



# 280 Madison Avenue

Southwest Corner of East 40th Street

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

Unit	Size
506	1,200 rsf
1202	1,535 rsf

Possession: Immediate

Rent: Call or email for details

- Comments:
- Centrally located between Grand Central Terminal and Bryant Park transportation hubs; steps from Madison Avenue entrances to Grand Central Madison's LIRR Concourse; and vicinity of Herald Square Station
  - Long-term, high-quality owner-occupied building
  - Bustling Midtown East location
  - All office uses considered

## Avenue-Quality Building. At Side-Street Prices.



For further information, and/or inspection, please contact

**Cooper Katz**

Licensed Real Estate Salesperson

646.439.2009 | [ckatz@absre.com](mailto:ckatz@absre.com)