



# 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



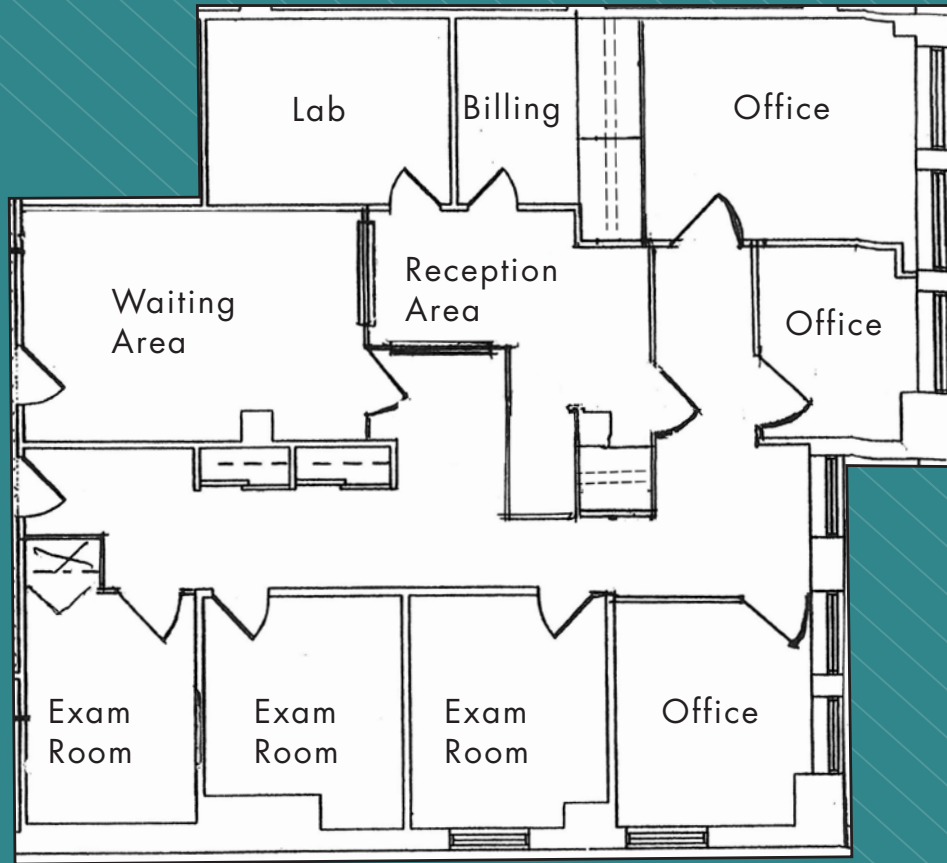
Entire 12th Floor

Available Space	Occupancy	Rent
Suite 1602:	2,900 rsf	Immediate
		Upon Request
		- 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

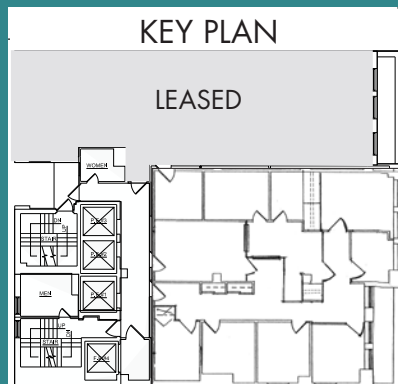
**Highlights**

- 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.)



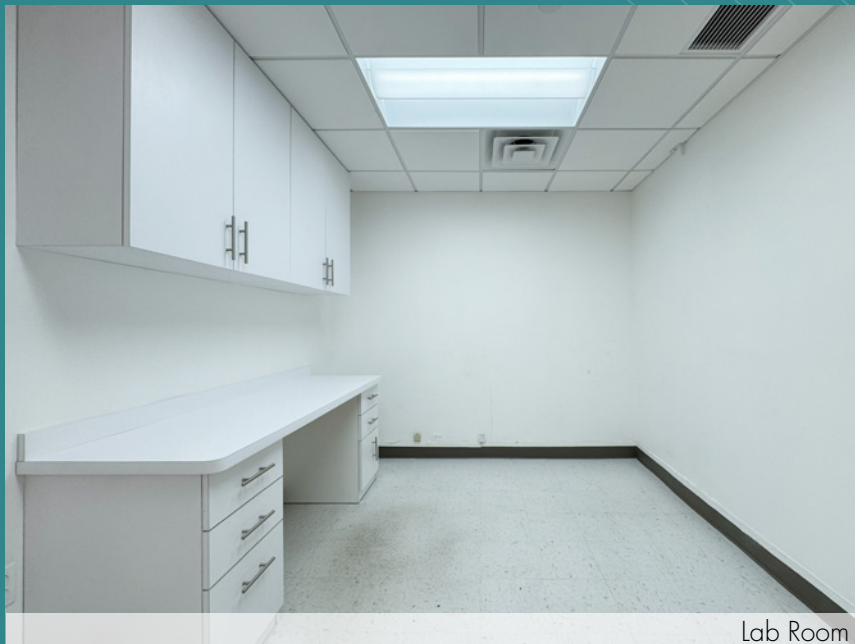
SUITE 1602 - 2,900 RSF  
(EXISTING CONDITIONS)



Exam Room

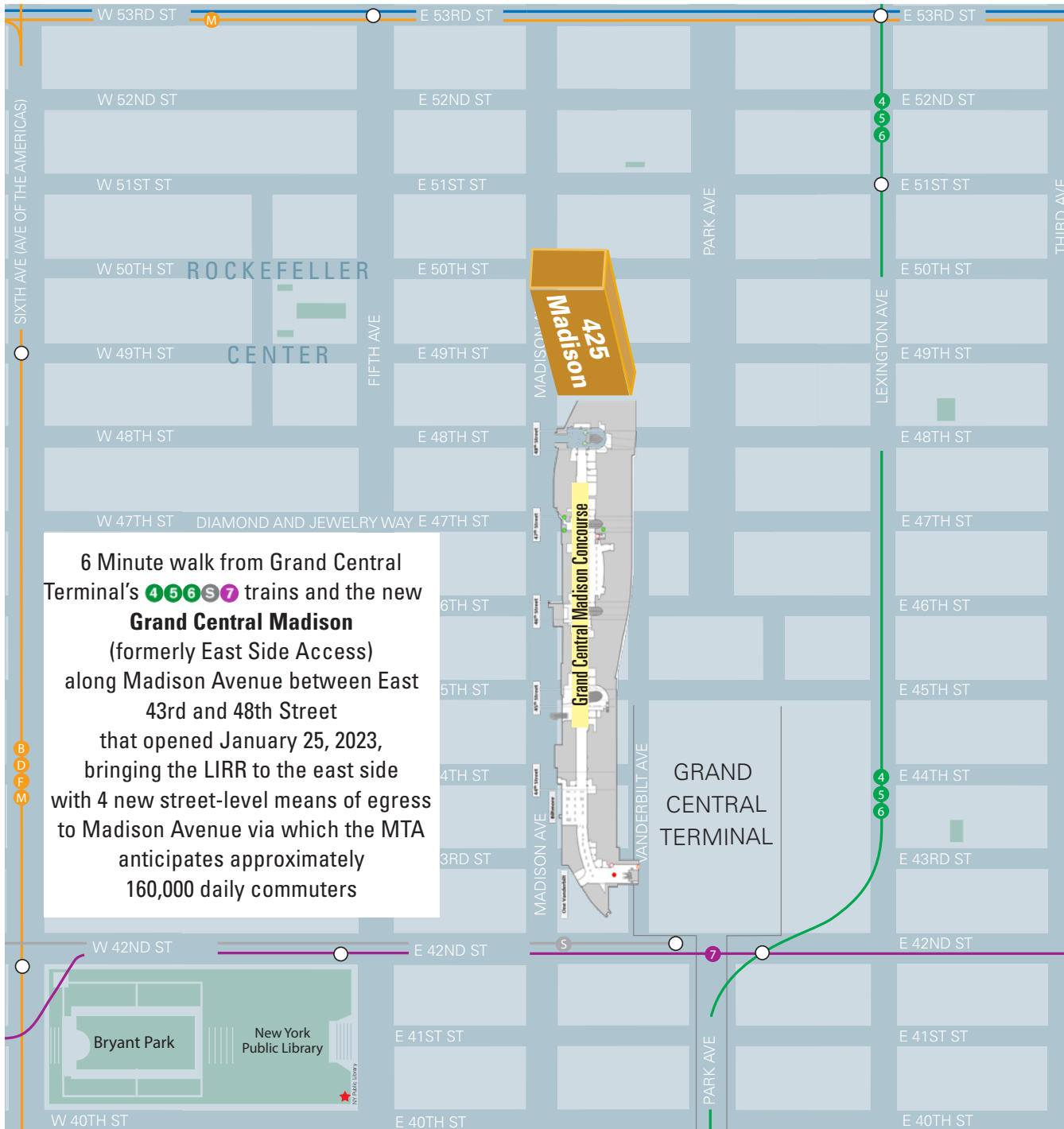


Reception Area

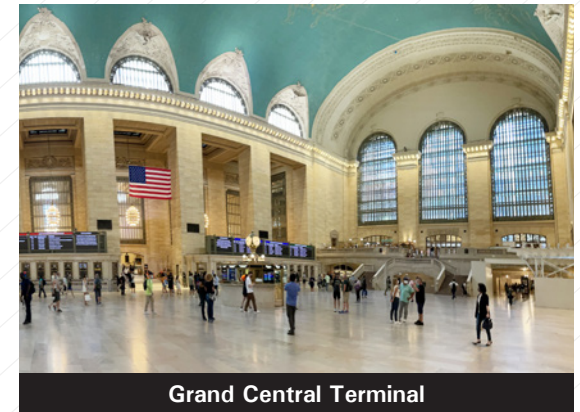


Lab Room





Rockefeller Center



Grand Central Terminal