

295 MADISON AVENUE

SOUTHEAST CORNER OF EAST 41ST STREET



FOR LEASE
ENTIRE 30TH FLOOR
3,900 RSF

PREMISES
ENTIRE 30TH FLOOR

ASKING RENT
UPON REQUEST

SQ. FOOTAGE
3,900 RSF

POSSESSION
ARRANGED

LEASE TERM
THRU 8/30/23
WILL CONSIDER SHORTER TERM

ELECTRIC
DIRECT

HIGHLIGHTS

- BRAND NEW HIGH END PREBUILT
- STATE-OF-THE-ART BUILDING SYSTEMS
- MODERN FINISHES
- GLASS FRONT OFFICES
- GLASS FRONT CONFERENCE ROOMS
- NEW PANTRY & BATHROOM
- HIGH-SPEED FIBEROPTICS INTERNET
- EQUIPPED WITH \$15K WORTH OF INTERNET HARDWARE
- CUSTOM MADE SOLID WOOD DESKS & CONF ROOM TABLES
- HERMAN MILLER AERON DESK CHAIRS
- REMOTE CONTROLLED AUTOMATIC BLINDS
- 3 MASSIVE PROJECTION SCREENS FOR MEETINGS
- TWO OWL CONFERENCE ROOM SOLUTIONS
- KEGERATOR FOR BEER OR OTHER TAP BEVERAGES

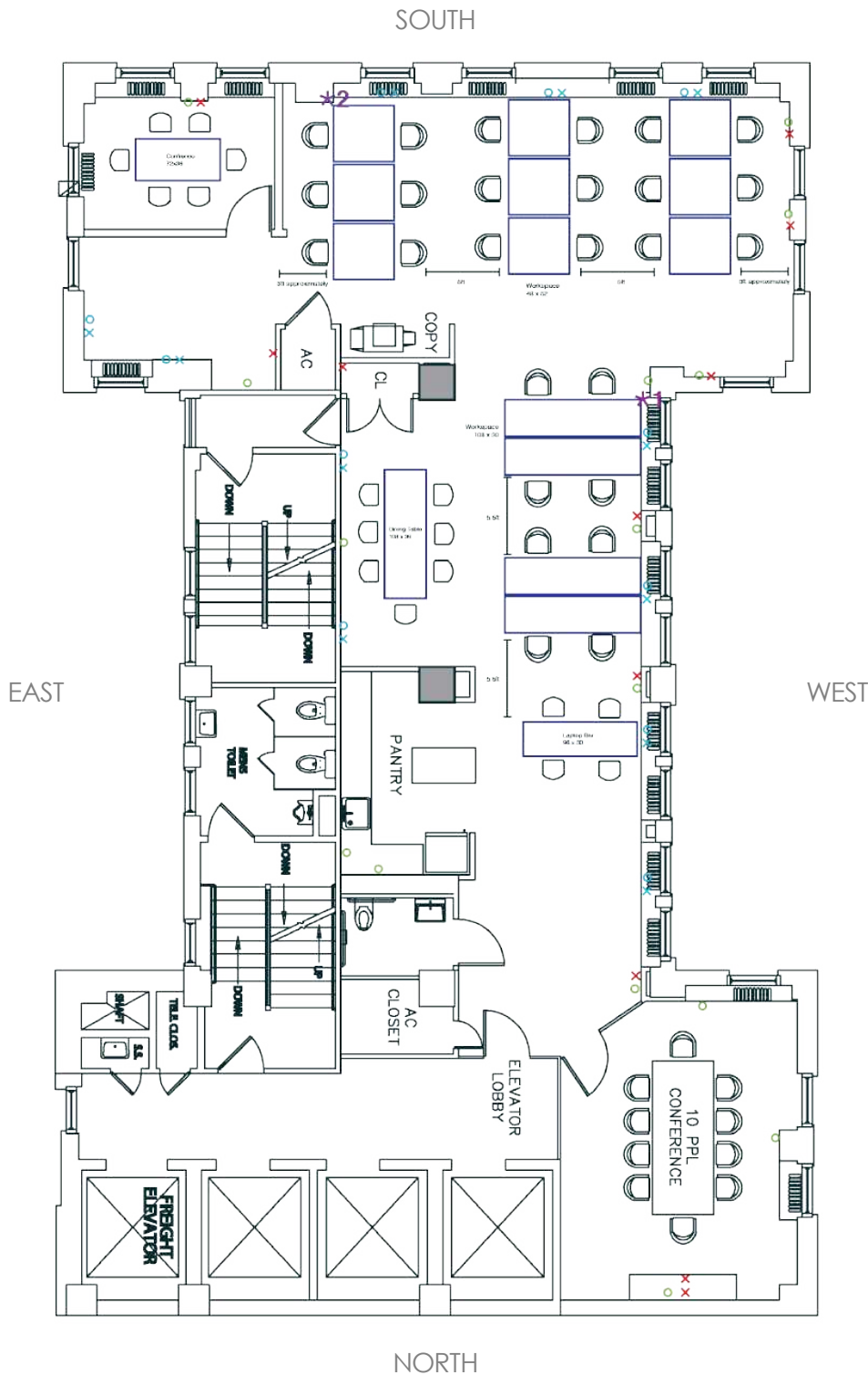
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FLOOR PLAN

30TH FLOOR

3,900 RSF

 DESK CHAIR

 MISC. CHAIR

 FURNITURE POSITION

POWER / DATA NEEDS

 ETHERNET  POSSIBLE ETHERNET

 POWER  POSSIBLE POWER

***1**

START FURTHEST FRONT TABLE ON THE RIGHT SIDE OF THE ELECTRICAL OUTLET

***2**

FIRST BACK TABLE NEAR CONFERENCE ROOM 6" FROM THE LEFT OF LINE ON THE AC UNIT