



270 MADISON

NEW OFFERING

TURN-KEY - PREBUILT - FURNISHED - OFFICE SPACE

SOLUTIONS FROM 3,000 - 7,000 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.



Construction Underway, Move-In Ready, Immediately Available



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



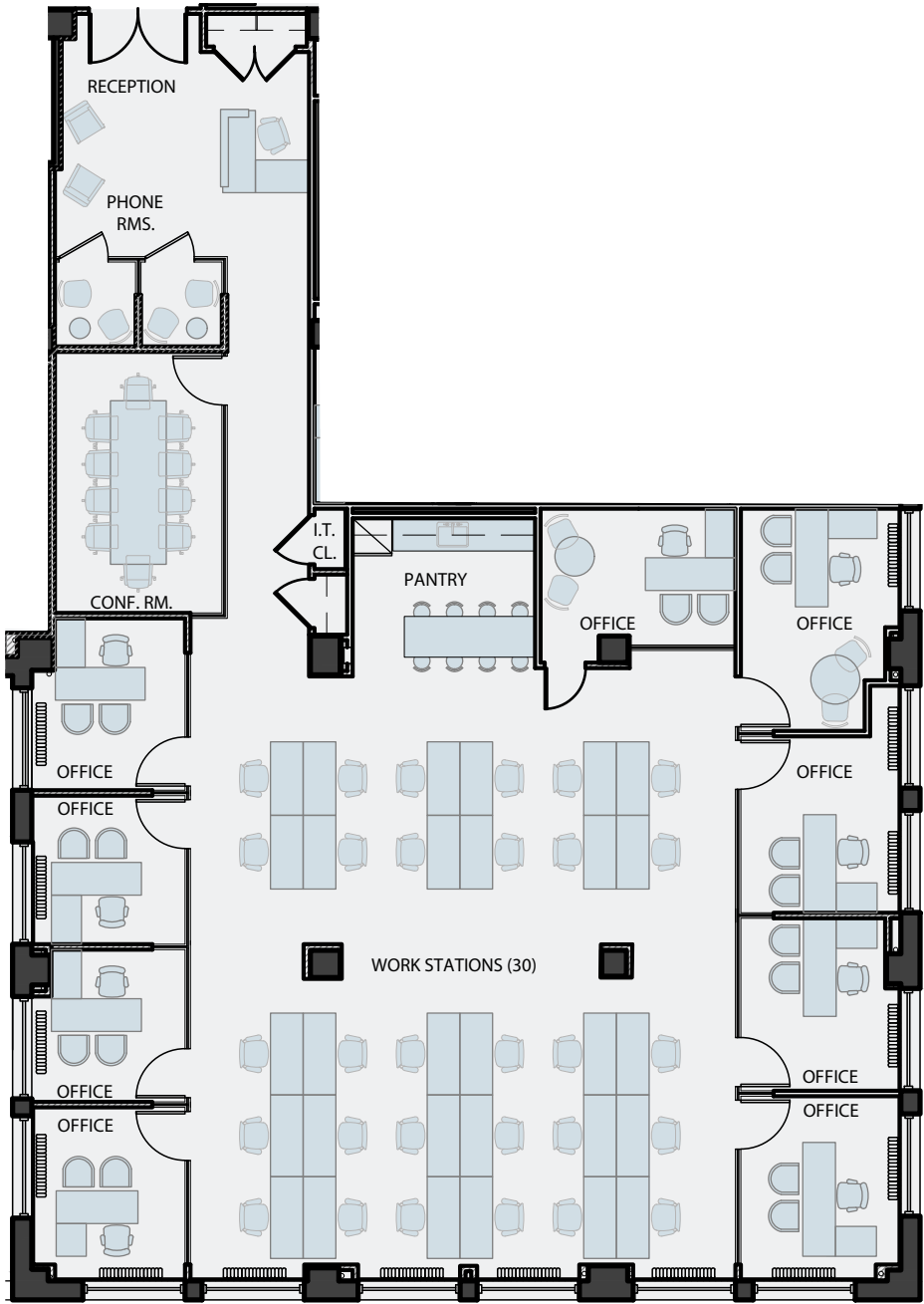
The recently renovated, double height, lobby awaits to welcome staff and clients

Suite	Area
802	5,292 rsf
803	2,966 rsf
804	5,181 rsf

Possession: Immediate

- 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

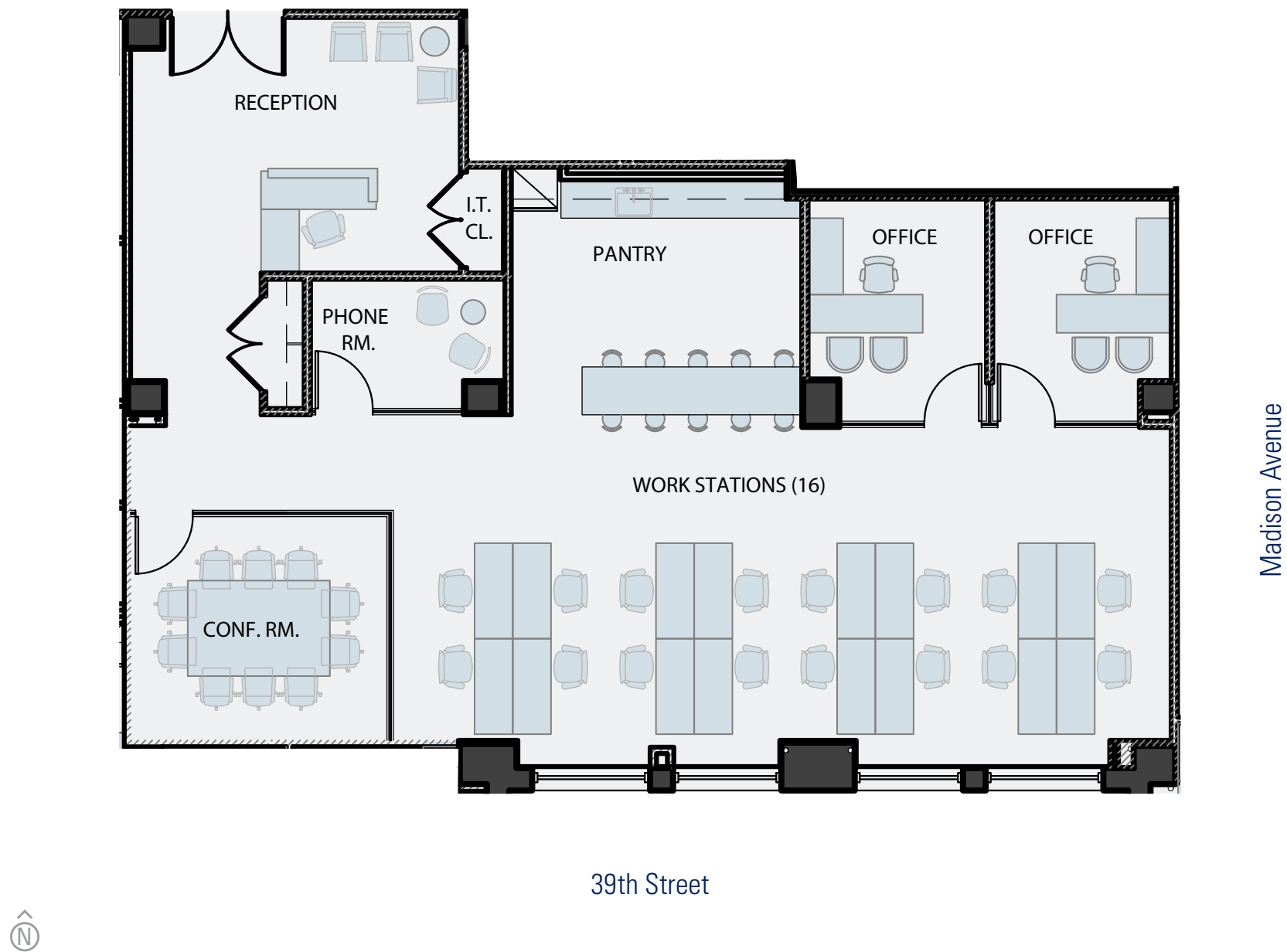
Suite 802: 5,292 rsf



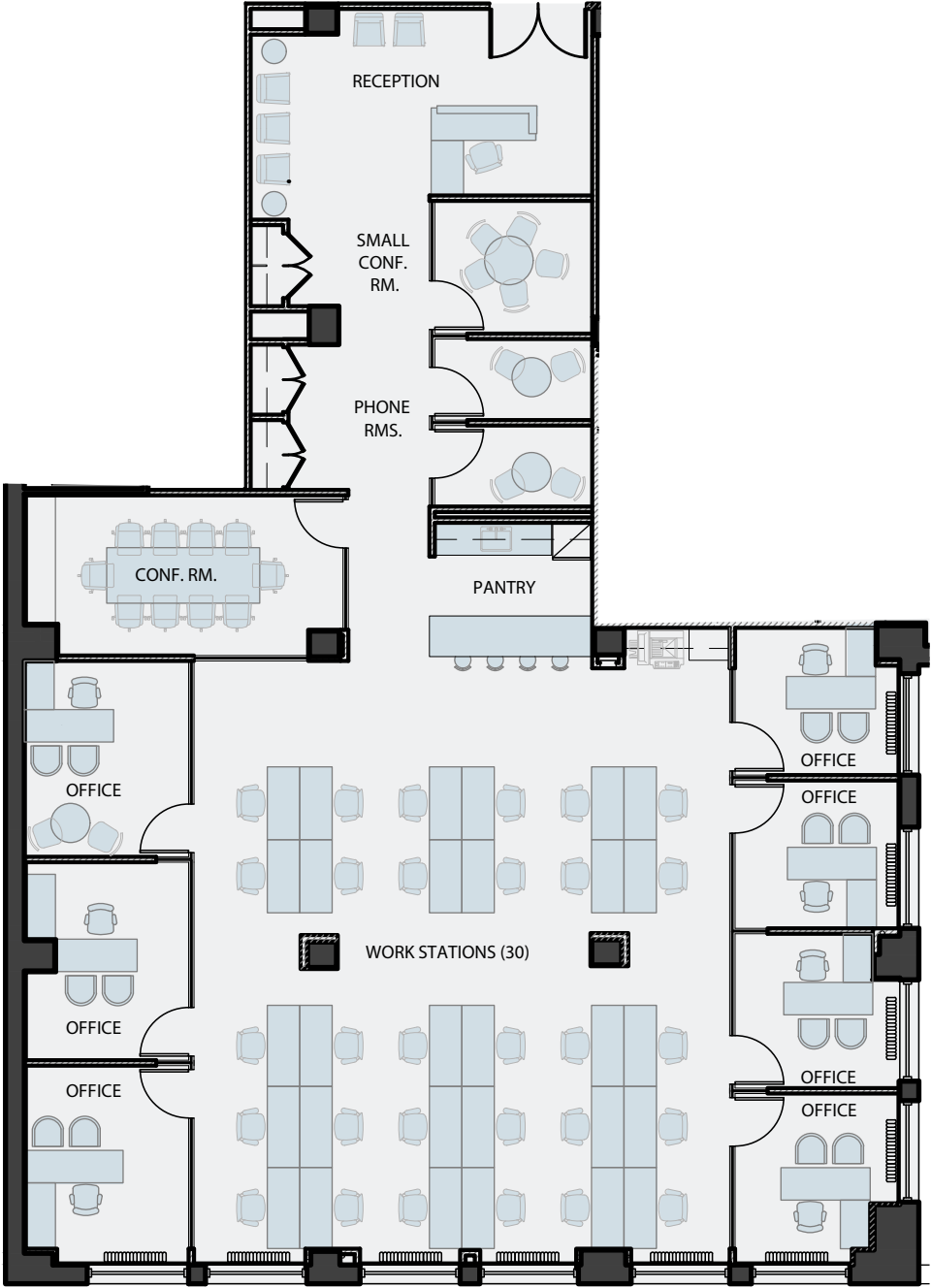
39th Street

Madison Avenue

Suite 803: 2,966 rsf



Suite 804: 5,181 rsf

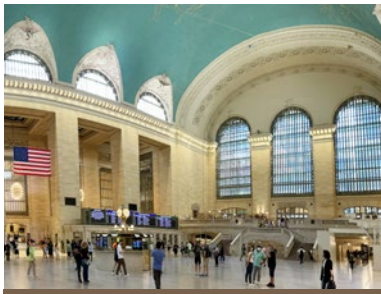


Madison Avenue



39th Street





Walk to Grand Central Terminal



Blocks from Bryant Park



Moynihan Train Hall



Port Authority Bus Terminal



CitiBike Stations Nearby

