

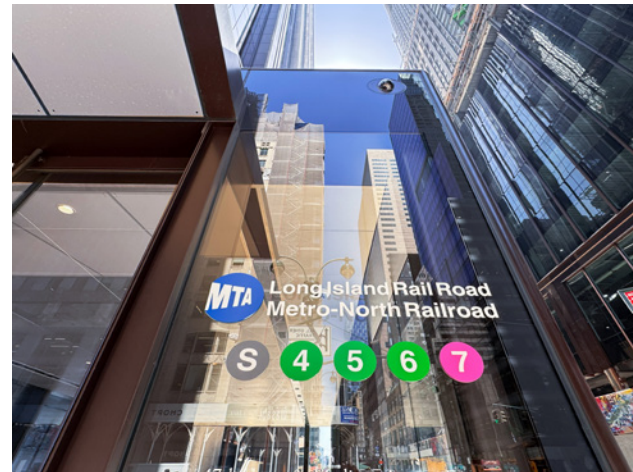


# 425 Madison Avenue

Located on Southeast Corner of East 49th Street

Grand Central — Plaza District  
Full Full Branding Opportunities

**Best Value  
on Madison Avenue**



Centrally Located Between Transportation Hubs at

Midtown's Bryant Park,  
Grand Central Terminal  
and Rockefeller Center

# 425 Madison Avenue

| Available Space | Occupancy | Rent | Term |
|-----------------|-----------|------|------|
|-----------------|-----------|------|------|

|                           |              |              |  |
|---------------------------|--------------|--------------|--|
| Entire 21st Fl: 1,800 rsf | Nov. 1, 2026 | Upon Request |  |
|---------------------------|--------------|--------------|--|

|           |                                                                                                                                                                                                                          |  |  |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| Penthouse | <ul style="list-style-type: none"><li>- Private roof deck offering north, south and west views, (1) Conference room, (3) offices, break room, and a private restroom</li><li>- Stairway access from 20th floor</li></ul> |  |  |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|

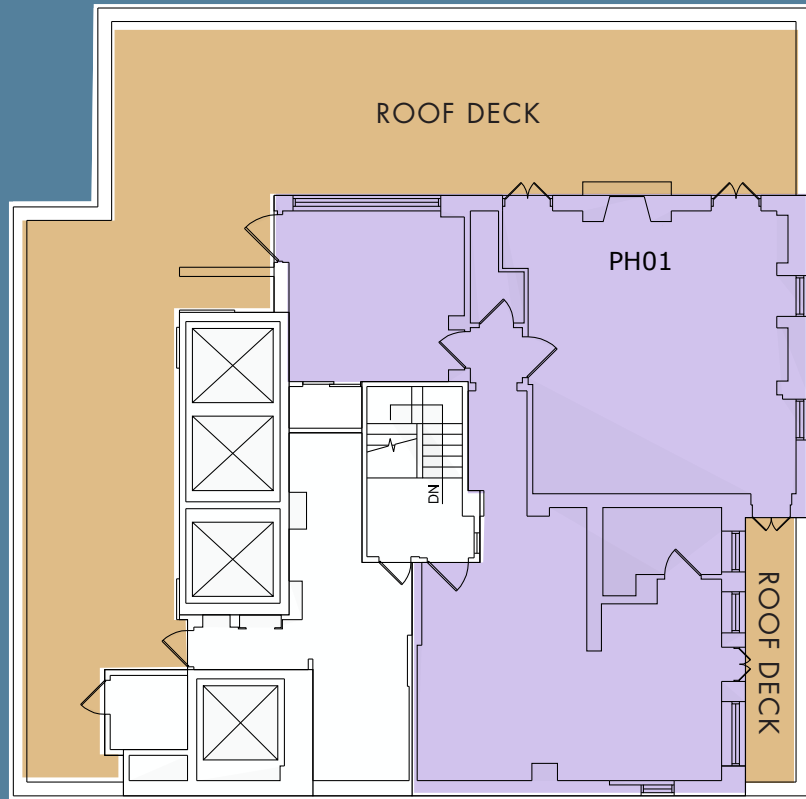
## Highlights

- Boutique office building in central Midtown East location; 24/7 beautifully appointed and attended lobby
- Two blocks from 47th Street entrance to Grand Central Madison LIRR Concourse with seamless connection to Grand Central Terminal
- Close proximity to Rockefeller Center and Bryant Park transportation hubs

ENTIRE 21ST FLOOR PENTHOUSE - 1,800 RSF  
(AS-BUILT)

MADISON AVENUE

EAST 49TH STREET



View of stairway access



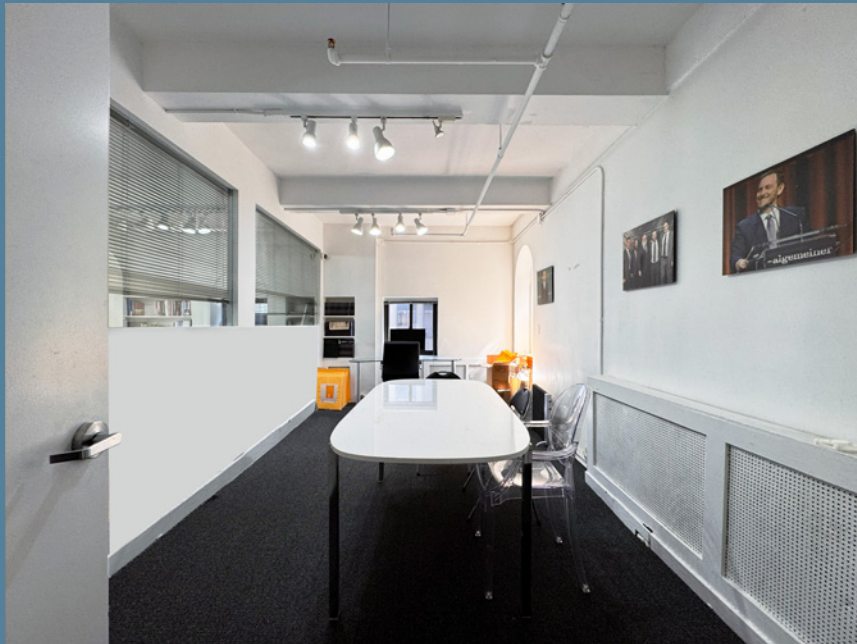
North view - Artificial turf shown for concept only



South view - Artificial turf shown for concept only

(Floor plan for descriptive purposes only; not to scale.)

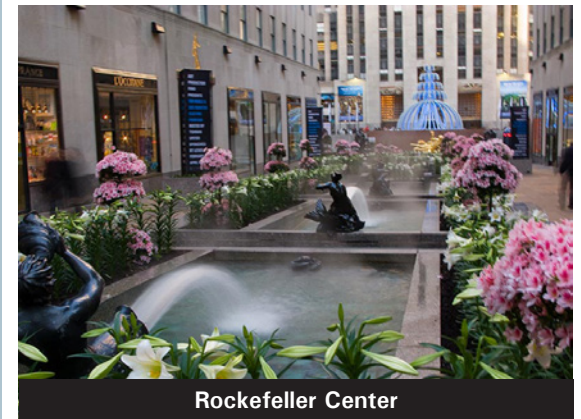
ENTIRE 21ST FLOOR PENTHOUSE - 1,800 RSF  
(EXISTING CONDITIONS)



Furniture shown for layout concept only



Grand Central Terminal



Rockefeller Center