – (5) glass-front
  - (1) glass-front interior conference room
  - Reception area, wet pantry, and open area
  - Mix of carpeted and polished concrete floors

**Possession:** August 1, 2022  
**Rent:** Call or email for details



Building Lobby

- 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
- 24/7 Access with attended double-height lobby



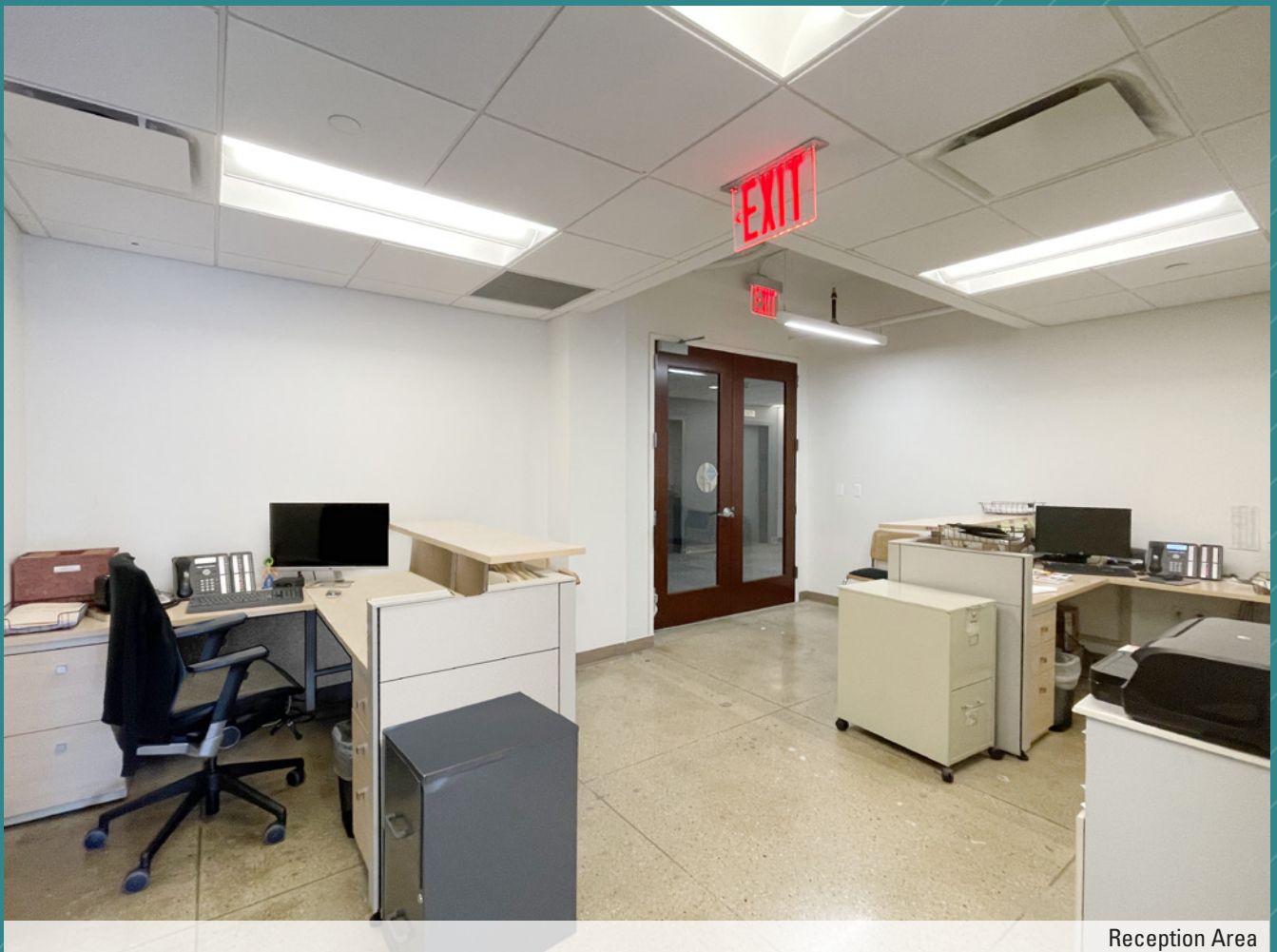


Glass-front Conference Room



Full Wet Pantry



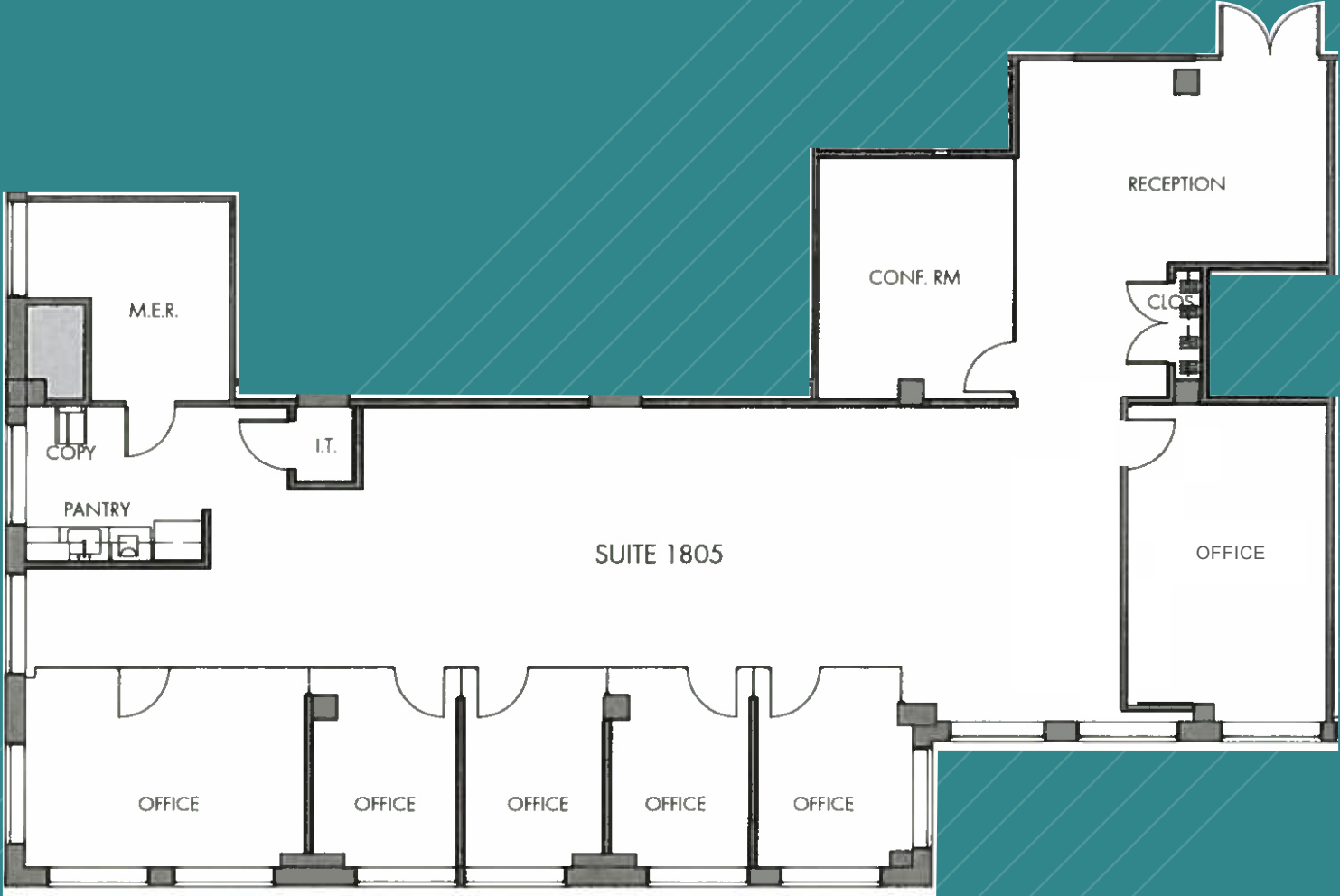


Reception Area



South Views

SUITE 1805 - 4,490 RSF  
AS-BUILT



EAST 39TH STREET

KEY PLAN



EAST 39TH STREET

(for descriptive purposes only; not to scale.)



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