



# 425 Madison Avenue

Located on Southeast Corner of East 49th Street

Grand Central—  
Plaza District Gem

Favorable Pricing



Building Lobby

Centrally Located Between Transportation Hubs at  
Midtown's Bryant Park,  
Grand Central Terminal  
and Rockefeller Center



Entire 11th Floor



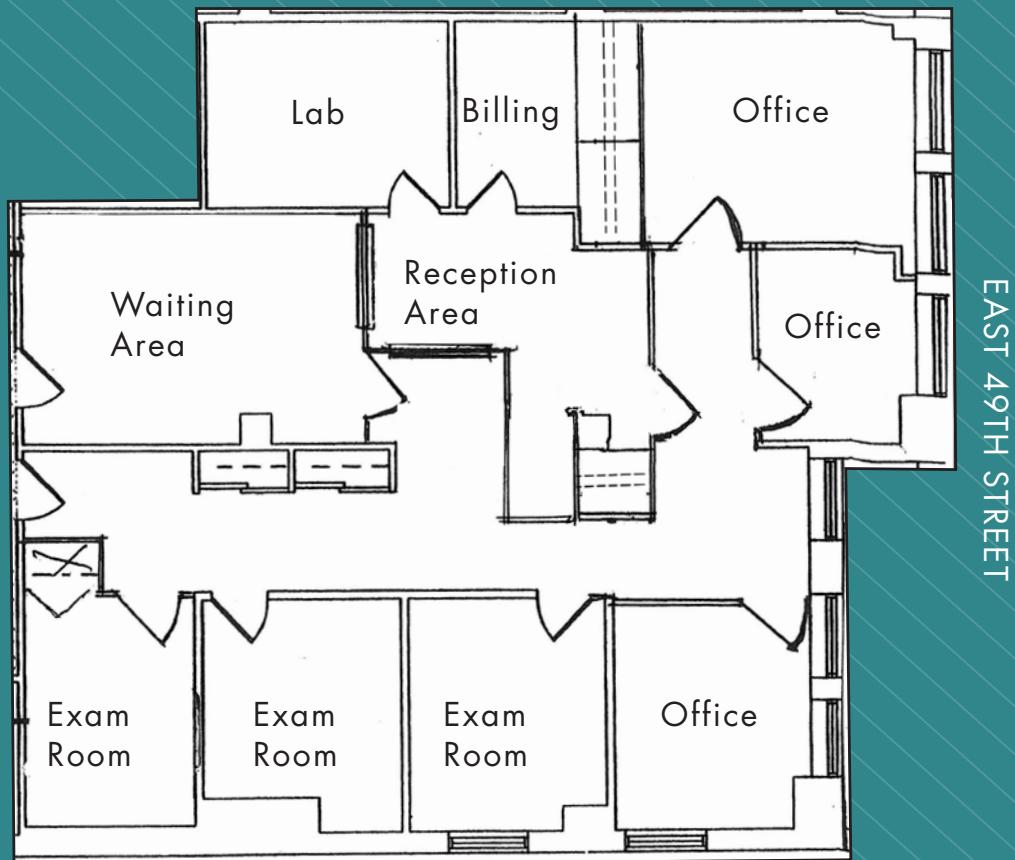
Entire 12th Floor

Available Space	Occupancy	Rent
Suite 1602:	2,900 rsf - Built corner medical space - direct elevator exposure - (3) Windowed office/consultation rooms, (3) exam rooms with sinks - Reception/waiting area, lab room, administrative/billing office	Immediate Upon Request

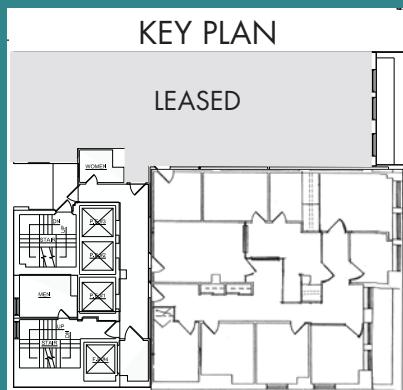
#### Highlights

- 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; and close proximity to Rockefeller Center and Bryant Park transportation hubs

SUITE 1602 - 2,900 RSF  
(AS-BUILT)



EAST 49TH STREET



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



Office/Consultation Rooms



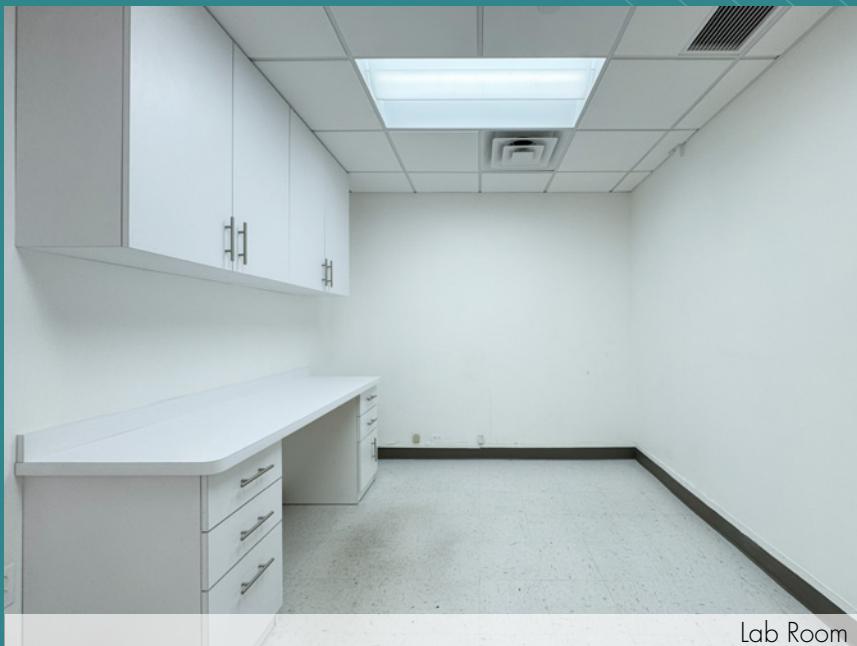
**SUITE 1602 - 2,900 RSF  
(EXISTING CONDITIONS)**



Exam Room



Reception Area



Lab Room

