

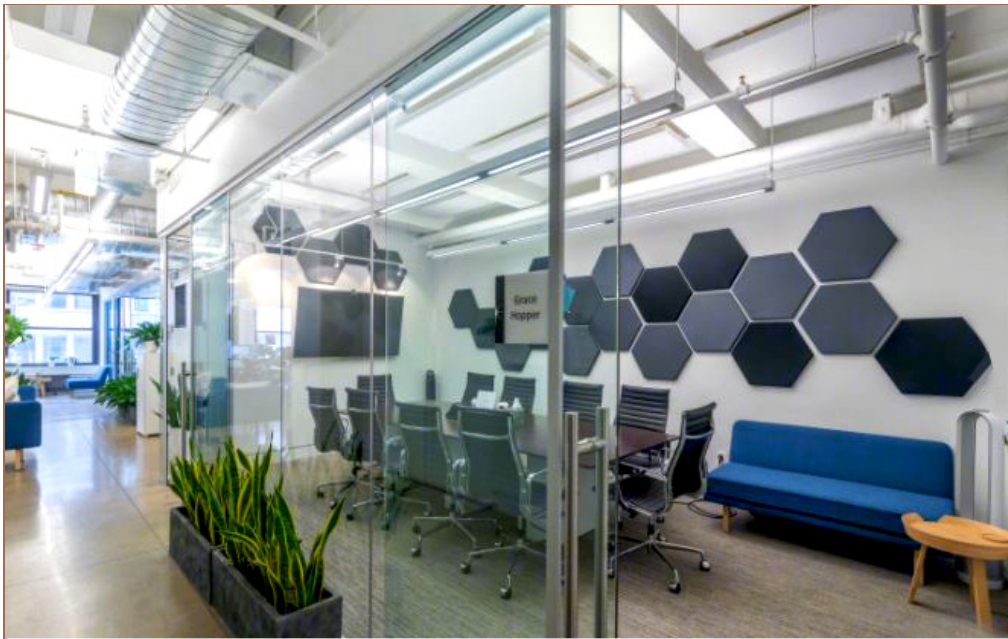
Existing Conditions

Move-in Ready Sublease
Fully Furnished, Fully Wired
Walk to Grand Central, Bryant Park

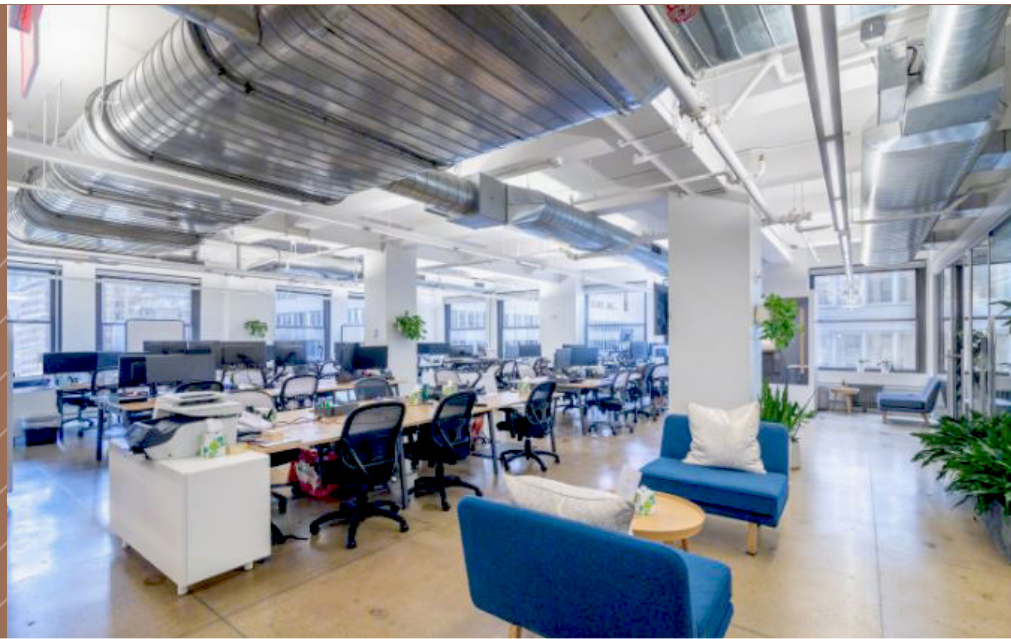
270
MADISON

270 Madison Avenue

Northwest Corner of East 39th Street



Conference Room



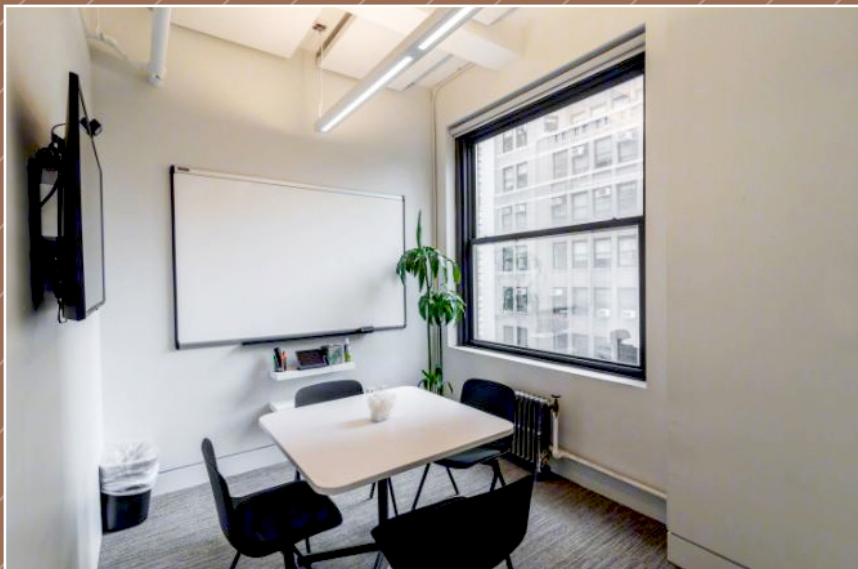
Open Area

Suite 702 5,163 rsf
 Sublease Term: Through May 30, 2023
 Possession: Immediate

Fully furnished, move-in ready corner unit directly off elevator and offering abundant natural light

- Glass entry rooms including (1) large conference room, (1) small conference room, (1) meeting room
- large open area, fully upgraded wet pantry area with island seating
- Tenant-controlled HVAC
- Walking distance to Grand Central Terminal and Bryant Park transportation hubs with access to 4 5 6 N Q R W 7 S subway lines
- Close proximity to Penn Station and Herald Square stations
- 24/7 Access with attended lobby

SUITE 702- 5,163 RSF
(EXISTING CONDITIONS)



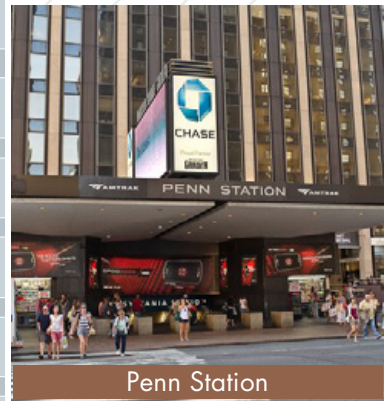
SUITE 702- 5,163 RSF
(AS BUILT)



MADISON AVENUE

EAST 39TH STREET

Not to scale, for display purposes only



For further information and/or inspection, please contact: