

# 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**

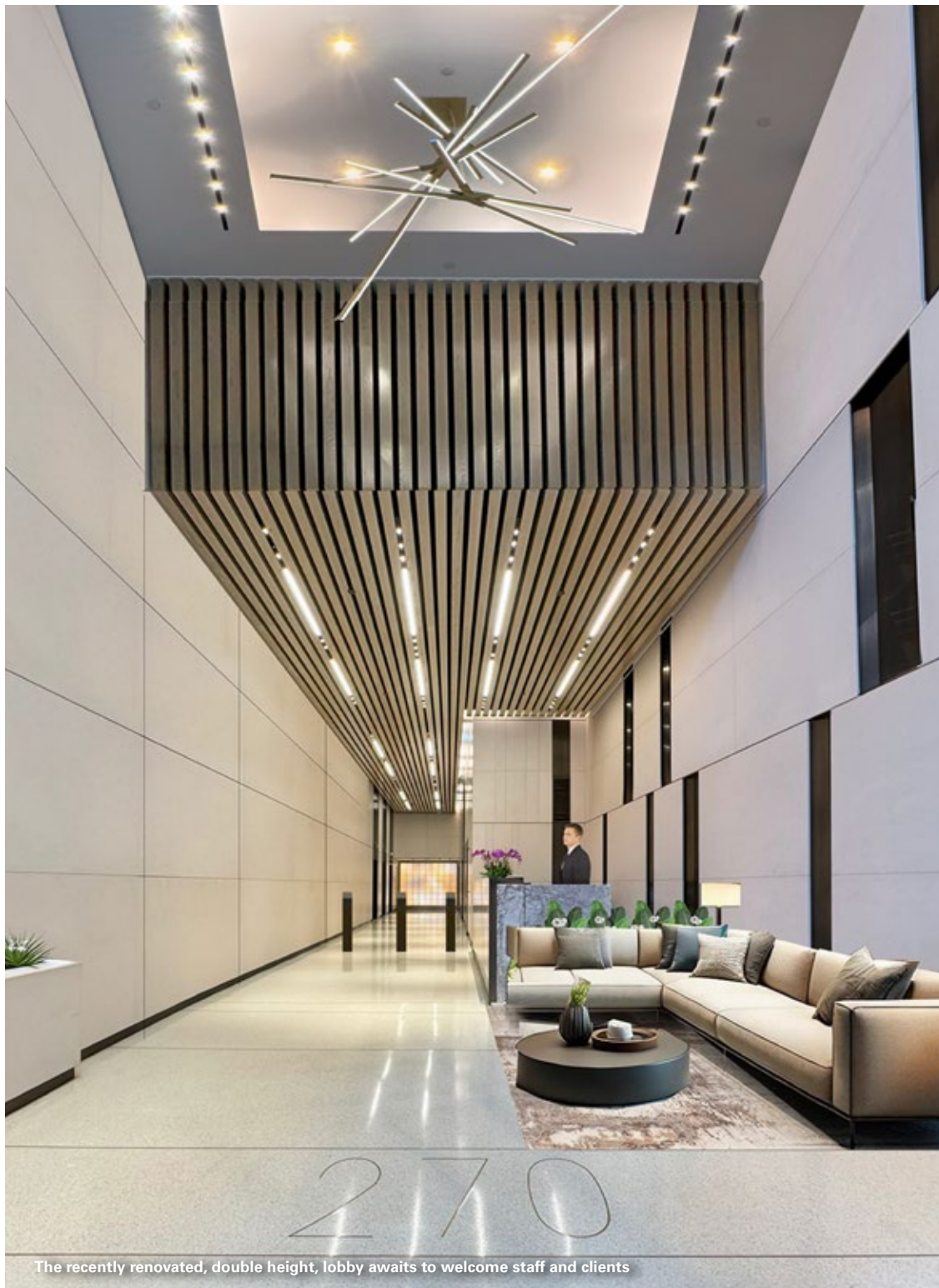
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The recently renovated, double height, lobby awaits to welcome staff and clients

**Entire 5th Floor** 18,086 RSF  
**Possession:** 120 Days from Lease Signing  
**Rent:** Call or email for info

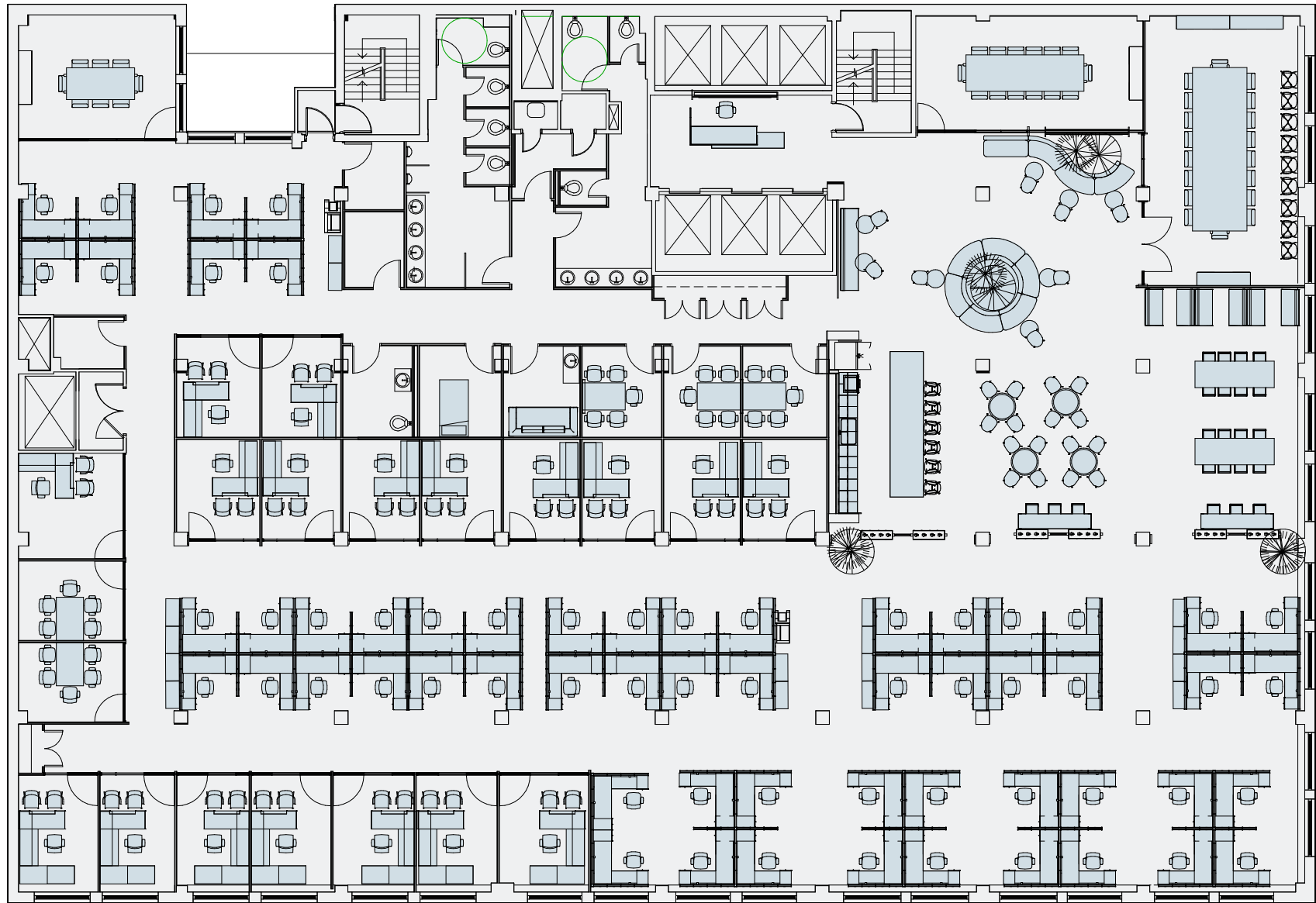
**Comments:**

- 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



Launch Virtual Tour



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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270  
MADISON

Surrounded by The Best of  
Midtown from Every Angle







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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