



Glass-Front Offices

270 Madison Avenue

Northwest Corner of West 39th Street

Built Office Space - 3,979 RSF

Fantastic Transportation Access

Short Walk to Grand Central Madison, Grand Central and Bryant Park; close to Penn Station & connecting 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 1410: 3,979 rsf

- (5) windowed offices (4 glass-front), (1) glass-front office/meeting room, full wet pantry
- Entry area with glass-front meeting room, windowed corner open area, and storage space

Comments:

- 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; as well as the new Grand Central Madison (formerly East Side Access) bringing the LIRR to the East Side with entrances along Madison Avenue between East 43rd and 48th Streets
- 24/7 Access with attended double-height lobby
- Side core building provides larger open space for more efficient layout and work-flow

Possession: Immediate

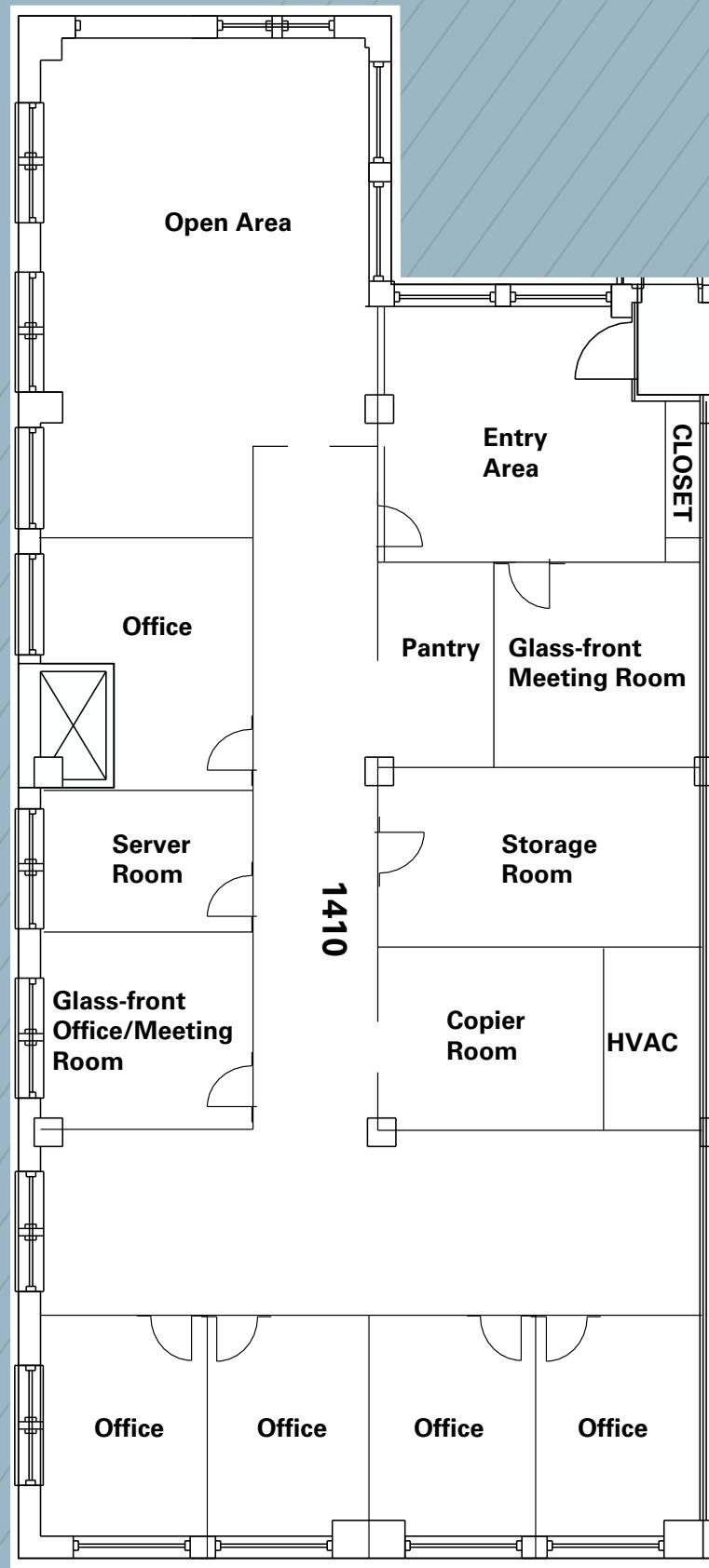
Rent: Call or email for info



Building Lobby

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EAST 39TH STREET

(for descriptive purposes only; not to scale.)

SUITE 1410 - 3,979 RSF
(EXISTING CONDITIONS)



Glass-front Office/Meeting Room



SUITE 1410 - 3,979 RSF
(EXISTING CONDITIONS)



Entry Area



Entry Area Meeting Room

SUITE 1410 - 3,979 RSF
(EXISTING CONDITIONS)



Bright Windowed Offices



Wet Pantry

LOCATED ALONG MIDTOWN'S TRANSIT TRIANGLE

Grand Central Station
4 Mins Walking

4 5 6 7 S



Walk to Grand Central Terminal



Blocks from Bryant Park



Moynihan Train Hall



Port Authority Bus Terminal

For further information and/or inspection, please contact:

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