



295 MADISON AVENUE
GRAND CENTRAL

OFFICE SPACES FOR LEASE

Platinum
COMMERCIAL

295 MADISON AVENUE

GRAND CENTRAL

295 Madison Avenue, a 47-story office tower located on the southeast corner of Madison Avenue and East 41st Street, offers brand new, move-in-ready installations with generous natural light and stunning Madison Avenue views. Spaces can be delivered furnished or unfurnished, with the landlord offering customizable build-outs to meet tenant requirements. The property features a modernized, attended lobby, upgraded elevators with destination dispatch, and LEED O&M certification for sustainability and energy efficiency. An exclusive amenity floor is available for tenants, featuring a conference room, lounge, phone room, pantry, and a 24/7 attended lobby. Just a block from Grand Central Terminal, the building offers exceptional transportation and nearby parking facilities, with an abundance of dining, hotels, and fitness options in the surrounding neighborhood

Square Footage 1,500-4,724 RSF

Term Negotiable

Possession Immediate

Neighbors Benjamin Steakhouse Stout NYC, Kona Coffee Roasters, Dunkin', Summer Salt, Cava, NAYA, Chopt, Tartinery Cafe-Bar, Los Tacos No. 1, Park Avenue Tavern, Zuma New York, Five Iron Golf, Chick-fil-A, Isla & Co., Raines Law Room, Serafina Madison, ALIDORO, Little Beet, T-Squared Social, Barney Brown

Nearby Transportation Grand Central 42nd Street

4 5 6 7

Bryant Park 42nd Street

B D F M

5th Avenue

N Q R W

42nd Street Times Square

1 2 3 S 7



A



27TH FLOOR (VIRTUALLY STAGED)





APRIL SCHEDULE
14th - Mr. Gjel
20th - Noname Arch. (on site)

- Re-render Hall
- Meeting for new logo design
- Revision 2 (incomplete)
(School - Landscape)

- RENDER FARM MAINTENANCE
- Behind schedule
- City Hall project

27TH FLOOR (VIRTUALLY STAGED)





SUITE 800A





SUITE 800A

A



SUITE 800B





SUITE 901 (VIRTUALLY STAGED)





SUITE 901 (VIRTUALLY STAGED)

A

295 MADISON AVENUE

2700 FLOORPLAN

VIRTUAL TOUR

PROPERTY DETAILS

Total Square Feet

3,900 SQFT

Space Highlights

- Four Offices
- One Conference Room
- Private Restroom
- Reception & Waiting Area
- Pantry

Floor Plan Coming Soon



295 MADISON AVENUE
800A FLOORPLAN

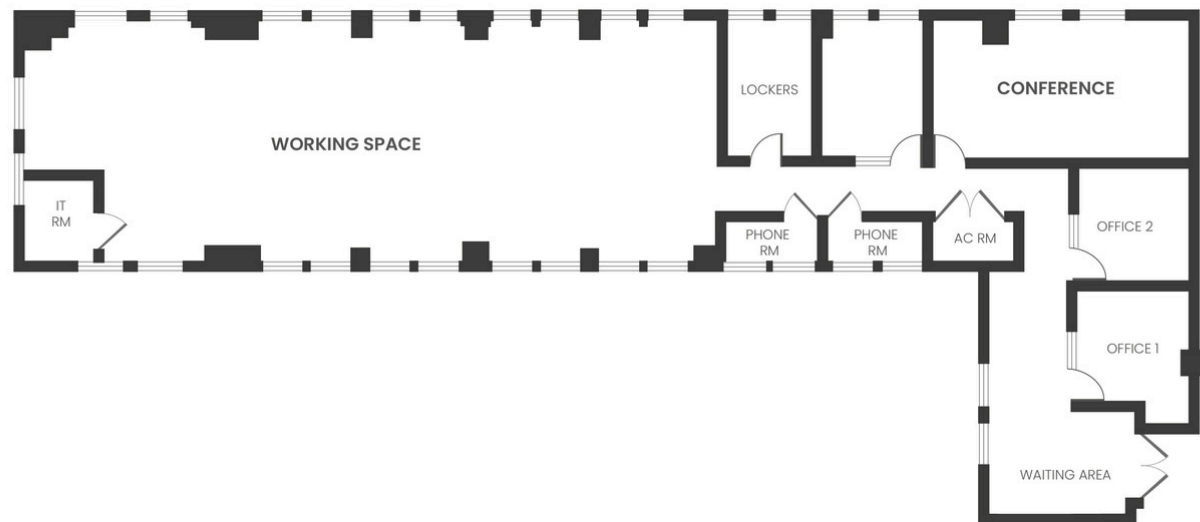
VIRTUAL TOUR

PROPERTY DETAILS

Total Square Feet
4,724 SQFT

Space Highlights

- Three Offices
- One Large Conference Room
- Two Phone Rooms



295 MADISON AVENUE
800B FLOORPLAN

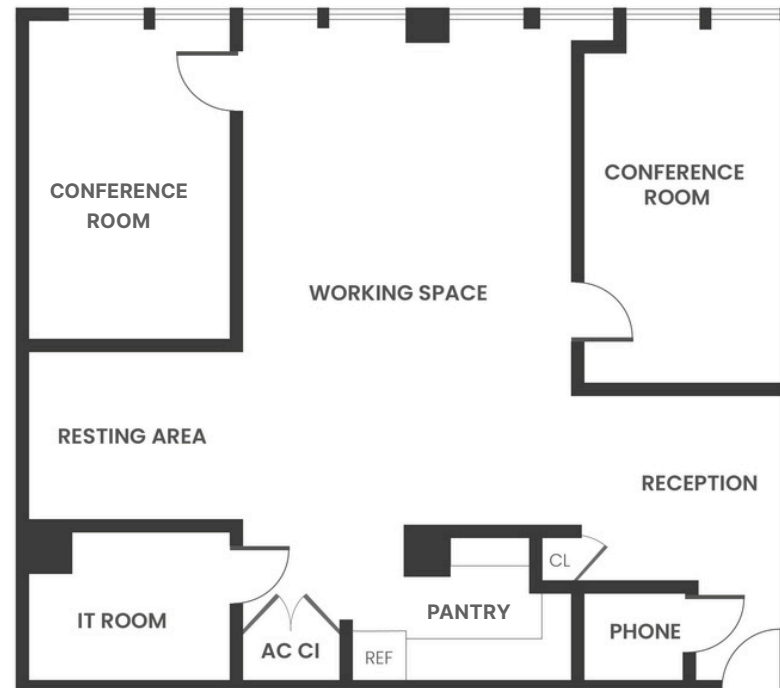
VIRTUAL TOUR

PROPERTY DETAILS

Total Square Feet
2,518 SQFT

Space Highlights

- Two Conference Rooms
- One Office



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295 MADISON AVENUE

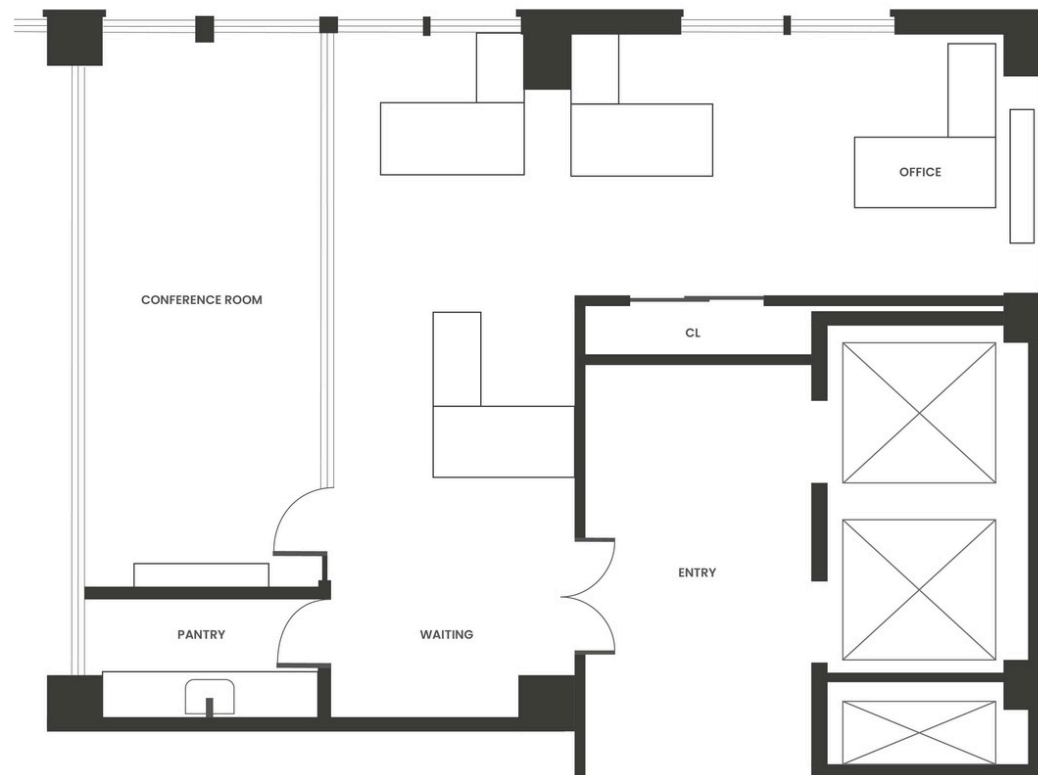
901 FLOORPLAN

PROPERTY DETAILS

Total Square Feet
1,500 SQFT

Space Highlights

- Pantry
- One Conference Room
- Waiting Area



Handwritten signature or mark.

295 MADISON AVENUE NEIGHBORHOOD MAP



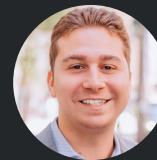
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