

270 Madison Avenue

Northwest Corner of East 39th Street



**Built Office Space
2,823 RSF**

**Located within
Midtown's
Transportation
Triangle**

**Great Mix of
Private and Open
Work Areas**



Building Lobby

**Short Walk to
Grand Central, Bryant Park,
Penn Station-Moynihan**

Train Hall



**subway lines, Port Authority
and NJ  Train**



Glass-front Conference Room and Offices

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

Suite 703: 2,823 rsf

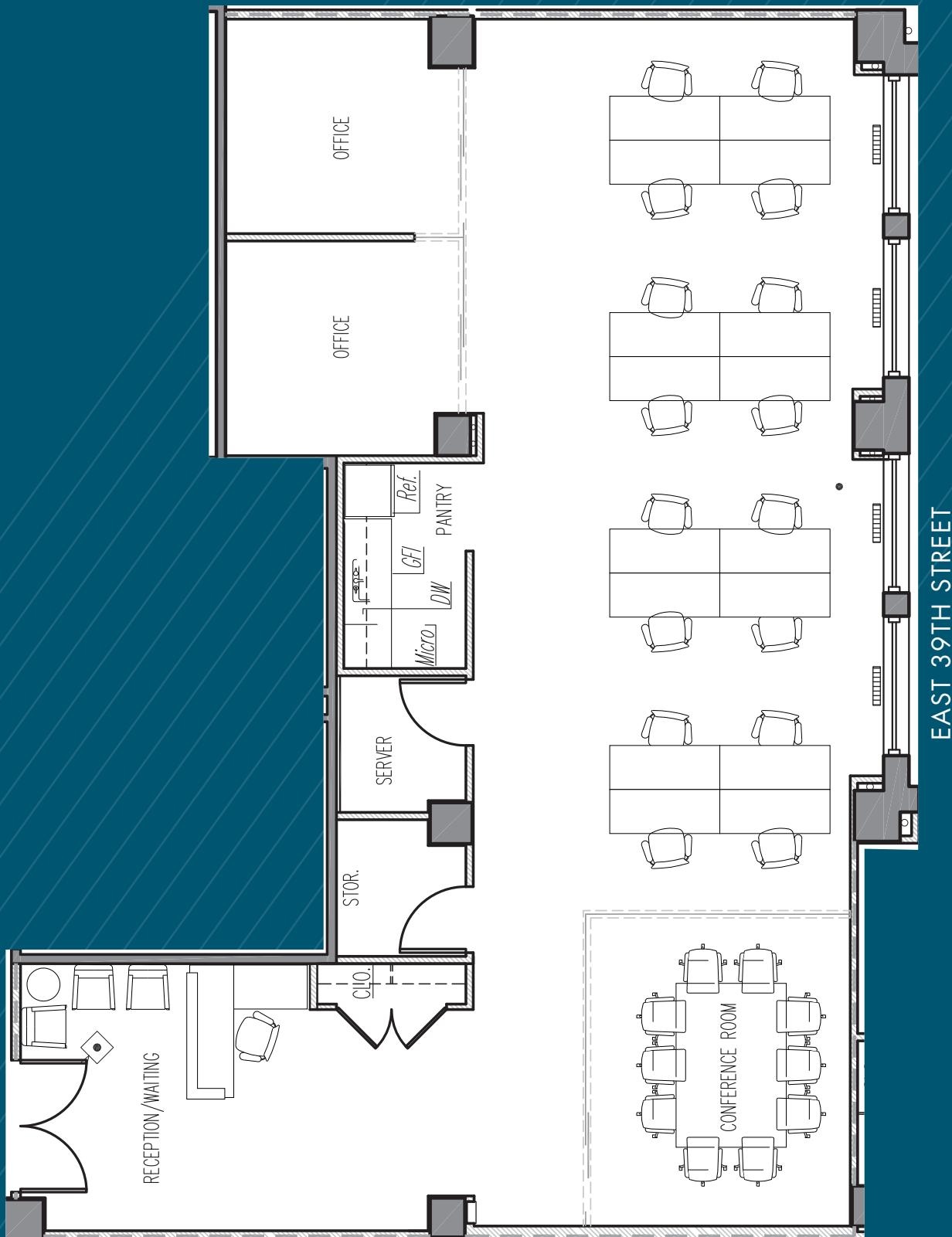
- Built space with frosted glass enclosed conference room, (2) glass-front offices, reception area, open area, wet pantry and storage space

Possession: Immediate

Rent: Call or email for info

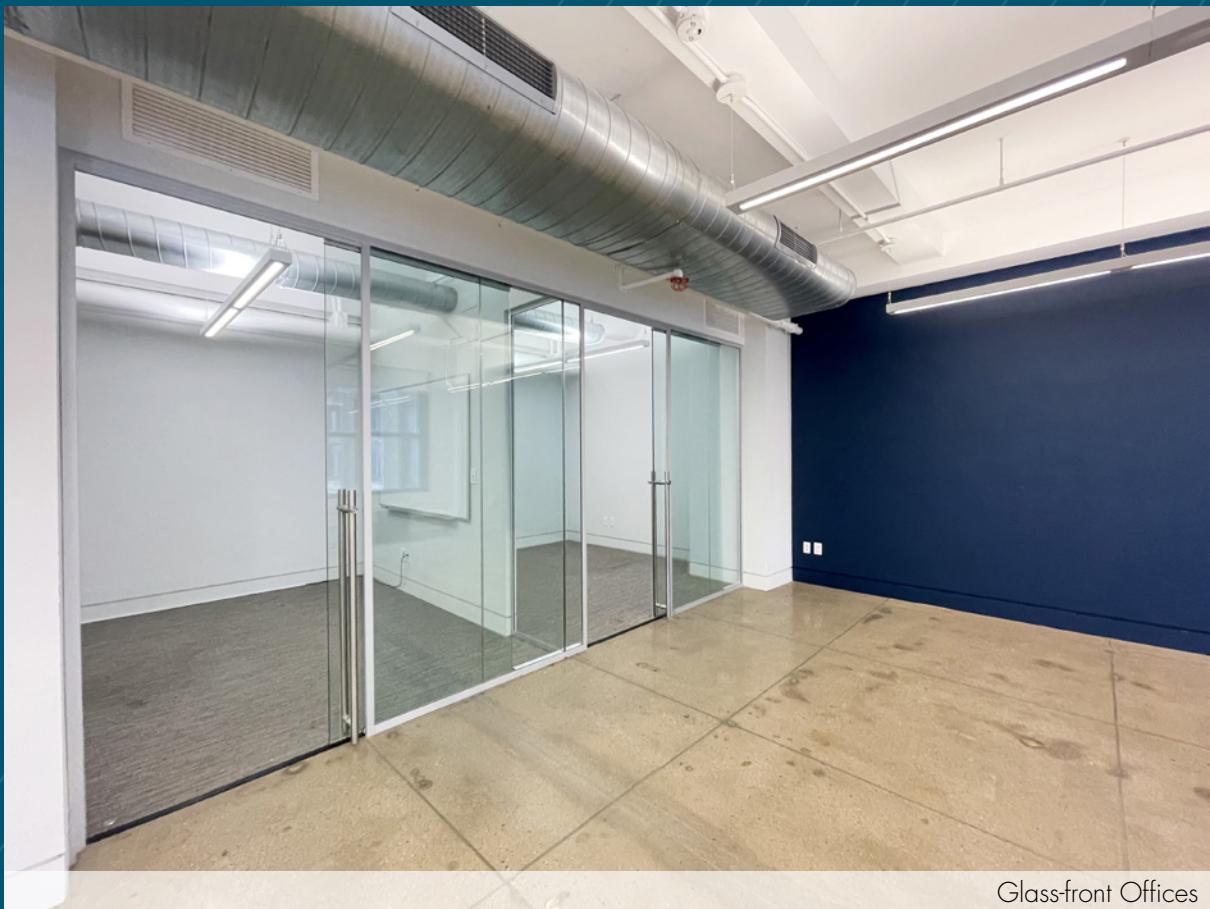
Comments:

- Corner building with multiple fiber providers, tenant-controlled A/C, and oversized 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

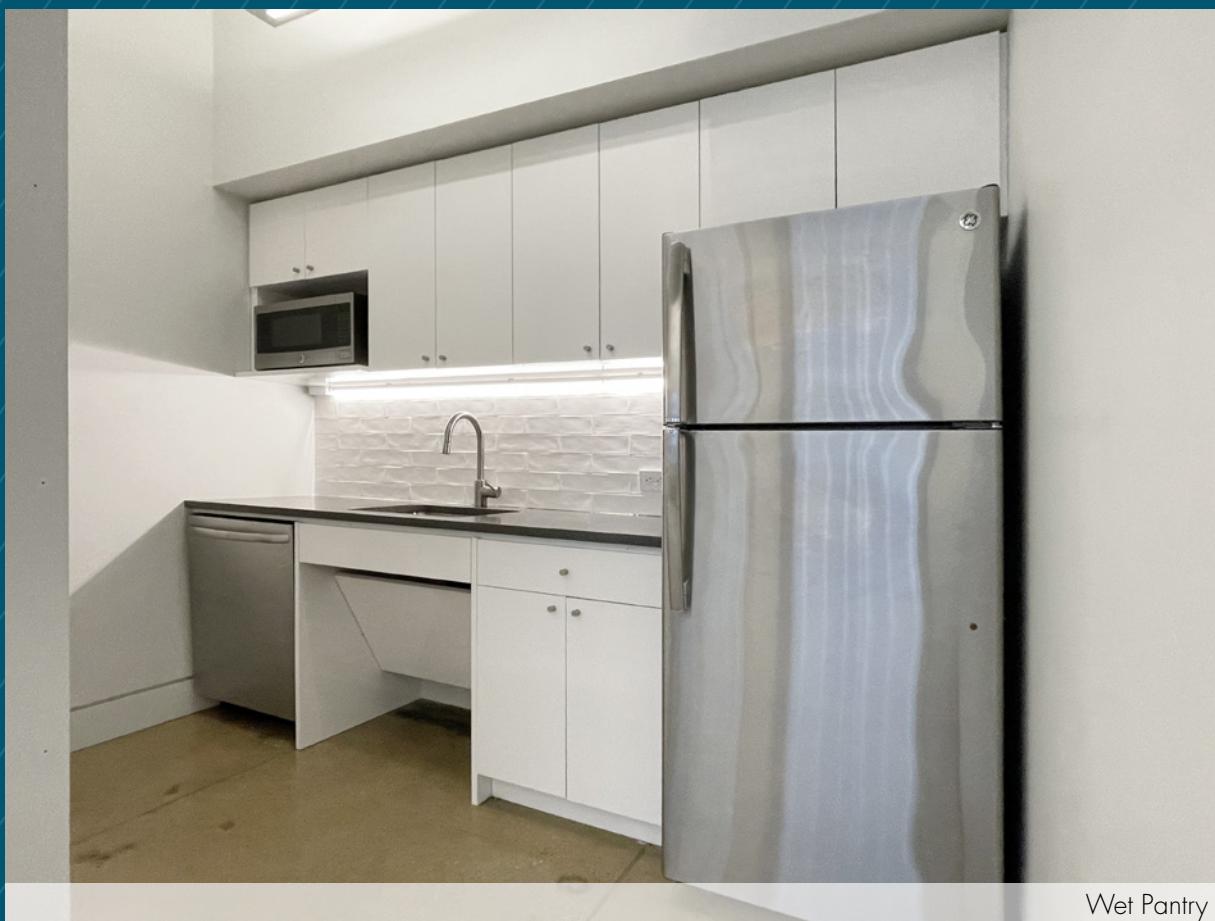


(for descriptive purposes only; not to scale.)
Furniture shown for layout concept only

**SUITE 703 - 2,823 RSF
(EXISTING CONDITIONS)**



Glass-front Offices



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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