



Glass-front Offices

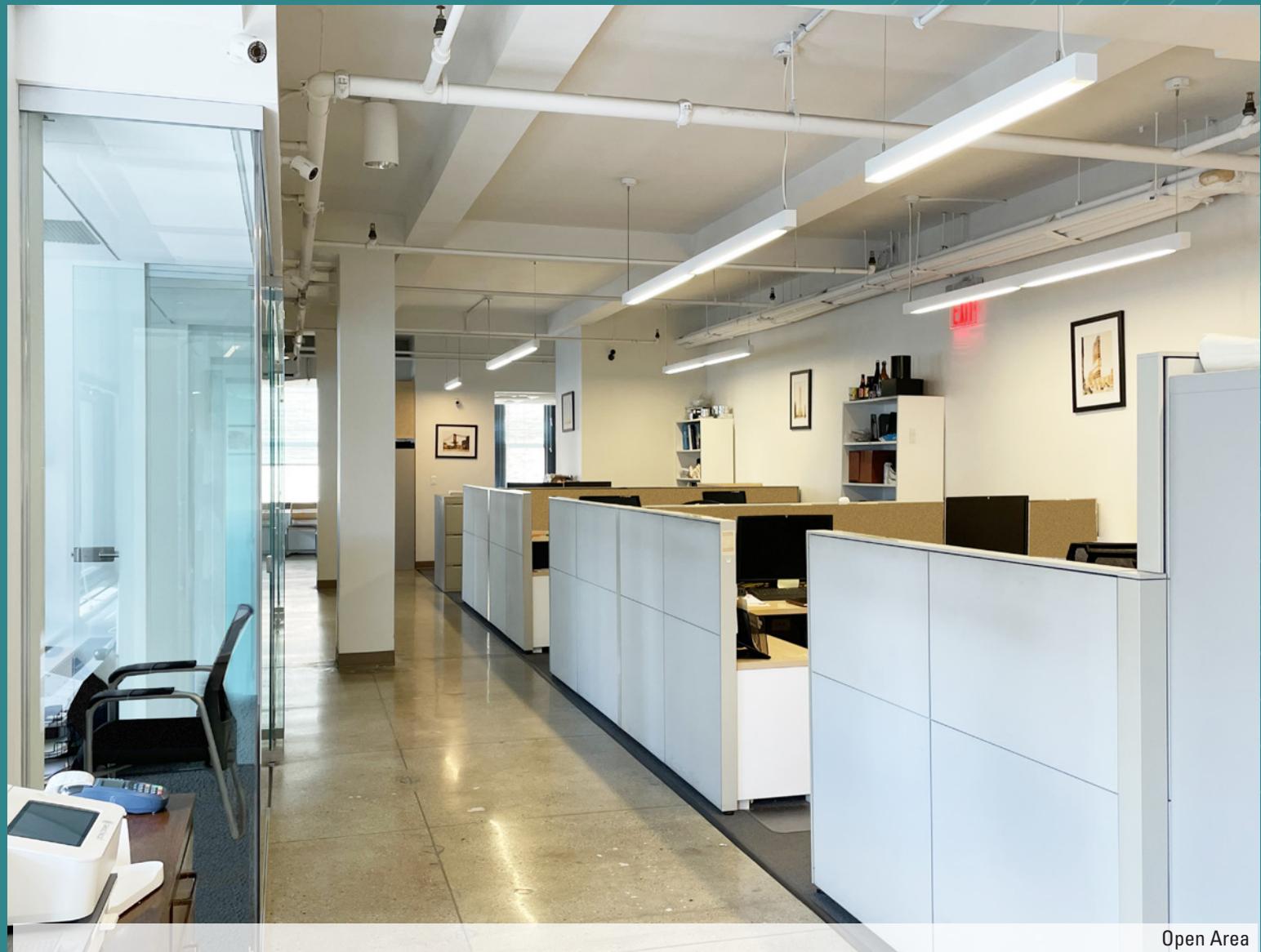
# 270 Madison Avenue

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  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

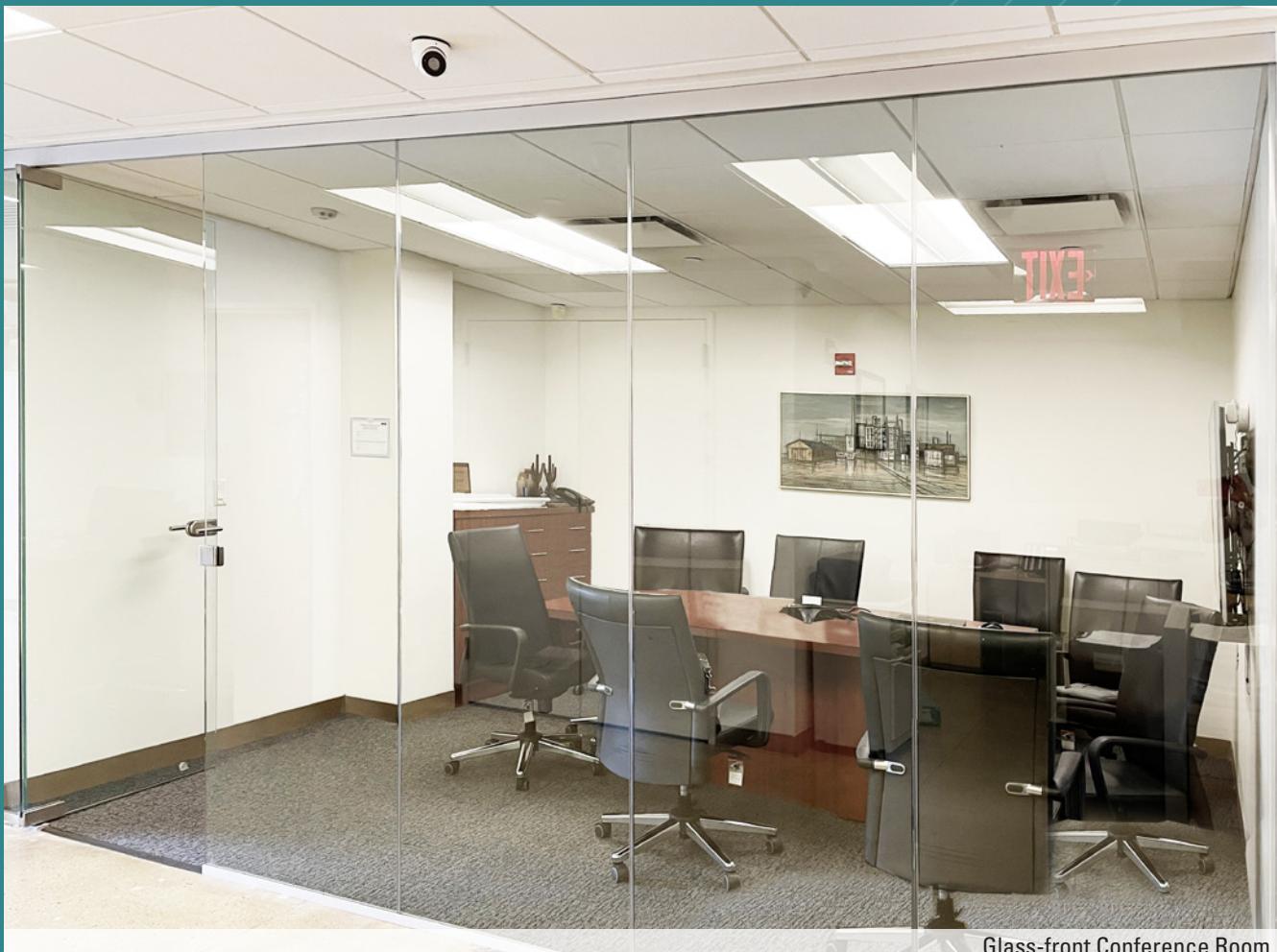
**Possession:** August 1, 2022

**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

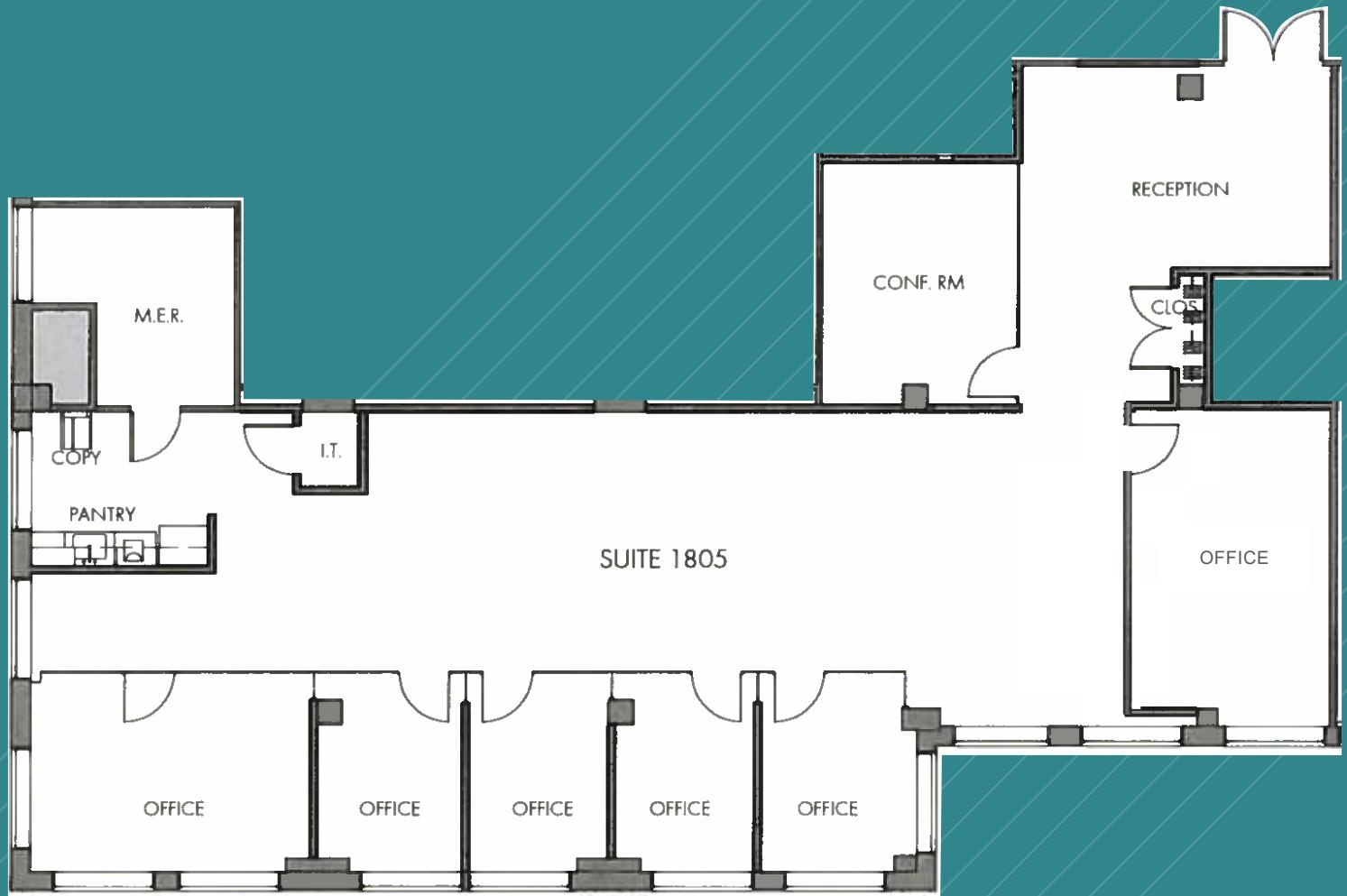


Reception Area

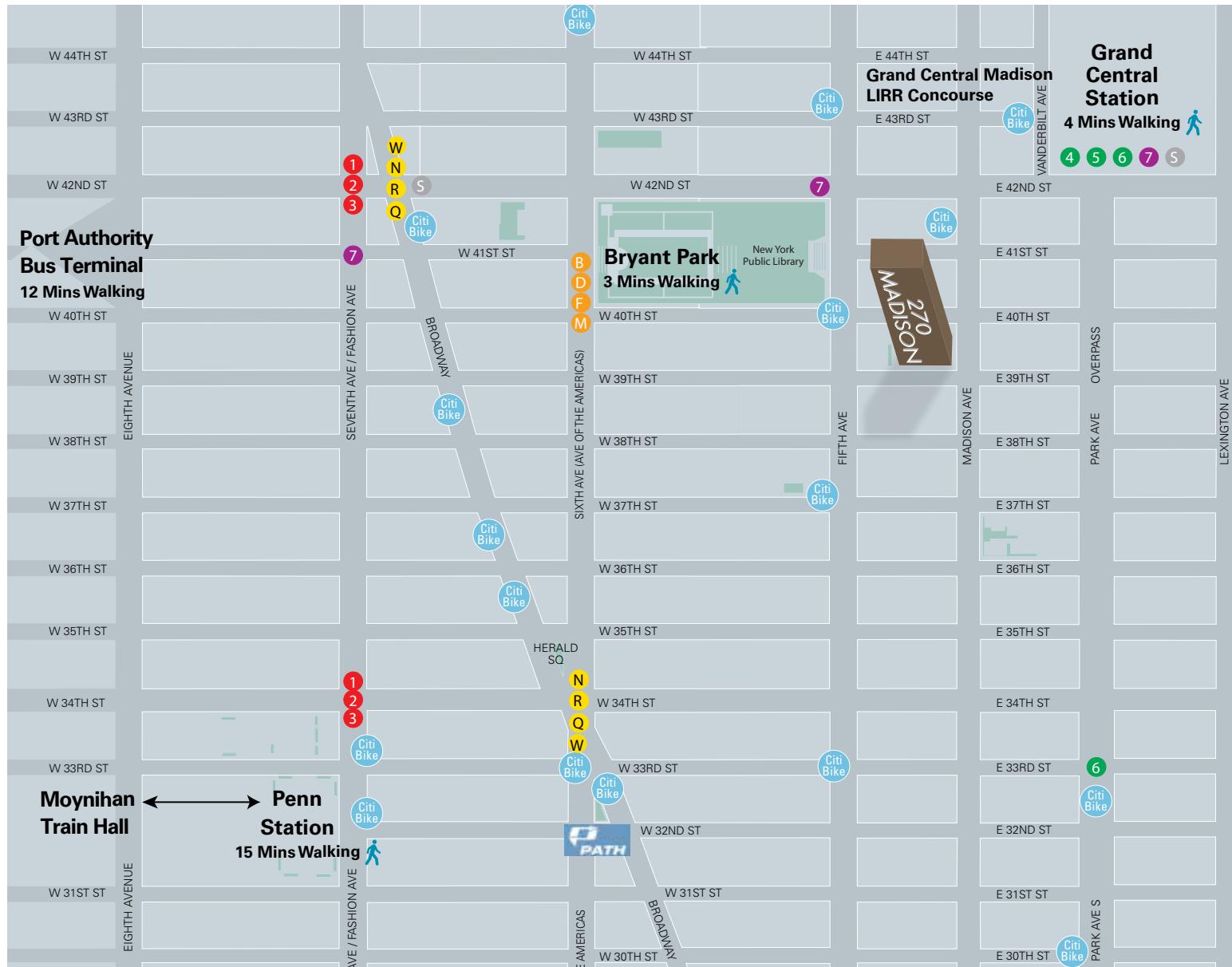


South Views

SUITE 1805 - 4,490 RSF  
AS-BUILT



(for descriptive purposes only; not to scale.)



Contact Exclusive Broker:

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