



270  
MADISON

## NEW OFFERING

**PREMIUM FULL FLOOR TO BE BUILT - FURNISHED**

**ENTIRE 5TH FLOOR : 18,086 RSF**

**WITHIN THE HEART OF THE TRANSIT TRIANGLE**

Located where employees prefer to be, **between Bryant Park and Grand Central Terminal**. Walking distance to Penn Station and Port Authority. Close proximity to The New York Public Library.



**Work Can be Completed 120 Days From Lease Signing**



**All Spaces Offered Furnished With High Quality Finishes and Glass-Fronted Offices**



**Flexible Lease Terms, Minimum 1 Year**



**Private Space, Substantially Superior to Co-Working**



**Nonprofits May Qualify for a Real Estate Tax Exemption with a 30 YR Lease**



**Convenient Transit Triangle Location**



**Wired to Work**



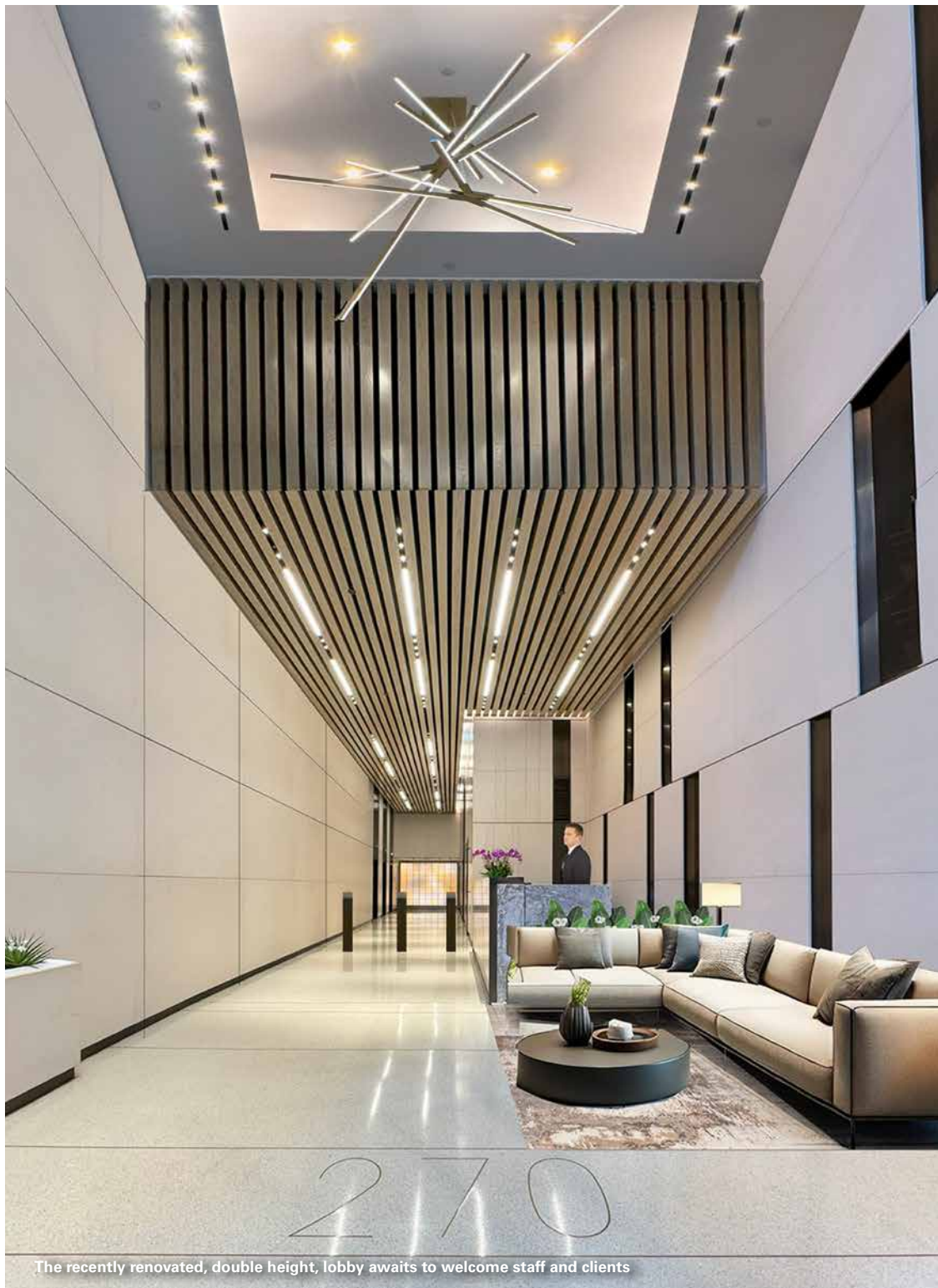
**On-Site Leasing and Management Office**



**Building Owners and Agents Available On-Site**



**Full Commission Paid on Lease Signing**



The recently renovated, double height, lobby awaits to welcome staff and clients

**Entire 5th Floor** 18,086 RSF

**Possession:** Q1 2025

**Rent:** Call or email for info

**Comments:**

- Tremendous value, move-in ready. Delivered furnished, wired, and turn-key
- Fantastic location, nearby - Grand Central - Bryant Park - Penn Station - Moynihan - Port Authority - PATH
- Join institutional quality tenants, New York Public Library and The Lupus Foundation
- Multiple fiber providers: Cogent; Verizon FiOS; Spectrum, CenturyLink; Frantic.link; Pilot Fibers
- 24/7/365 Tenant access through attended double-height lobby
- Side core building provides larger open space for more efficient layout and work-flow
- Oversized operable windows with impressive natural light
- Short-form tenant friendly license agreement available

This is a detailed architectural floor plan of a large, multi-room building, likely a school or institutional facility. The plan shows a central corridor system with numerous rooms, including classrooms, offices, and common areas. Rooms are furnished with desks, chairs, and tables. The layout is symmetrical, with a central vertical corridor and horizontal wings extending outwards. The drawing is in black and white, with blue shading used for certain areas like desks and chairs.

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Artist's Rendering for Illustration Purposes

## FIRST IMPRESSIONS

Expansive foyer gives way to lounge that can be used for branding purposes

Renderings are for illustrative purposes only and are not representative of the furniture to be provided



## DETAILS MATTER

Glass front offices and conference rooms are immersed in natural light while acoustic panels dampen ambient noise

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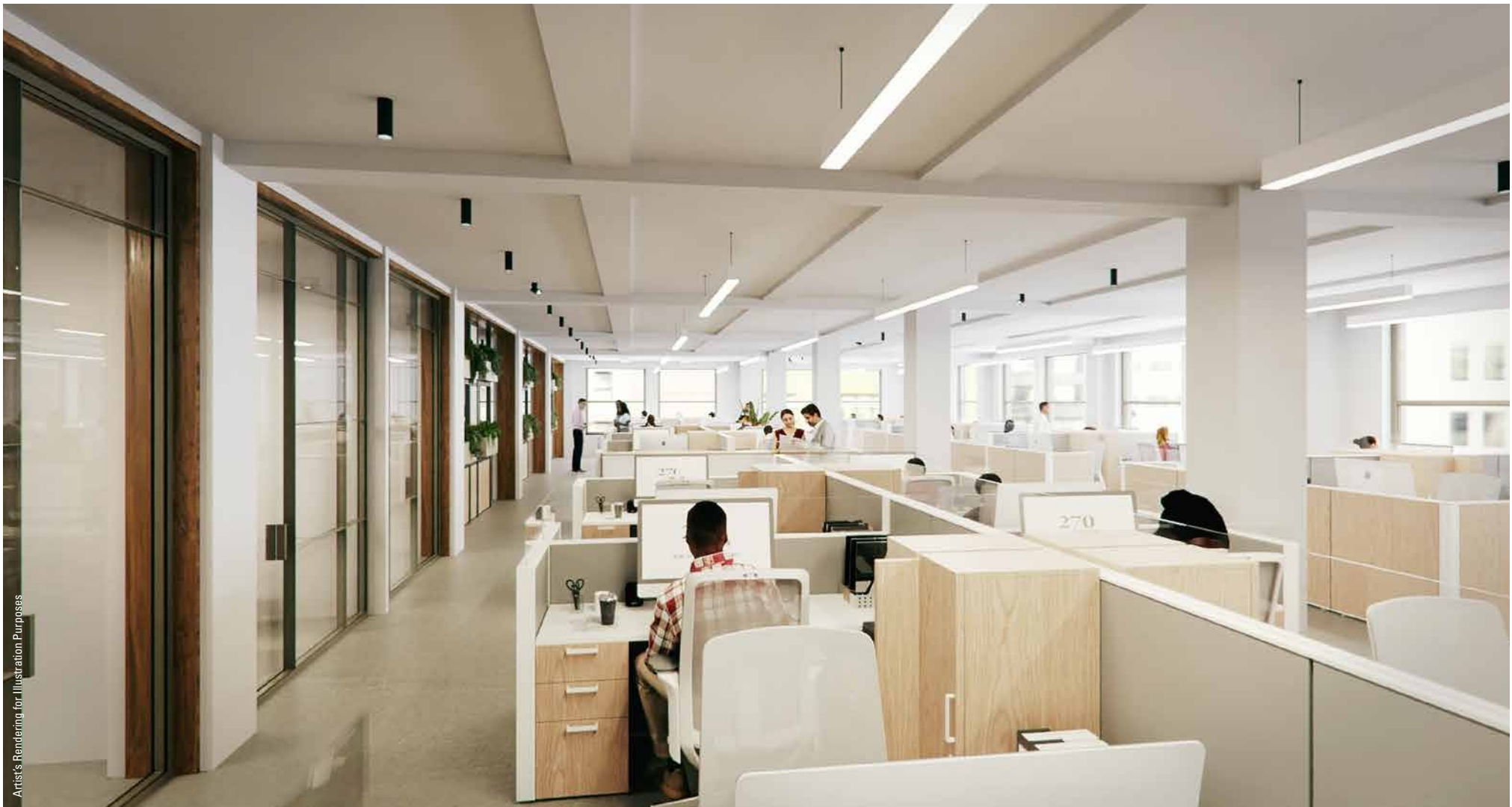


Artist's Rendering for Illustration Purposes

## **SPACE** TO GATHER

A well appointed pantry is the heart of the office, where clients and employees are entertained

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Artist's Rendering for Illustration Purposes

## **PUBLIC & PRIVATE**

Deep space allows for areas of privacy and collaboration in others

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Walk to Grand Central Terminal



Blocks from Bryant Park



Moynihan Train Hall



Port Authority Bus Terminal



CitiBike Stations Nearby

