

270 Madison Avenue

Northwest Corner of East 39th Street



**Duplex
Opportunity
34,470 rsf**

**18,086 rsf - 5th Fl
16,384 rsf - 6th Fl**

**Located within
Midtown's
Transportation
Triangle**



Building Lobby

**Short Walk to
Grand Central, Grand Central Madison,
Bryant Park,
Penn Station-Moynihan Train Hall
subway lines,**



Port Authority and NJ  **Train**

Great opportunity for a Company to create its own stylized branding

Across white boxed floors featuring 2-sides of oversized operable windows providing good natural light



270
MADISON

5th Floor Existing Conditions

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

Boutique office building located in lower Midtown East offering tenants close connectivity to Grand Central Madison's LIRR concourse entrances along Madison Avenue between East 43rd and 48th Streets with seamless connection to Grand Central Terminal; and close proximity to Bryant Park, Penn Station-Moynihan Train Hall transportation hubs as well as Port Authority and NJ PATH train multiple express and local trains. There is a wide variety on convenient eateries, fitness studios, and a myriad of other work/lifestyle benefits in the surrounding area.

Entire 5th Floor - 18,086 RSF | Entire 6th Floor - 16,384 RSF

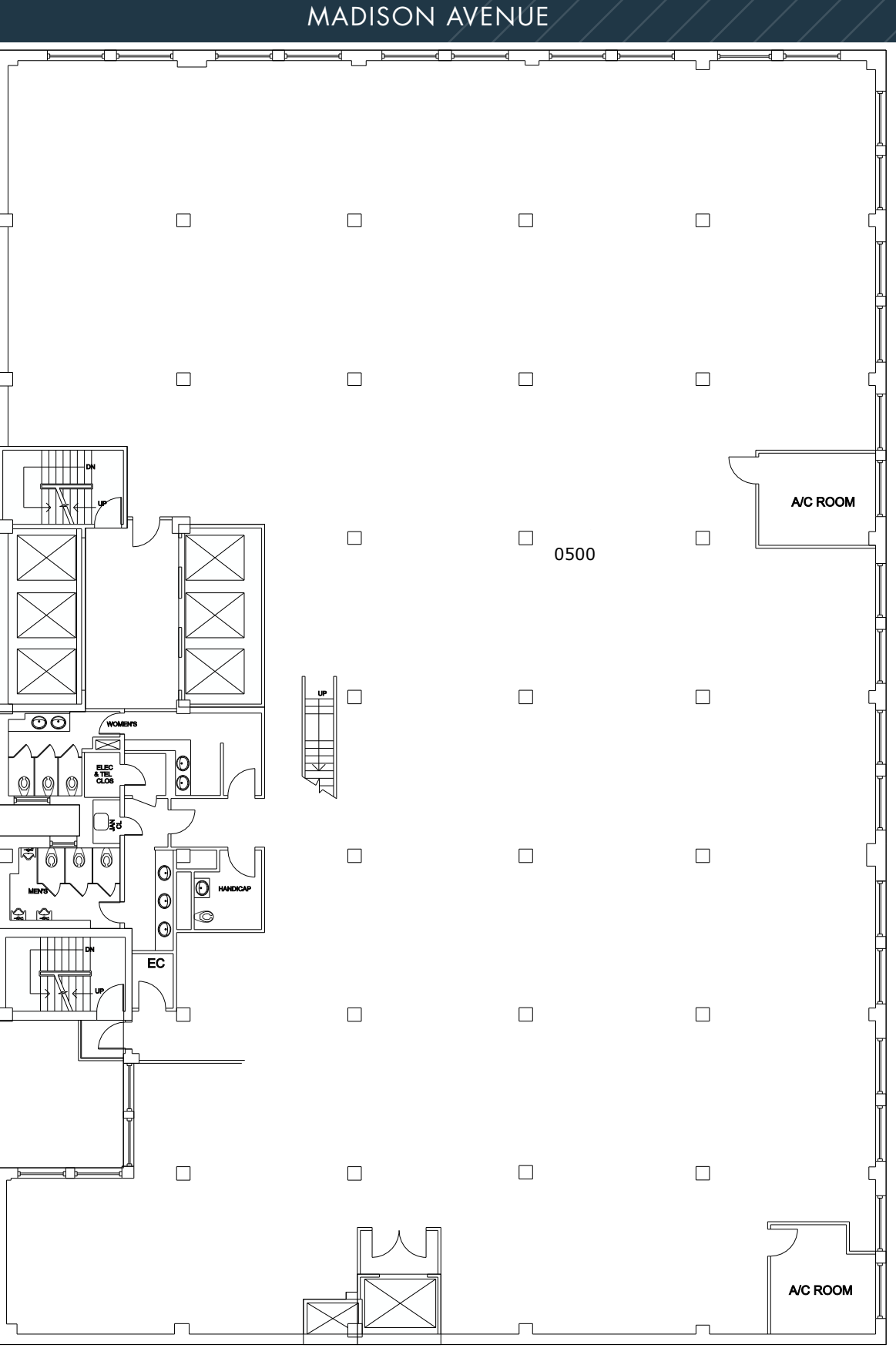
34,470 RSF duplex opportunity with existing internal staircase in place

(Floors can be leased separately or together)

10'- 6 3/8" Ceiling Height
Tenant-Controlled A/C
Oversized Operable Windows on 2-Sides
Good Natural Light
Unparalleled Transportation Options

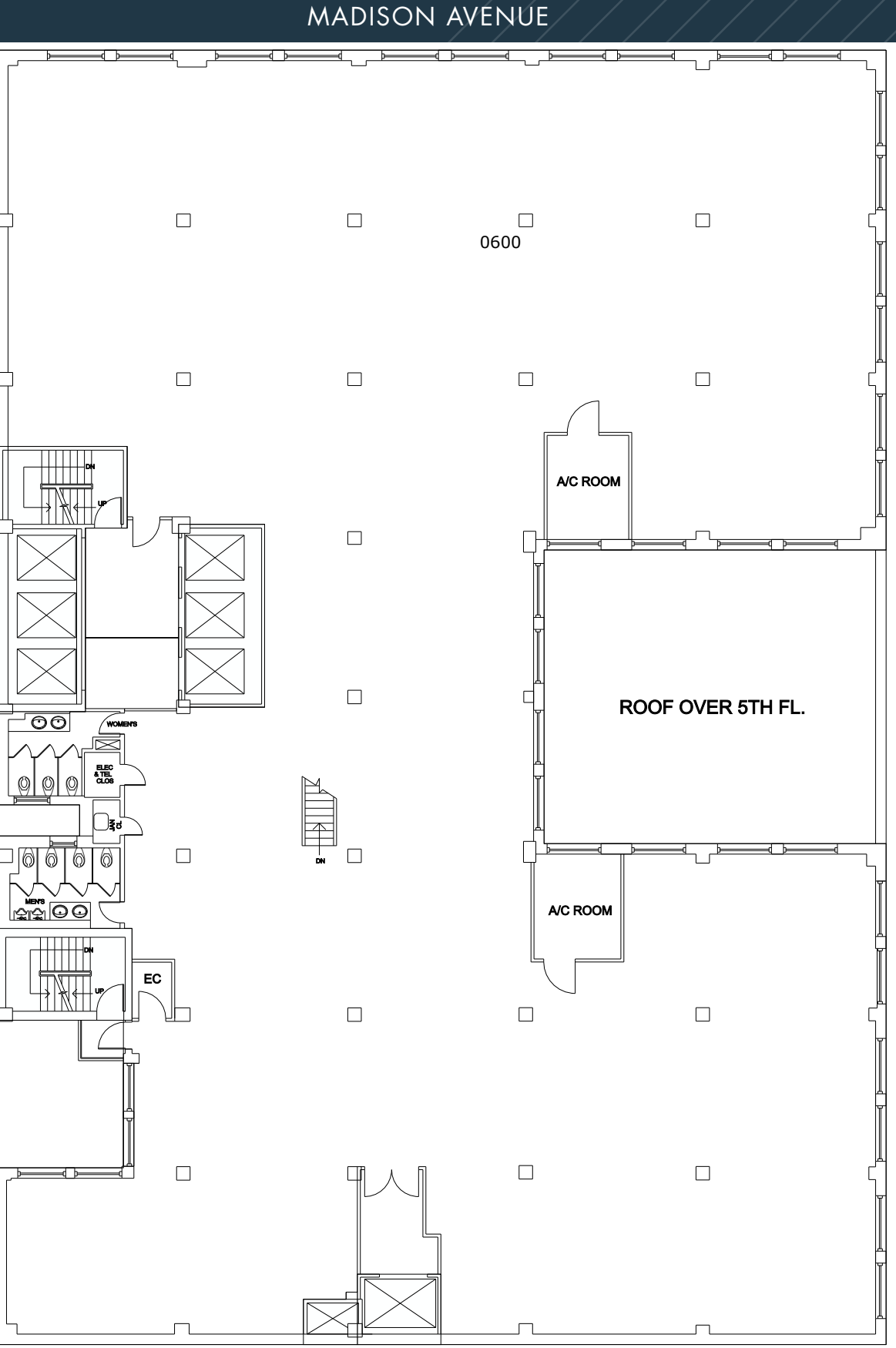
Multiple Fiber Providers
24/7/365 Access
Attended Double-Height Lobby
Side-Core Building Provides:
Larger Open Space, More Efficient Layout/Work-Flow

ENTIRE 5TH FLOOR - 18,086 RSF
(BASE PLAN)



(for descriptive purposes only; not to scale.)

ENTIRE 6TH FLOOR - 16,384 RSF
(BASE PLAN)



(for descriptive purposes only; not to scale.)

ENTIRE 5TH FLOOR - 18,086 RSF
(CURRENT CONDITIONS)



ENTIRE 6TH FLOOR - 16,384 RSF
(CURRENT CONDITIONS)





Walk to Grand Central Terminal



Blocks from Bryant Park



Moynihan Train Hall



Port Authority Bus Terminal

Contact Exclusive Broker:

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