



270 MADISON

NEW OFFERING

**TURN-KEY - PREBUILT - FURNISHED - OFFICE
SPACE SOLUTIONS FROM 5,000 - 7,000 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.



Construction Underway, Move-In Ready, Immediately Available



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





Suite		Area
1800	LEASED	1,942 rsf
1805	LEASED	4,490 rsf
1500	LEASED	6,584 rsf
1401	LEASED	810 rsf
1410	LEASED	3,979 rsf
801	LEASED	3,205 rsf
802		5,292 rsf
803	LEASED	2,966 rsf
804		5,181 rsf
701	LEASED	3,280 rsf
703	LEASED	2,823 rsf
704	LEASED	5,163 rsf
402		6,902 rsf
300	LEASED	4,655 rsf
301	LEASED	7,036 rsf
302		5,936 rsf

Possession: Immediate

- 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

Suite 1800: 1,942 RSF



Madison Avenue



39th Street

Suite 1805: 4,490 RSF



39th Street

Madison Avenue

Suite 1500: 6,584 RSF



Madison Avenue



39th Street

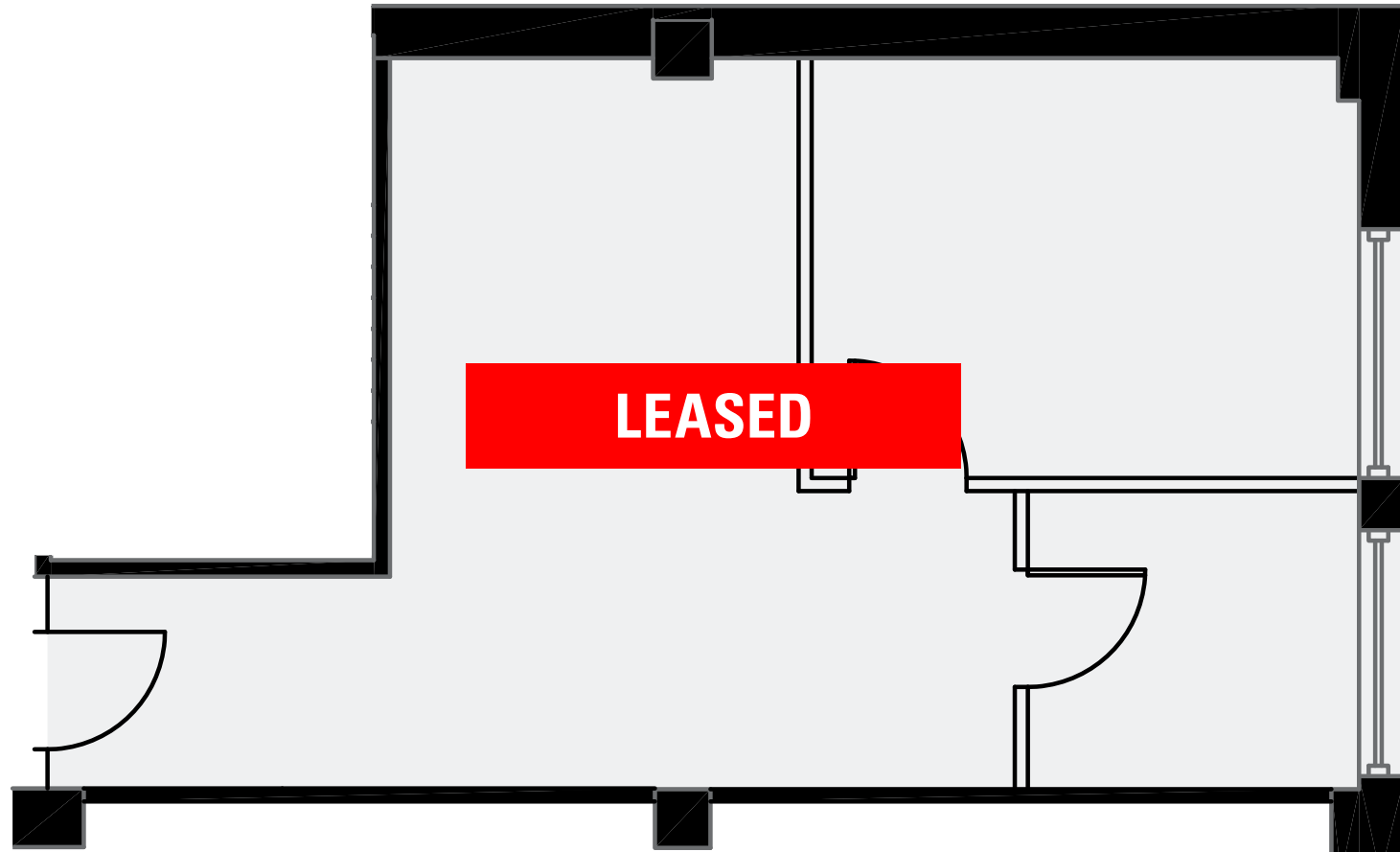


SUITE 1500



SUITE 1500

Suite 1401: 810 RSF



Madison Avenue



39th Street

Suite 1410: 3,979 RSF



Launch Virtual Tour



Madison Avenue



39th Street



SUITE 1410

Suite 801: 3,205 rsf

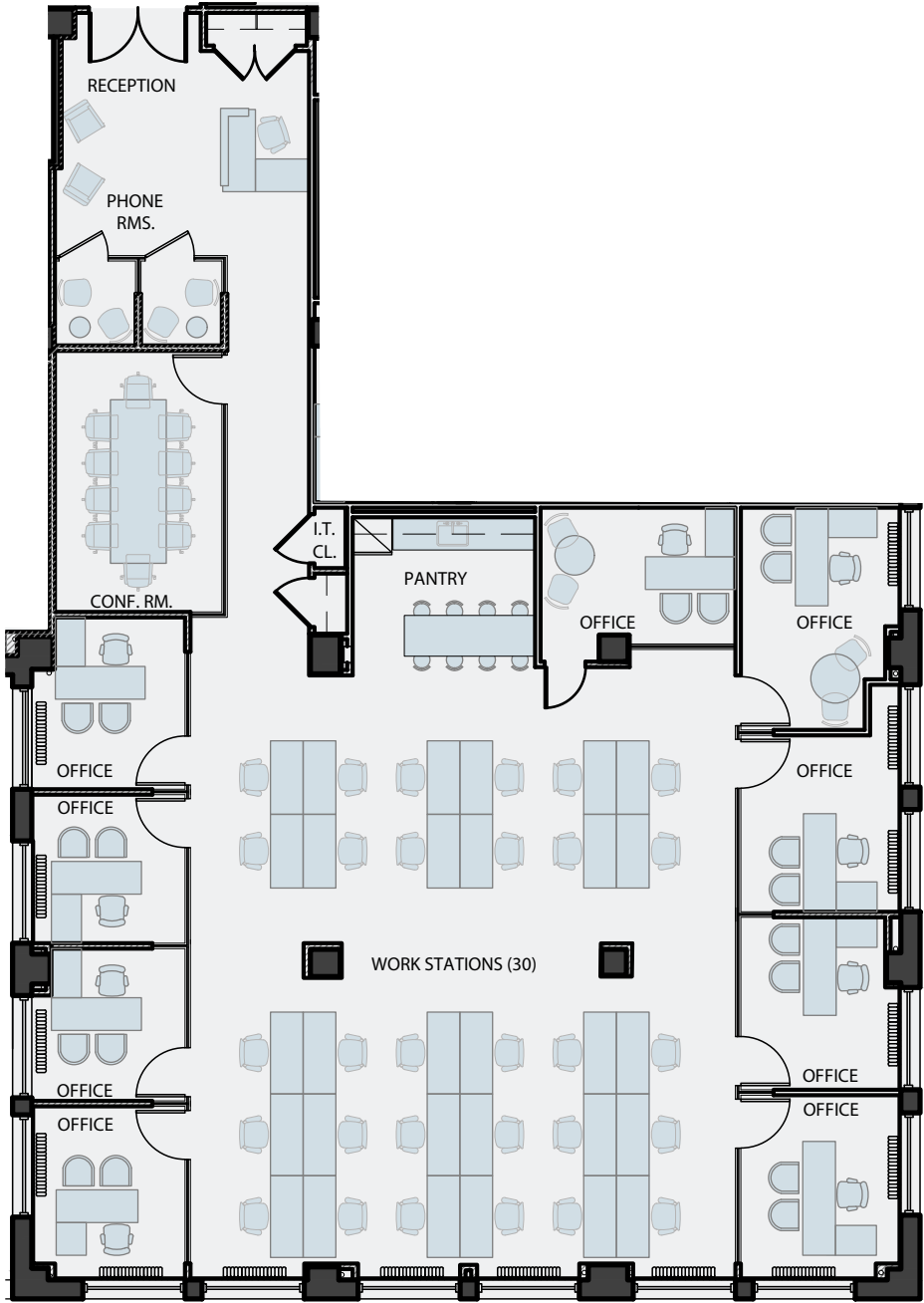


Madison Avenue



39th Street

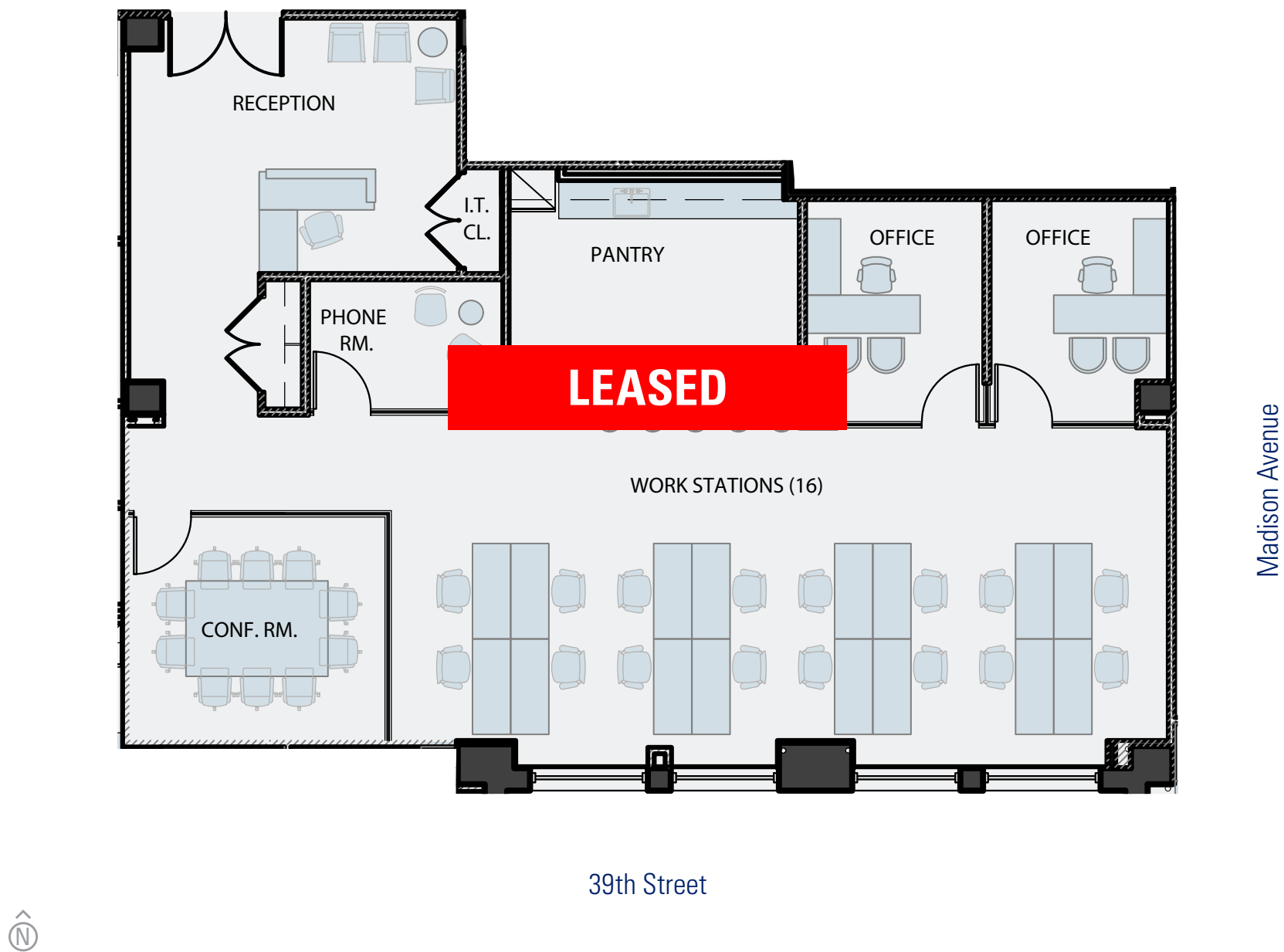
Suite 802: 5,292 rsf



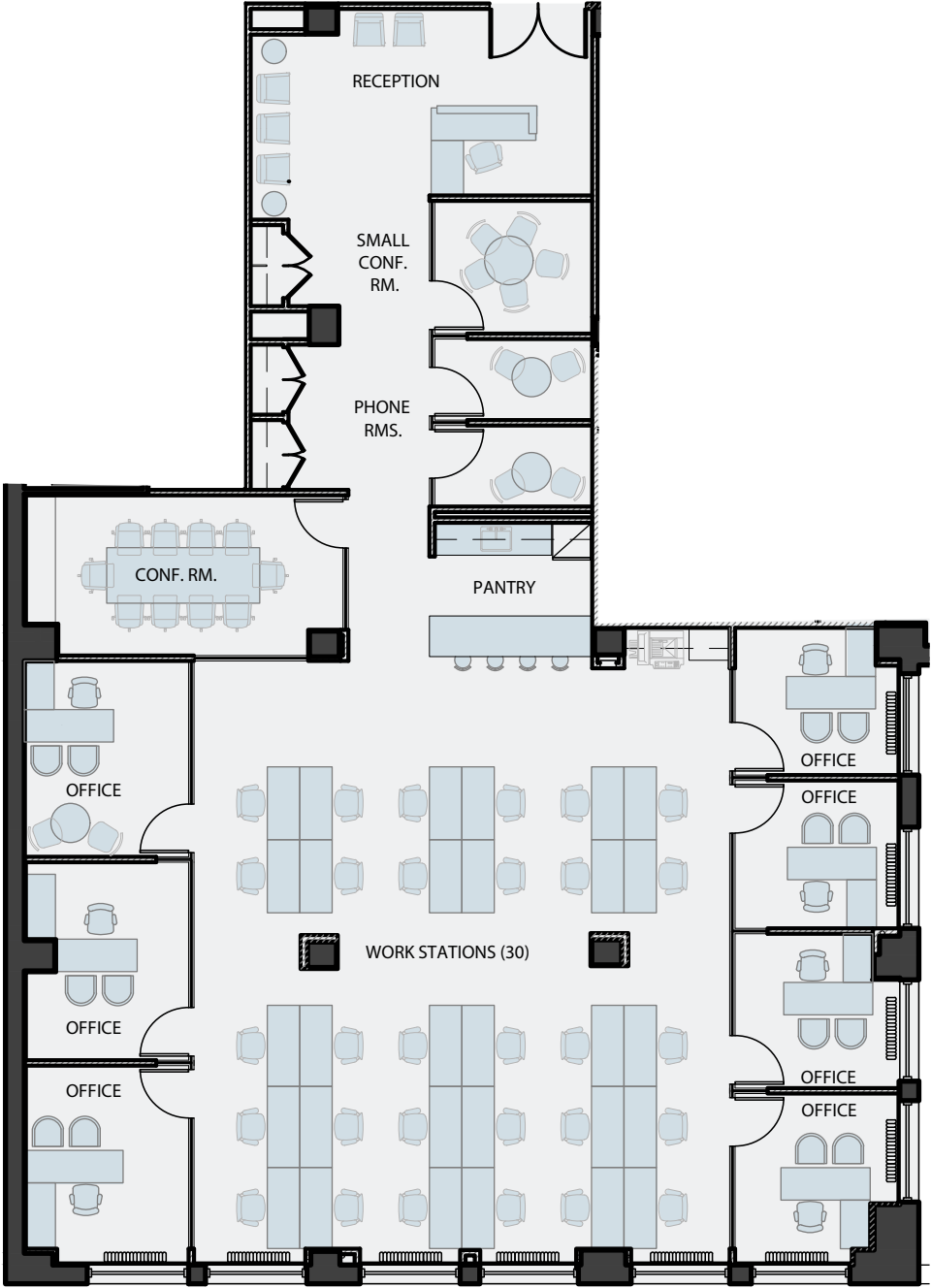
39th Street

Madison Avenue

Suite 803: 2,966 rsf



Suite 804: 5,181 rsf

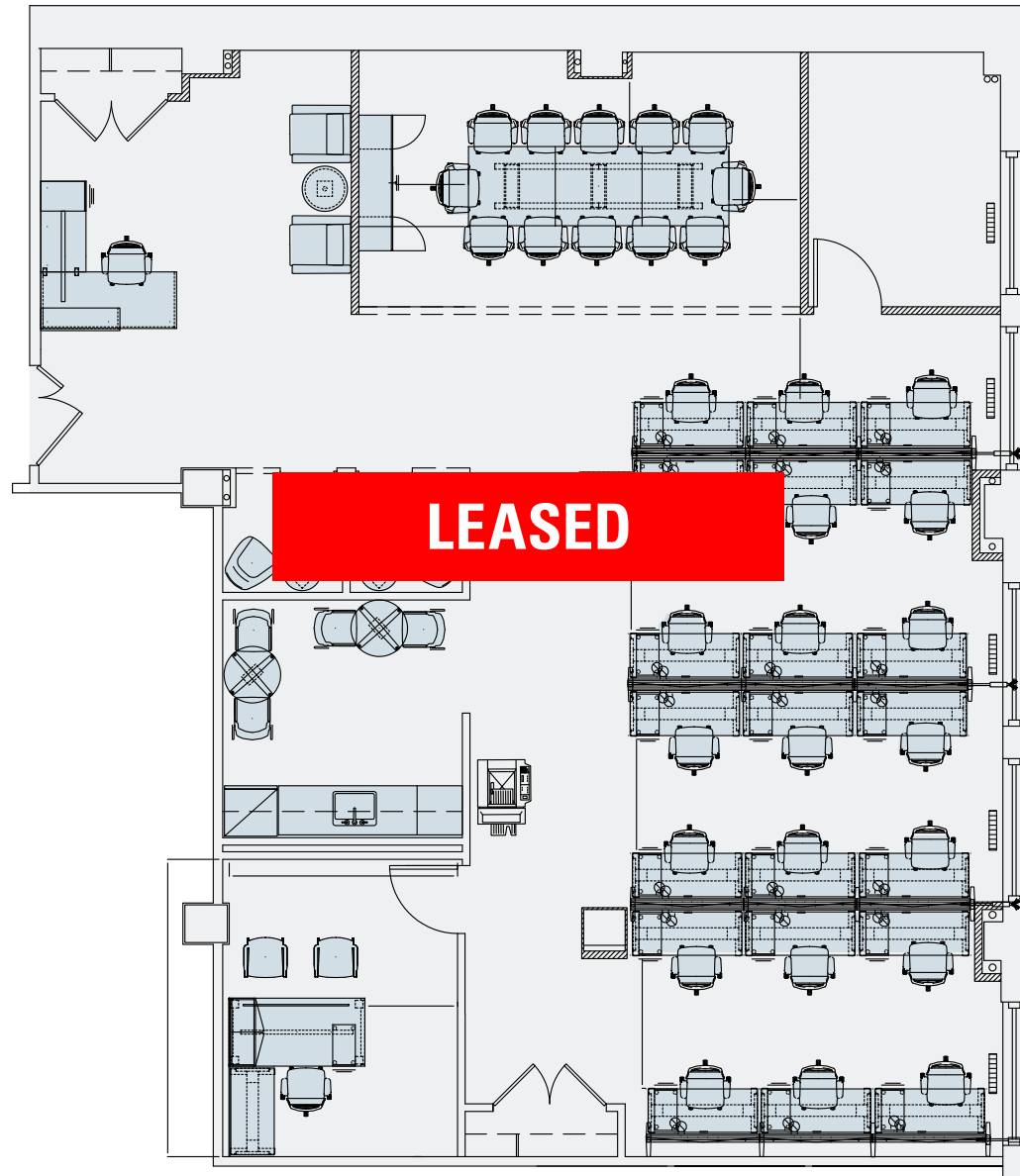


Madison Avenue



39th Street

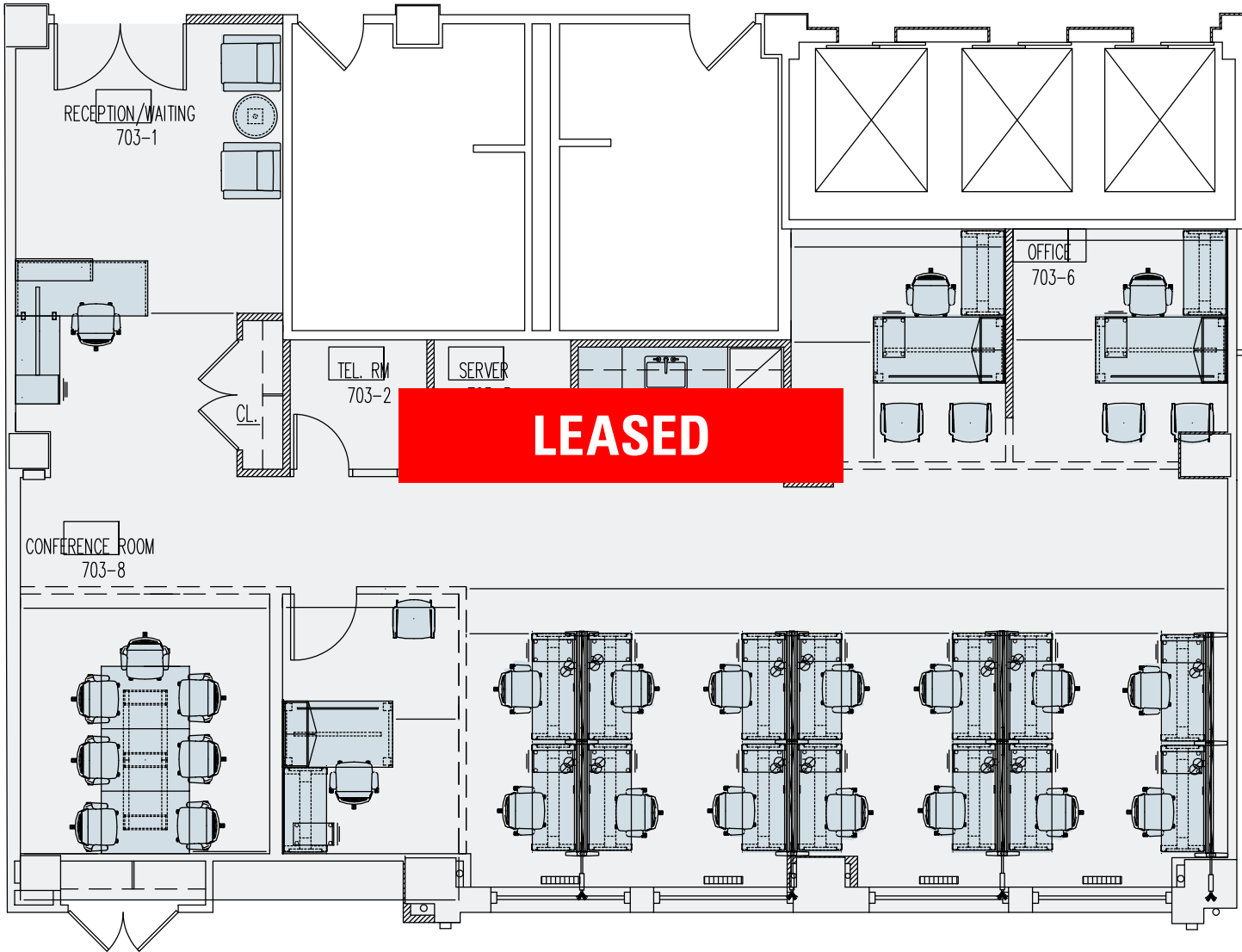
Suite 701: 3,280 RSF



39th Street

Madison Avenue

Suite 703: 2,823 RSF



Madison Avenue



39th Street

Suite 704: 5,163 RSF



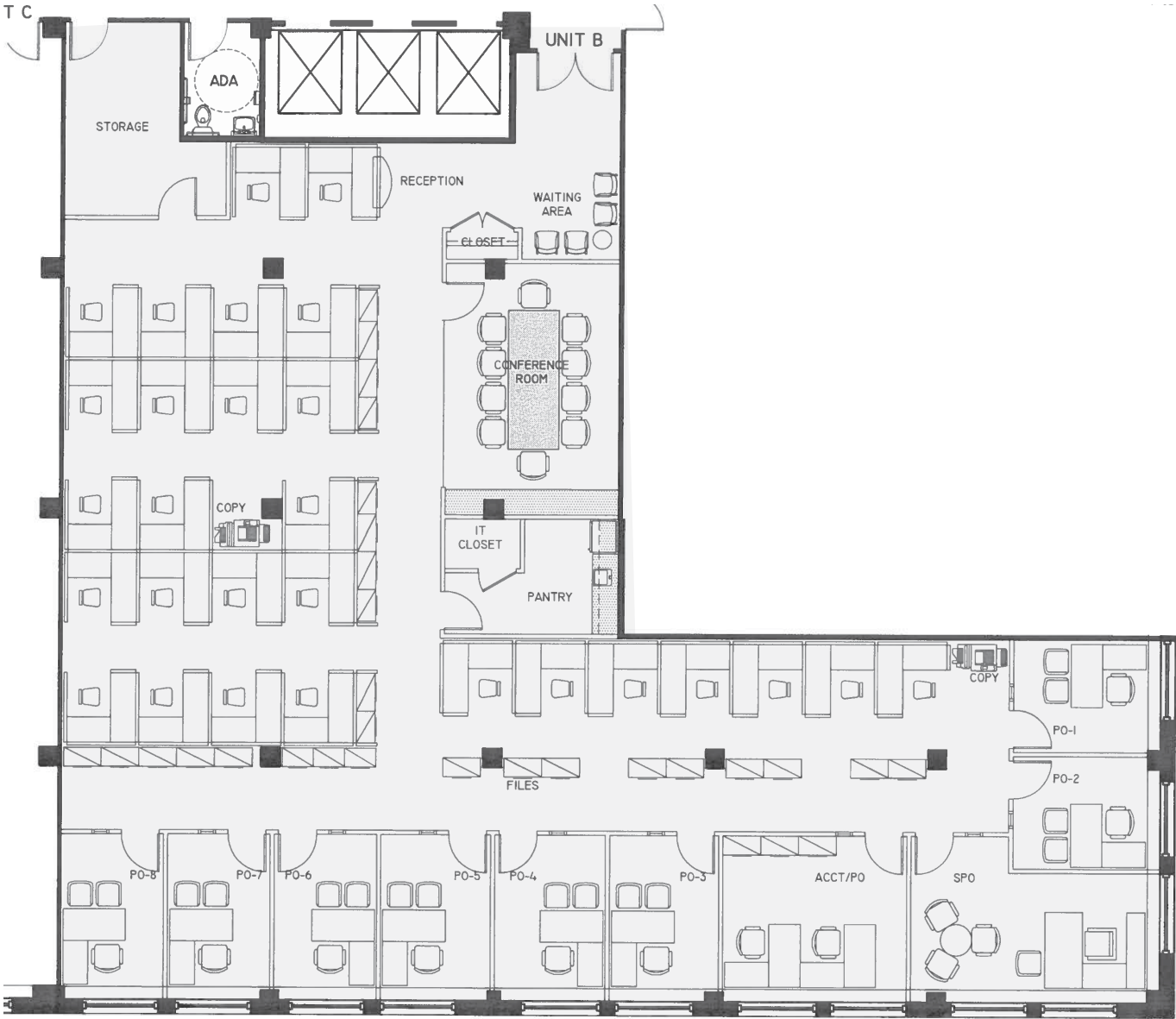
39th Street

Suite 402: 6,902 RSF



39th Street

Madison Avenue





SUITE 402

Suite 300: 4,655 RSF



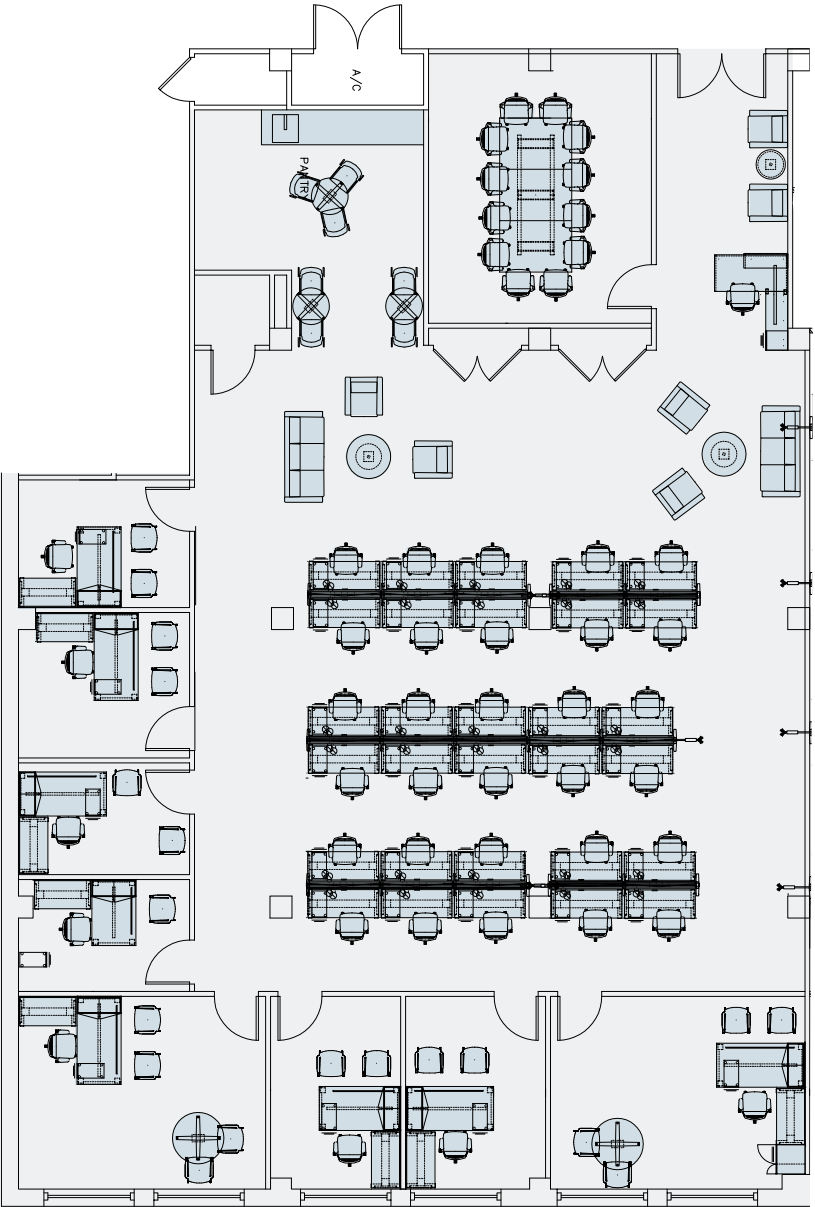
Suite 301: 7,036 RSF





SUITE 301

Suite 302: 5,936 RSF

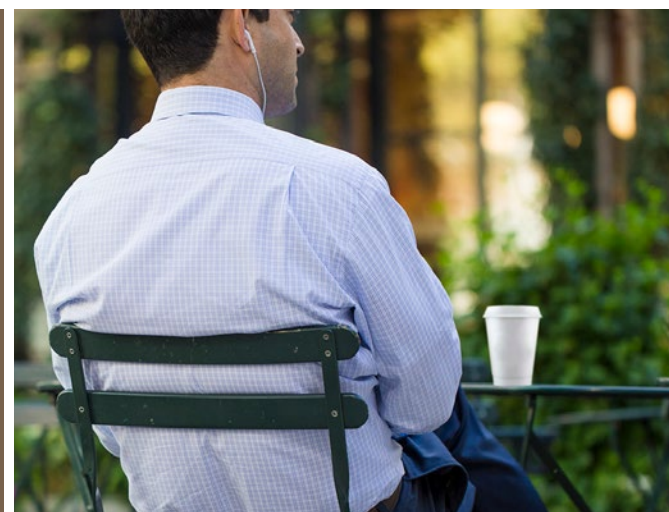


39th Street

Madison Avenue



SUITE 302

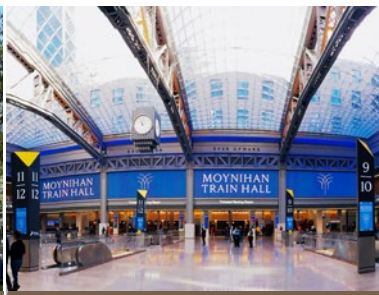




Walk to Grand Central Terminal



Blocks from Bryant Park



Moynihan Train Hall



Port Authority Bus Terminal



CitiBike Stations Nearby



For further information, Contact:

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