

Short-Term Lease Considered



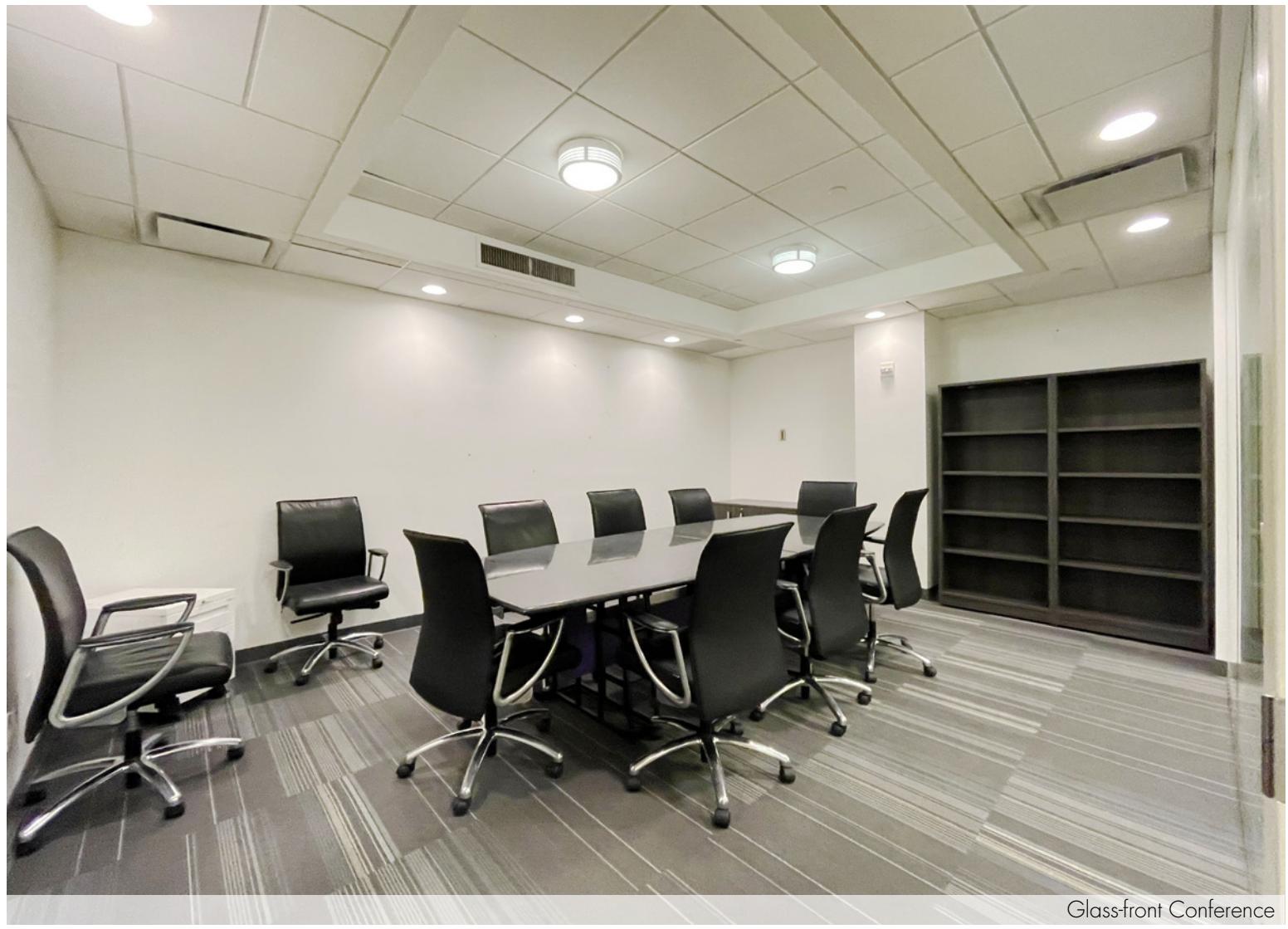
Open Area

270 Madison Avenue

Northwest Corner of West 39th Street

Furnished Move-In Ready Space - 5,936 RSF
Great Mix of Private and Open Work Areas
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



Glass-front Conference

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

Suite 302: 5,936 rsf

- Furnished move-in ready space with glass-front conference room, (1) executive office, (6) offices, and (1) two-person office
- Open area accommodates up to 26 people, reception area, and full wet pantry with seating area.

Possession: Immediate

Rent: Call or email for info

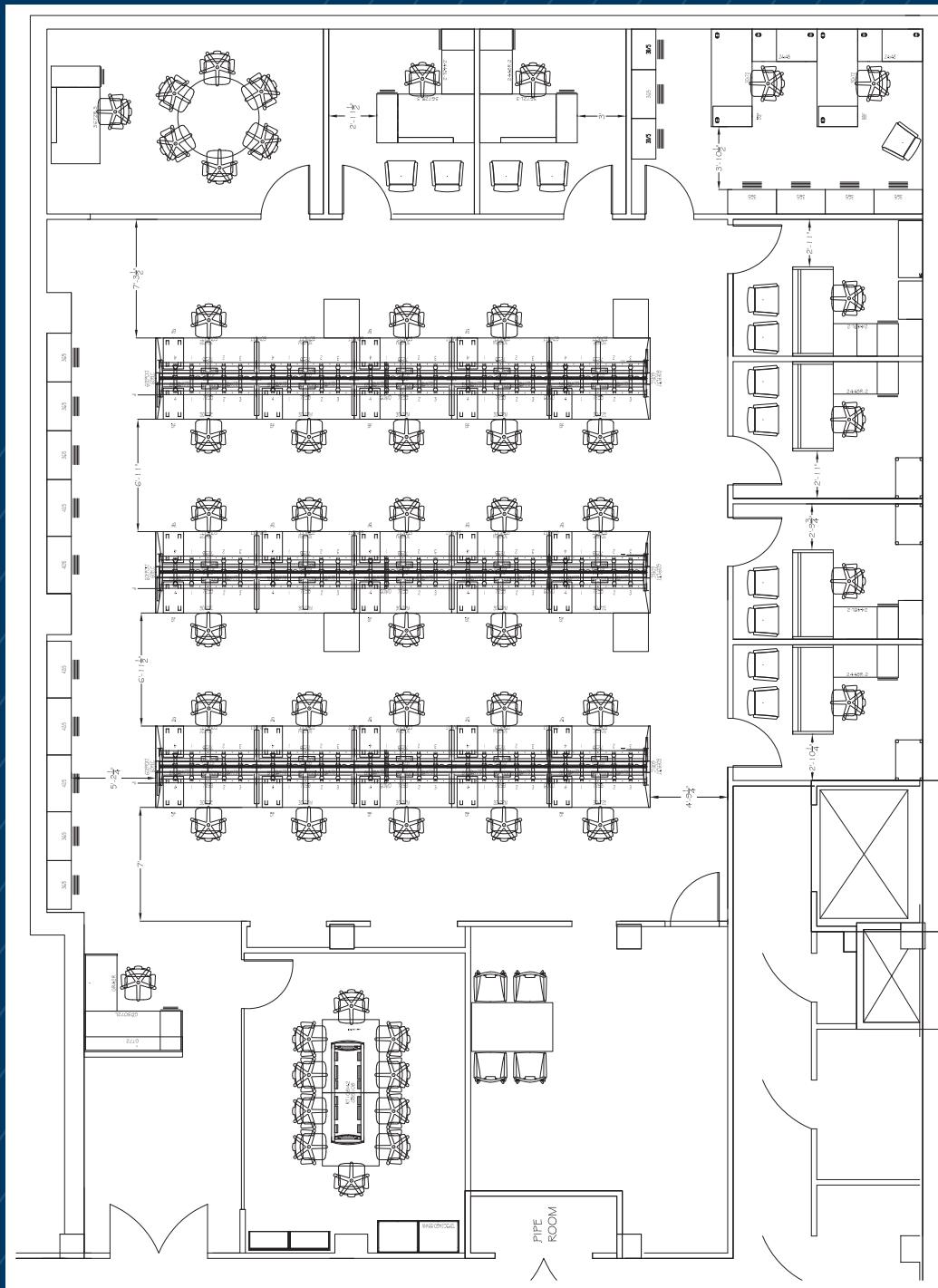


Building Lobby

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 concourse 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

EAST 39TH STREET

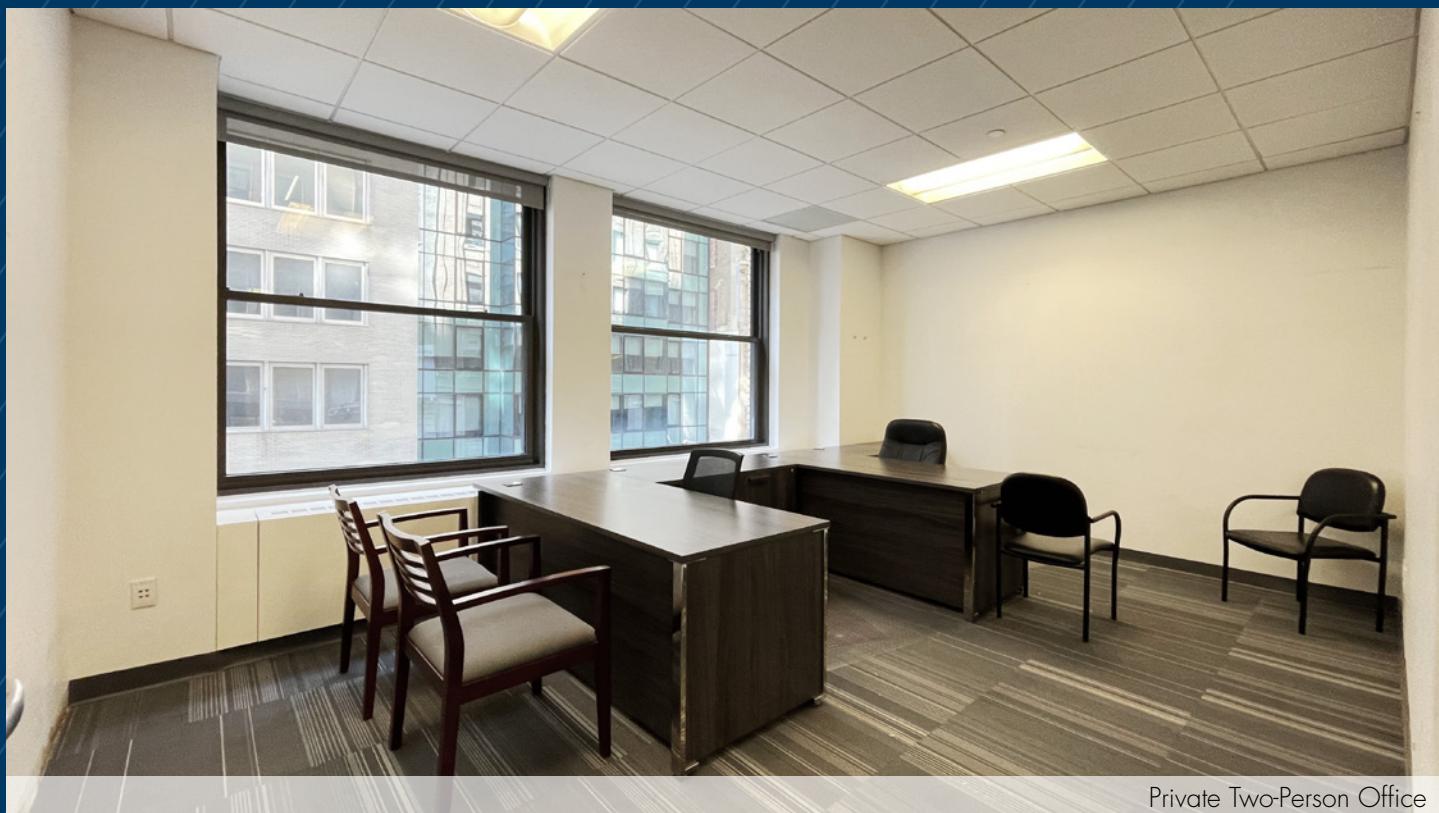


(for descriptive purposes only; not to scale.)

SUITE 302 - 5,936 RSF
(EXISTING CONDITIONS)



Executive Office



Private Two-Person Office

SUITE 302 - 5,936 RSF
(EXISTING CONDITIONS)



Multiple Glass-Front Offices



Wet Pantry with Seating Space



Walk to Grand Central Terminal



Blocks from Bryant Park



Moynihan Train Hall



Port Authority Bus Terminal

For further information and/or inspection, please contact:

James Caseley

Partner
Licensed Real Estate Broker
212.400.6075
jc@absre.com

John Cinosky

Partner
Licensed Assoc. Real Estate Broker
212.400.2348
jcinosky@absre.com

Colin Godwin

Managing Director
Licensed Real Estate Salesperson
212.400.2350
cgodwin@absre.com

