



# 425 Madison Avenue

Located on Southeast Corner of East 49th Street

Grand Central—  
Plaza District Gem

**Favorable Pricing**



Building Lobby

Centrally Located Between Transportation Hubs at  
Midtown's Bryant Park,  
Grand Central Terminal  
and Rockefeller Center



7th Floor - 1,700 RSF Division



Entire 6th Floor Conference Room

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

Available Space	Occupancy	Rent
Entire 12th Floor: - Newly white boxed space with new flooring and full wet pantry - 4-Sides of windows offering good natural light - 1-3 Year term	5,650 rsf Immediate	\$36.75 psf
Entire 11th Floor: - Move-in condition built space with (9) windowed offices, multi-staff room with (4) workstations, large windowed workspace room, wet pantry, and private restroom - 1-3 Year term	5,650 rsf Immediate	\$36.75 psf

Can combine the 11th and 12th floors to create a duplex totaling 11,300 rsf

Available Space	Occupancy	Rent
Entire 7th Floor: - Can divide into units of 3,150rsf / 1,700 rsf / 800 rsf - 1-3 Year term	5,650 rsf Immediate	\$36.75 psf (Individual units)
Entire 6th Floor: - Built space with glass-front conference room, (5) windowed offices, (5) windowed executive offices/meeting rooms, (1) interior office, (2) bullpen areas, storage room, - 3-Sides of windows offering good natural light - 1-3 Year term	5,650 rsf Arranged	\$36.75 psf

Can combine the 7th and 6th floors to create a duplex space of 8,800 - 11,300 rsf

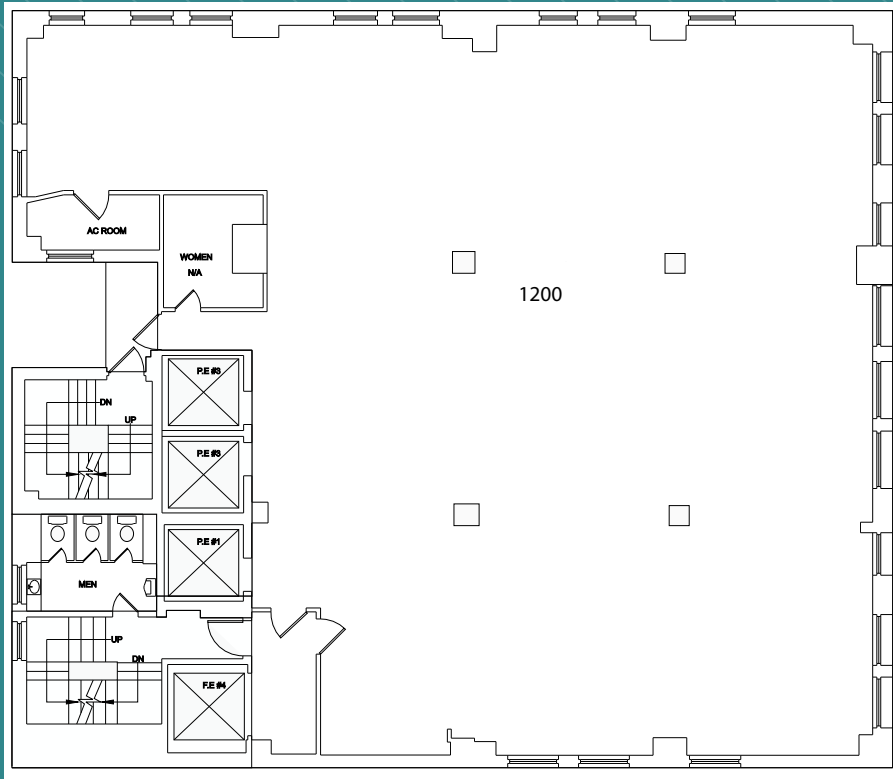
### Highlights

- Boutique office building in central Midtown East location; 24/7 beautifully appointed and attended lobby
  - Two blocks from 47th Street entrance to Grand Central Madison LIRR Concourse with seamless connection to Grand Central Terminal; and close proximity to Rockefeller Center and Bryant Park transportation hubs
- [CLICK to read a press release announcing the opening of the new Grand Central Madison LIRR concourse](#)

ENTIRE 12TH FLOOR - 5,650 RSF  
(BASE PLAN)

MADISON AVENUE

EAST 49TH STREET



[Click to View Virtual Tour](#)



Existing Conditions

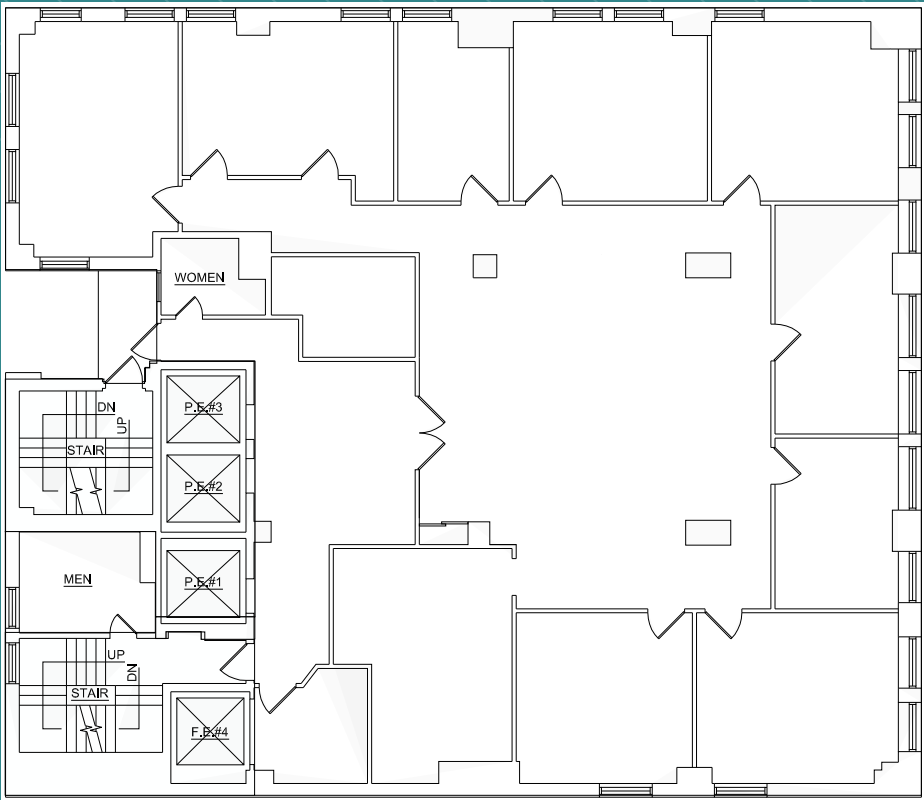


*(Floor plan for descriptive purposes only; not to scale.)*

ENTIRE 11TH FLOOR - 5,650 RSF  
(AS-BUILT)

MADISON AVENUE

EAST 49TH STREET



(Floor plan for descriptive purposes only; not to scale.)

ENTIRE 11TH FLOOR - 5,650 RSF  
(EXISTING CONDITIONS)

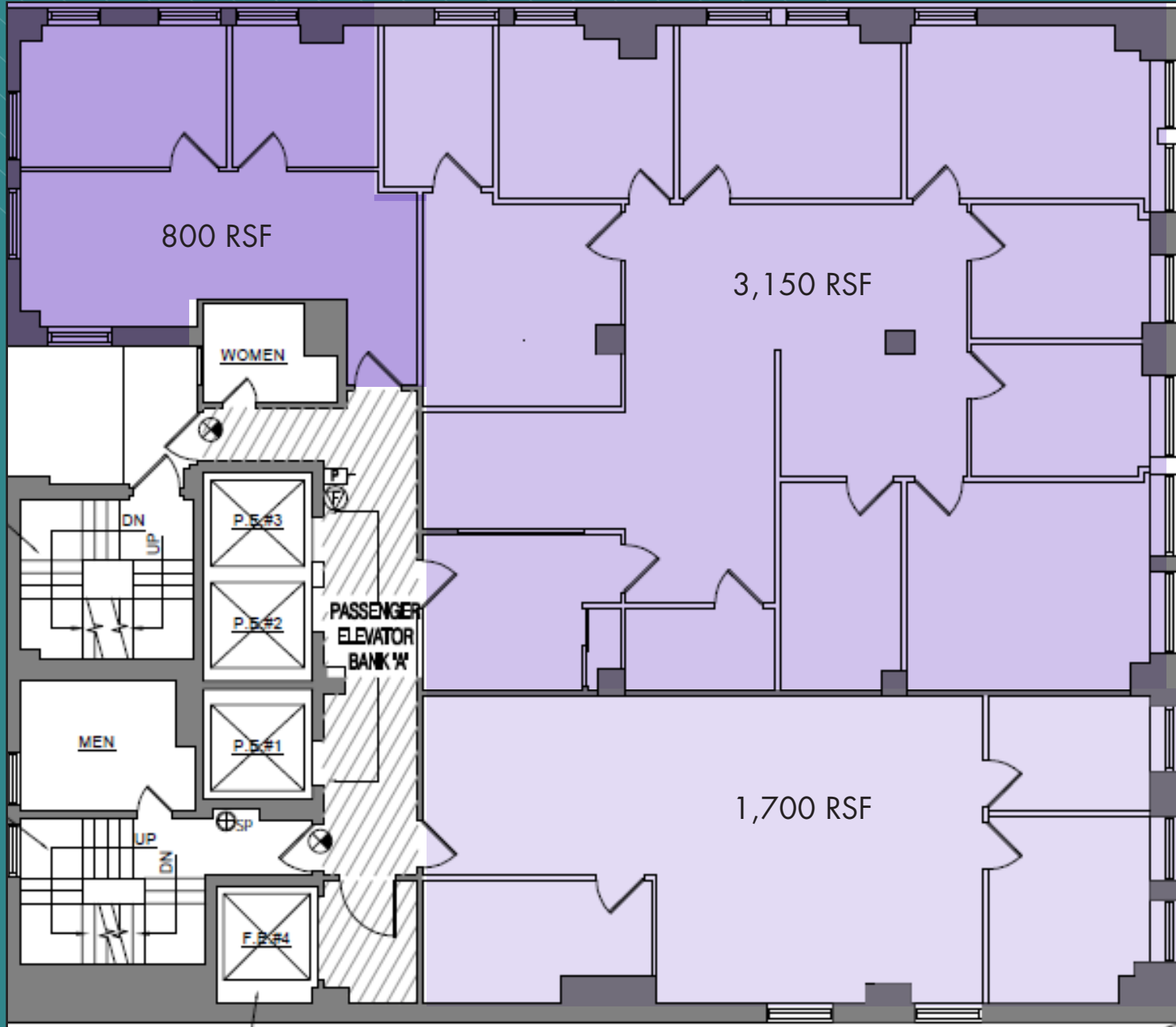
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ENTIRE 7TH FLOOR - 5,650 RSF  
(AS-BUILT)

MADISON AVENUE

EAST 49TH STREET



(Floor plan for descriptive purposes only; not to scale.)

7TH FLOOR - 3,150 RSF DIVISION  
(EXISTING CONDITIONS)

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7TH FLOOR - 3,150 RSF DIVISION  
(EXISTING CONDITIONS)





7TH FLOOR - 1,700 RSF DIVISION  
(EXISTING CONDITIONS)

[Click to View Virtual Tour](#)



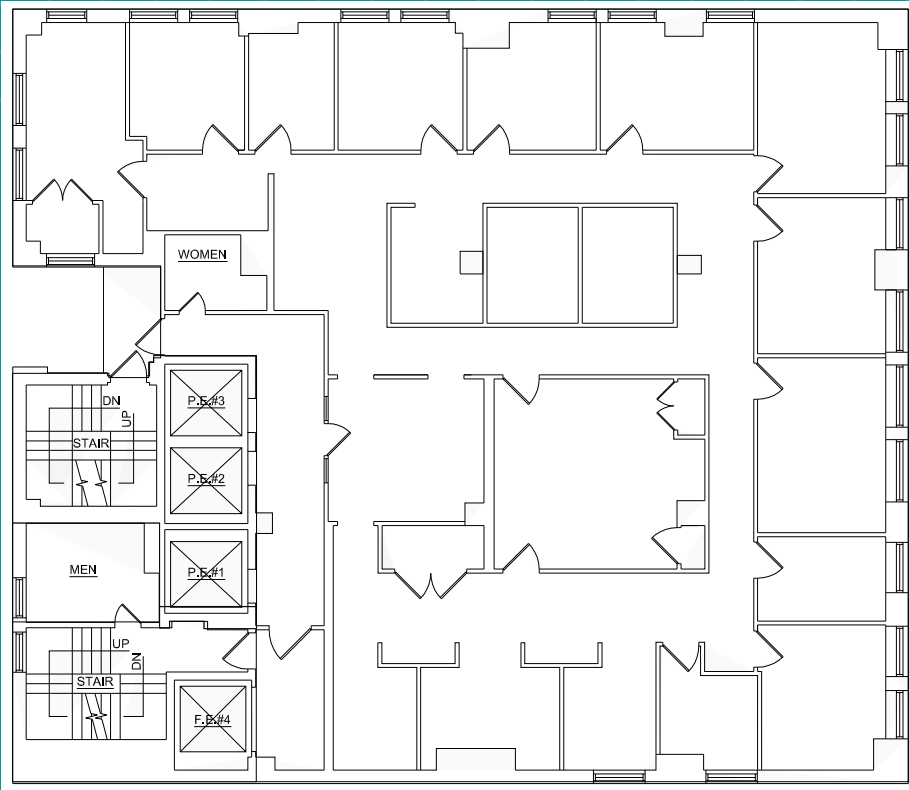
7TH FLOOR - 1,700 RSF DIVISION  
(EXISTING CONDITIONS)



ENTIRE 6TH FLOOR - 5,650 RSF  
(EXISTING CONDITIONS)

MADISON AVENUE

EAST 49TH STREET



Existing Conditions

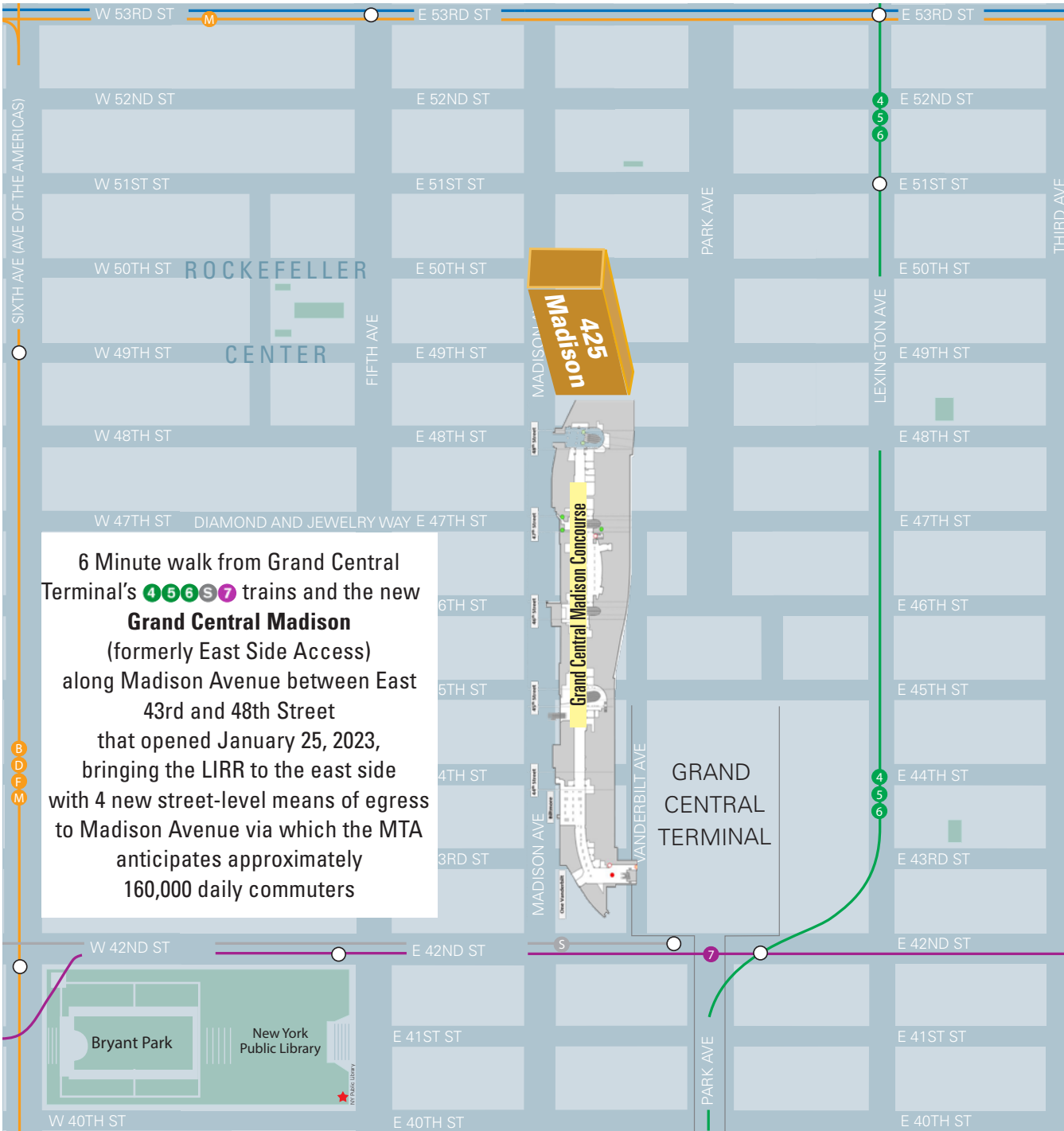


(Floor plan for descriptive purposes only; not to scale.)

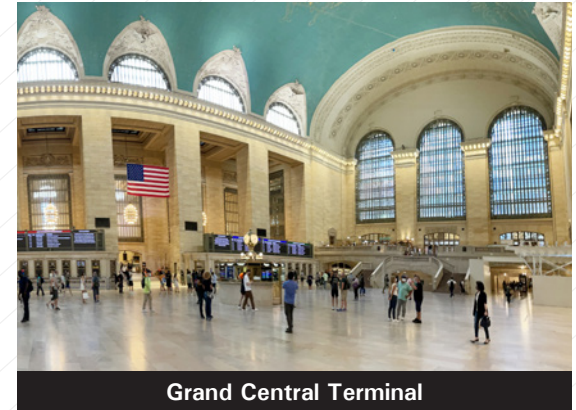
ENTIRE 6TH FLOOR - 5,650 RSF  
(EXISTING CONDITIONS)

[Click to View Virtual Tour](#)





Rockefeller Center



Grand Central Terminal

For further information and/or inspection, please contact:

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