



270  
MADISON

## NEW OFFERING

**PREMIUM FULL FLOOR TO BE BUILT - FURNISHED**

**ENTIRE 5TH FLOOR : 18,086 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.



**Work Can be Completed 120 Days From Lease Signing**



**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**  
212.400.6075  
jc@absre.com

**John Cinosky**  
212.400.2348  
jcinosky@absre.com

**Colin Godwin**  
212.400.2350  
cgodwin@absre.com

**Gregg Schenker**  
212.400.6071  
gschenker@absre.com





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

**Entire 5th Floor** 18,086 RSF

**Possession:** 120 days from lease signing

**Rent:** Call or email for info

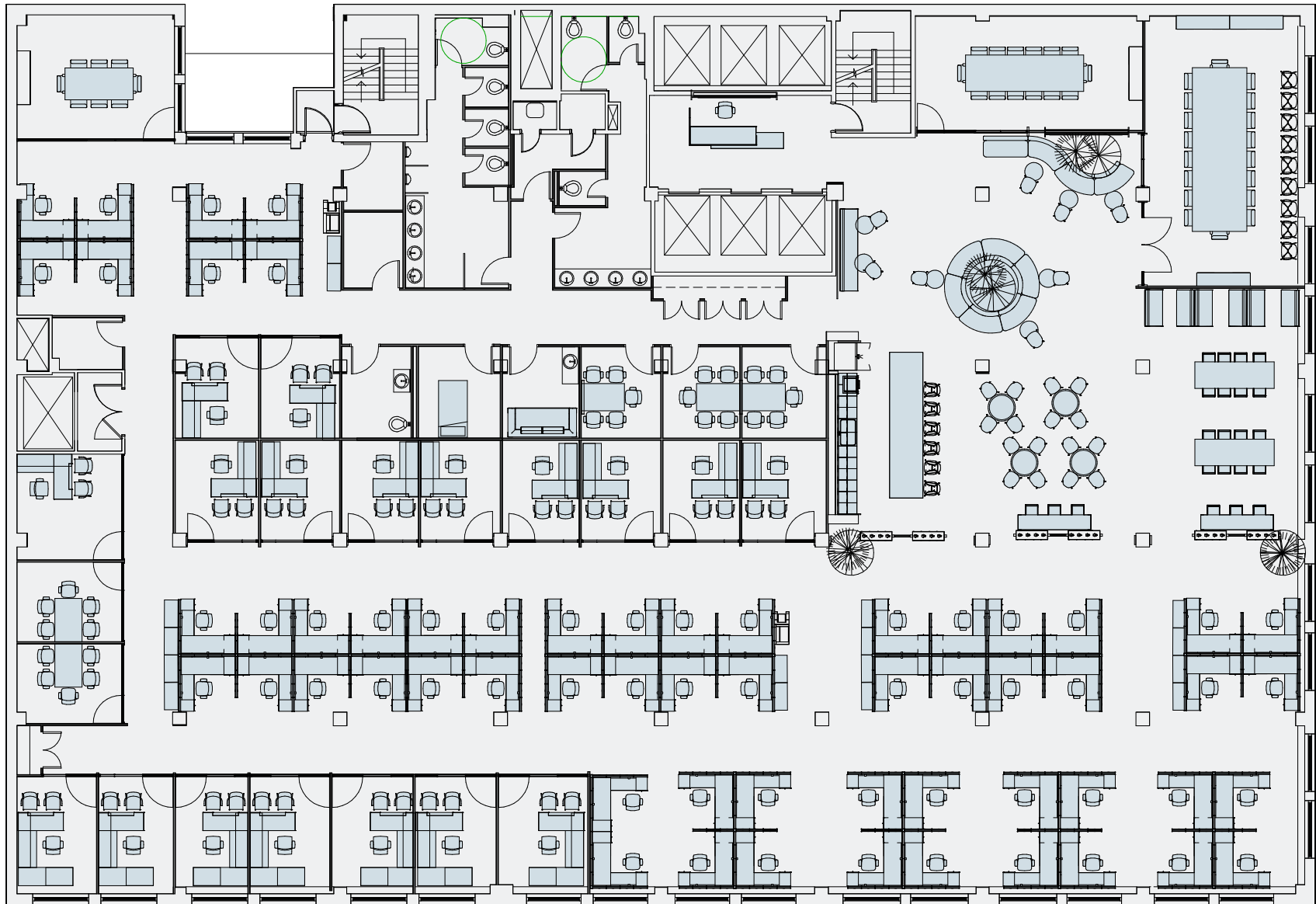
**Comments:**

- 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 5th Floor: 18,086 RSF



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Madison Avenue



39th Street





Artist's Rendering for Illustration Purposes

## FIRST IMPRESSIONS

Expansive foyer gives way to lounge that can be used for branding purposes



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Renderings are for illustrative purposes only and are not representative of the furniture to be provided



Artist's Rendering for Illustration Purposes

## DETAILS MATTER

Glass front offices and conference rooms are immersed in natural light while acoustic panels dampen ambient noise

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Artist's Rendering for Illustration Purposes

## SPACE TO GATHER

A well appointed pantry is the heart of the office, where clients and employees are entertained



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Artist's Rendering for Illustration Purposes

## PUBLIC & PRIVATE

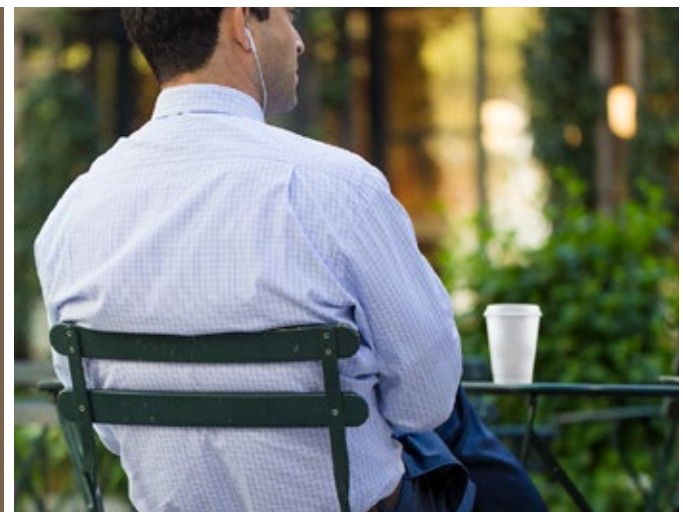
Deep space allows for areas of privacy and collaboration in others



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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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