



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  **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

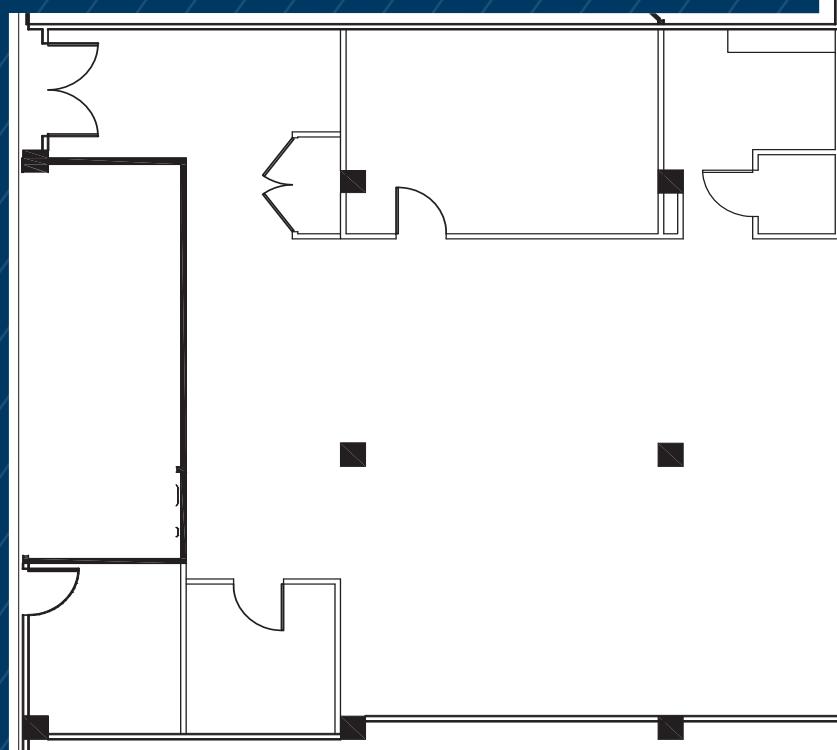
Comments:

- 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

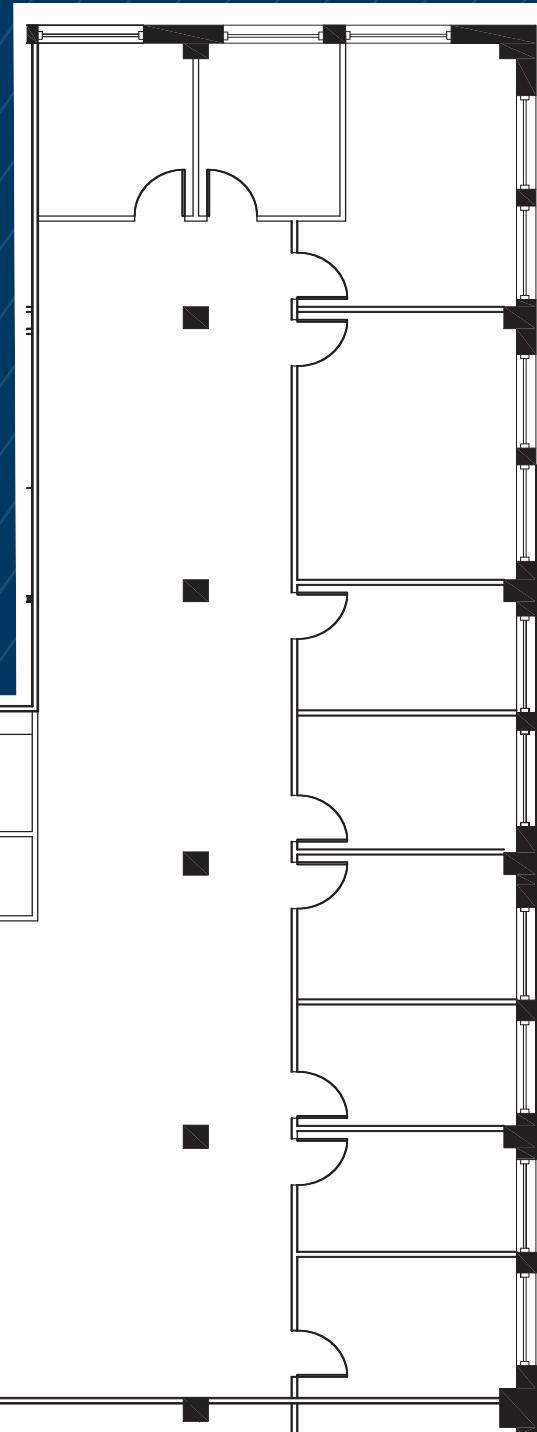
SUITE 301 - 7,036 RSF
(EXISTING CONDITIONS)

[CLICK TO VIEW VIRTUAL TOUR](#)

MADISON AVENUE



EAST 39TH STREET



(for descriptive purposes only; not to scale.)

SUITE 301 - 7,036 RSF
(EXISTING CONDITIONS)



Glass-front Workspaces



Wet Pantry

LOCATED ALONG MIDTOWN'S TRANSIT TRIANGLE

Grand Central Station
4 Mins Walking

4 5 6 7 S



Walk to Grand Central Terminal



Blocks from Bryant Park



Moynihan Train Hall



Port Authority Bus Terminal

For further information and/or inspection, please contact:

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