



Open Area

# 270 Madison Avenue

Northwest Corner of West 39th Street

Move-In Ready Corner Unit - 7,036 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** **1 2 3 B D F M 4 5 6 7 N Q R W S**  
**subway lines, and Port Authority and NJ**  **train**



Glass-front Conference/Meeting Room

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

**Suite 301:** 7,036 rsf

- Perfect for accountants, attorneys, or most service firms
- Built corner space with (10) windowed offices, conference room, large open work area, wet pantry and storage space

**Possession:** Immediate

**Rent:** Call or email for info



Building Lobby

**Comments:**

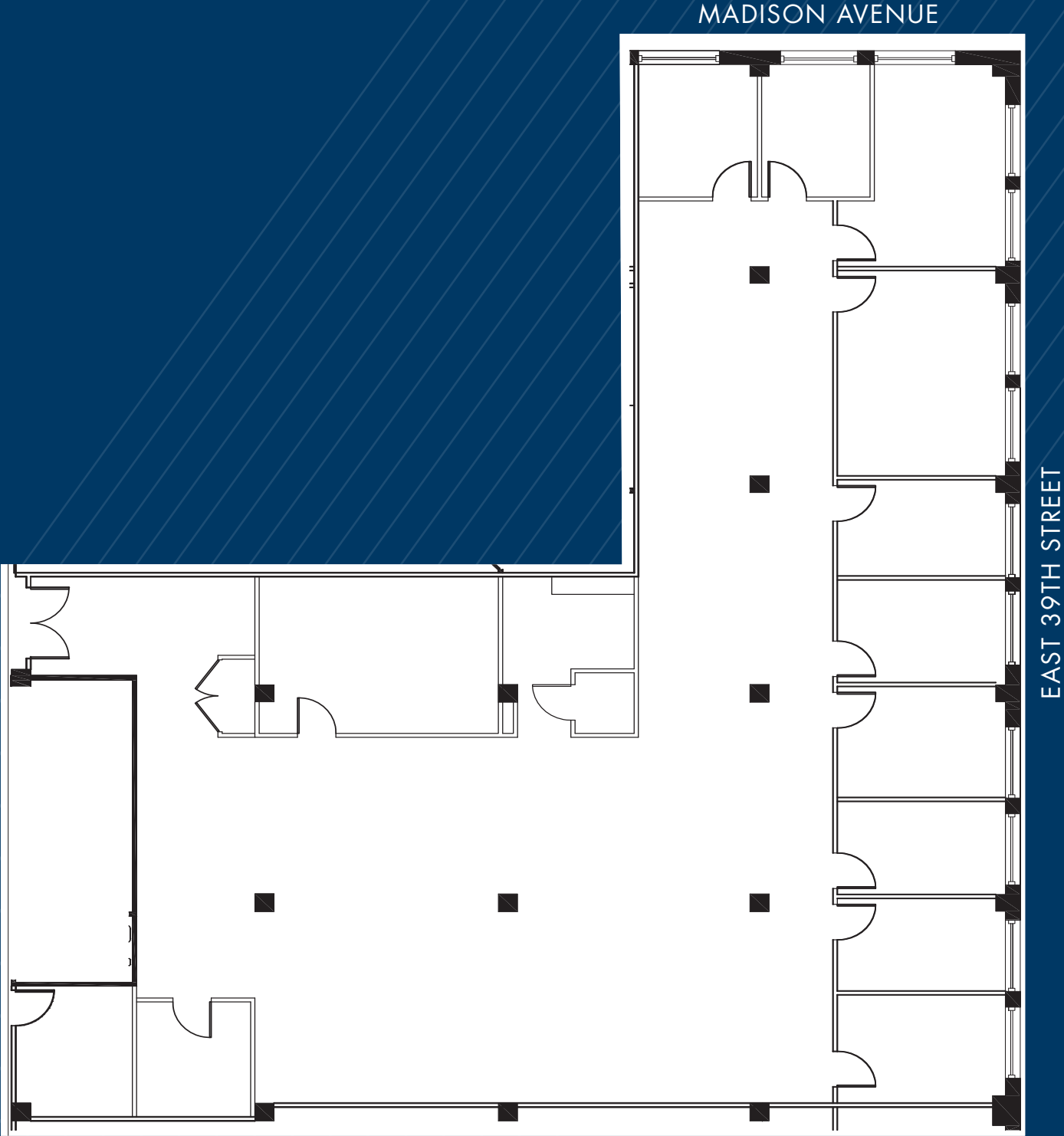
- Corner building with multiple fiber providers, tenant-controlled A/C, and operable windows
- Fantastic transportation access via Grand Central Terminal, Bryant Park, Penn Station/Moynihan Train Hall, Port Authority transportation hubs, and NJ PATH train; as well as the new Grand Central Madison (formerly 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

ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • [www.absre.com](http://www.absre.com)

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SUITE 301 - 7,036 RSF  
(EXISTING CONDITIONS)

[CLICK TO VIEW VIRTUAL TOUR](#)



(for descriptive purposes only; not to scale.)



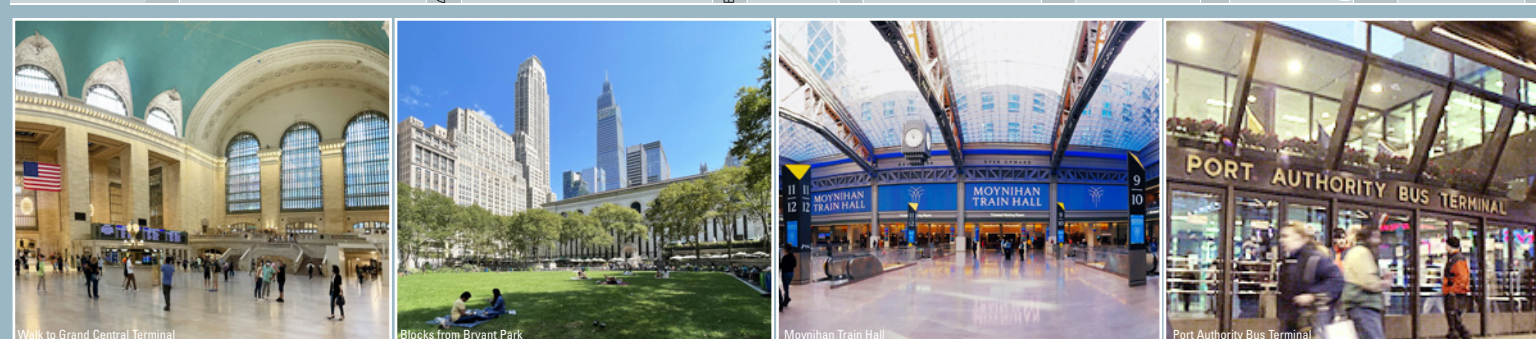
SUITE 301 - 7,036 RSF  
(EXISTING CONDITIONS)



Glass-front Workspaces



Wet Pantry



**ABS**  
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