

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**

**1 2 3 B D F M
4 5 6 7 N Q R W S
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

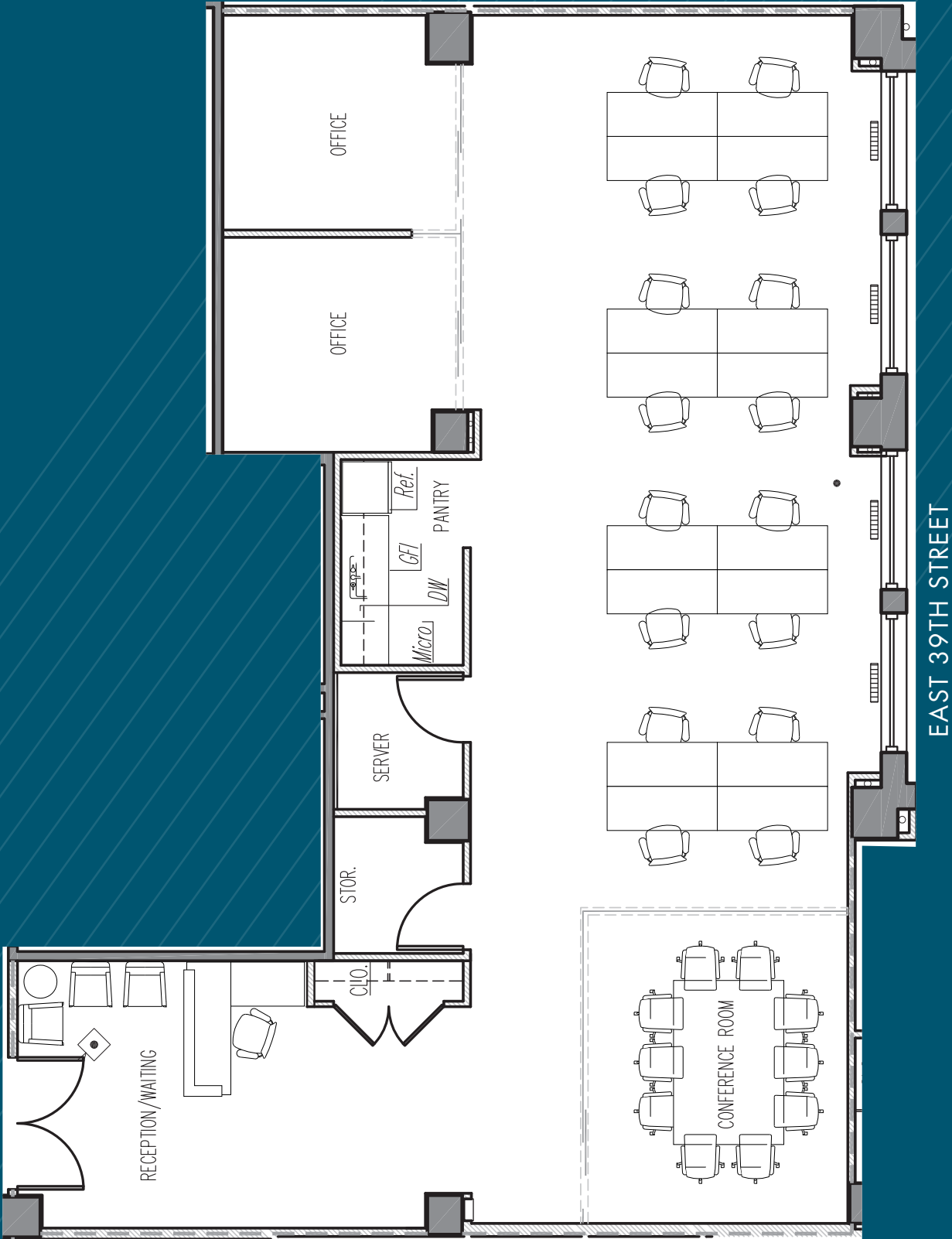
Possession: Immediate

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

SUITE 703 - 2,823 RSF
(AS-BUILT)

[CLICK TO VIEW VIRTUAL TOUR](#)



(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



Walk to Grand Central Terminal



Blocks from Bryant Park



Moynihan Train Hall



Port Authority Bus Terminal

For further information and/or inspection, please contact:

James Caseley

Partner
Licensed Real Estate Broker
212.400.6075
jc@absre.com

John Cinosky

Partner
Licensed Assoc. Real Estate Broker
212.400.2348
jcinosky@absre.com

Colin Godwin

Managing Director
Licensed Real Estate Salesperson
212.400.2350
cgodwin@absre.com



ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • www.absre.com

All information is from sources deemed reliable but is subject to errors or omissions of any magnitude, withdrawal from market, or changes in terms, all without notice. Brokers employment and payment only by written agreement.