



# 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**

Entire 12th Floor:

5,650 rsf

**Occupancy**

Immediate

**Rent**

Upon Request

- Newly white boxed space with new flooring and full wet pantry
- 4-Sides of windows offering good natural light

Entire 11th Floor:

5,650 rsf

Immediate

Upon Request

- Move-in condition built space with (9) windowed offices, multi-staff room with (4) workstations, large windowed workspace room, wet pantry, and private restroom

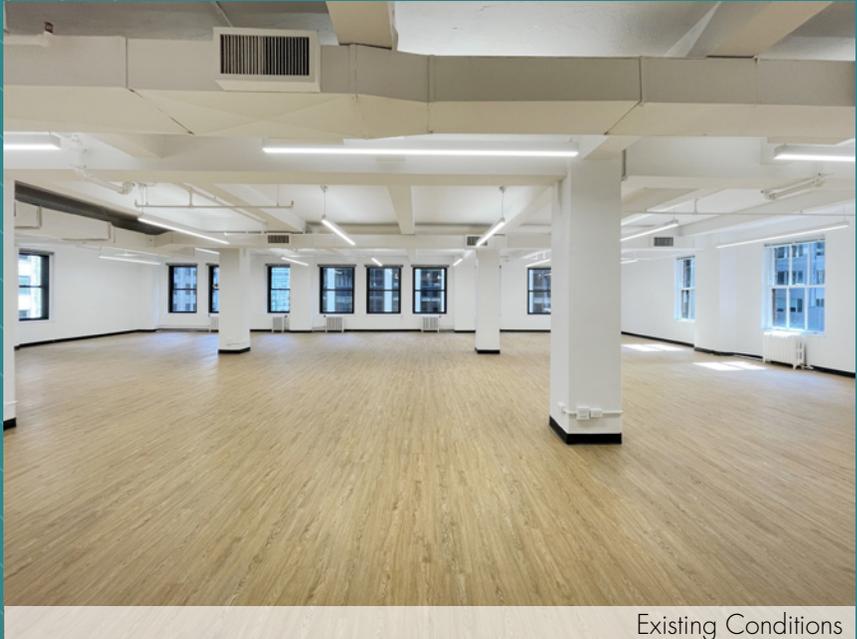
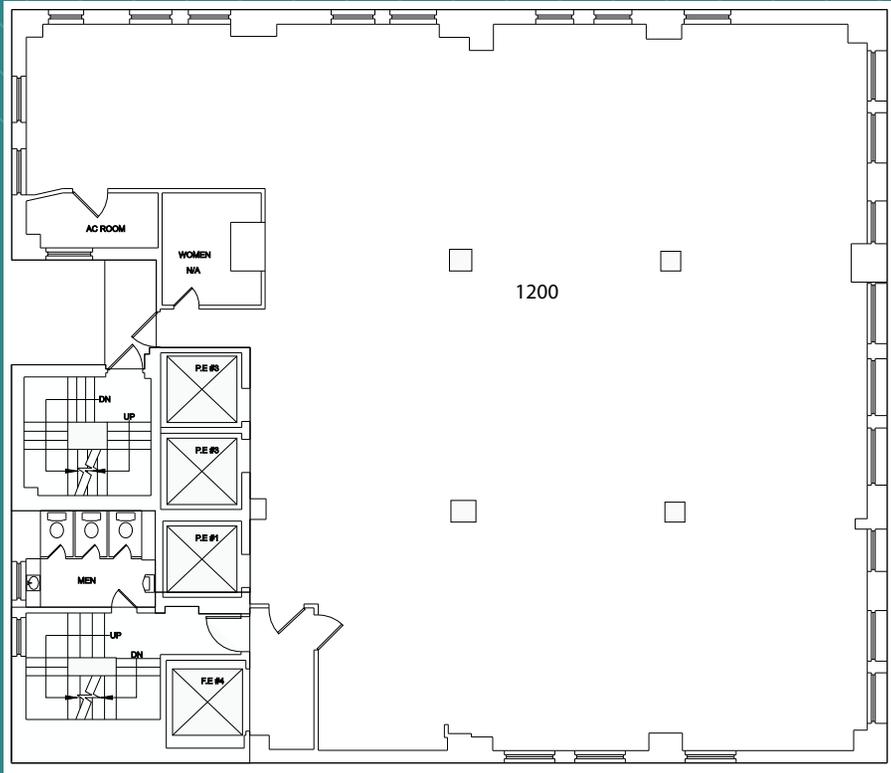
**Highlights**

- 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

ENTIRE 12TH FLOOR - 5,650 RSF  
(BASE PLAN)

MADISON AVENUE

EAST 49TH STREET



Existing Conditions

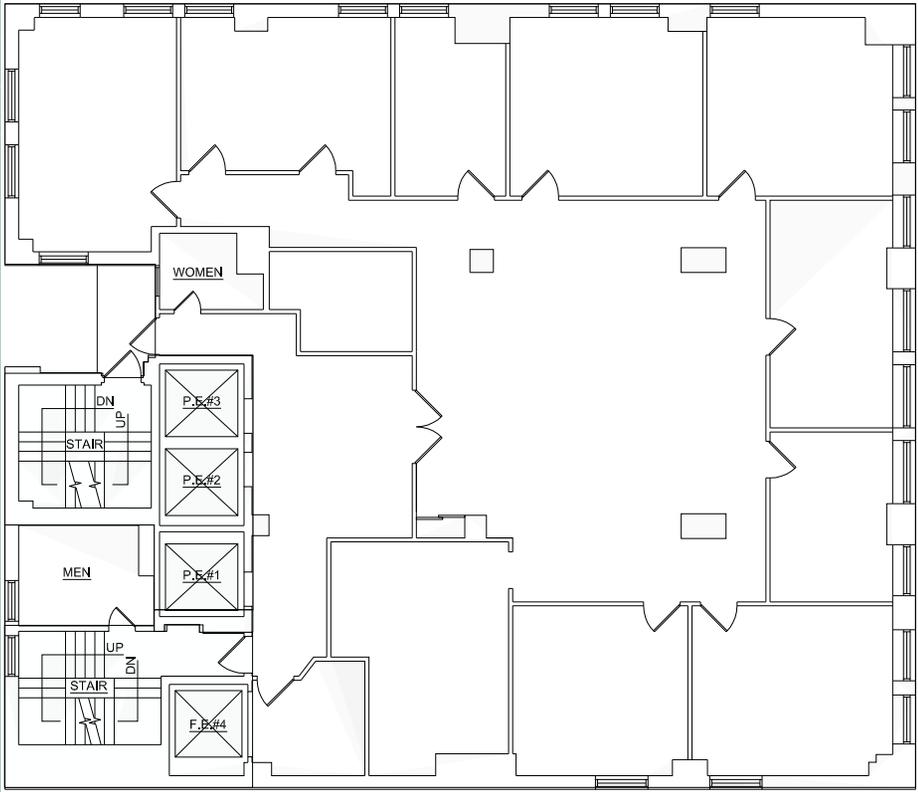


(Floor plan for descriptive purposes only; not to scale.)

ENTIRE 11TH FLOOR - 5,650 RSF  
(AS-BUILT)

MADISON AVENUE

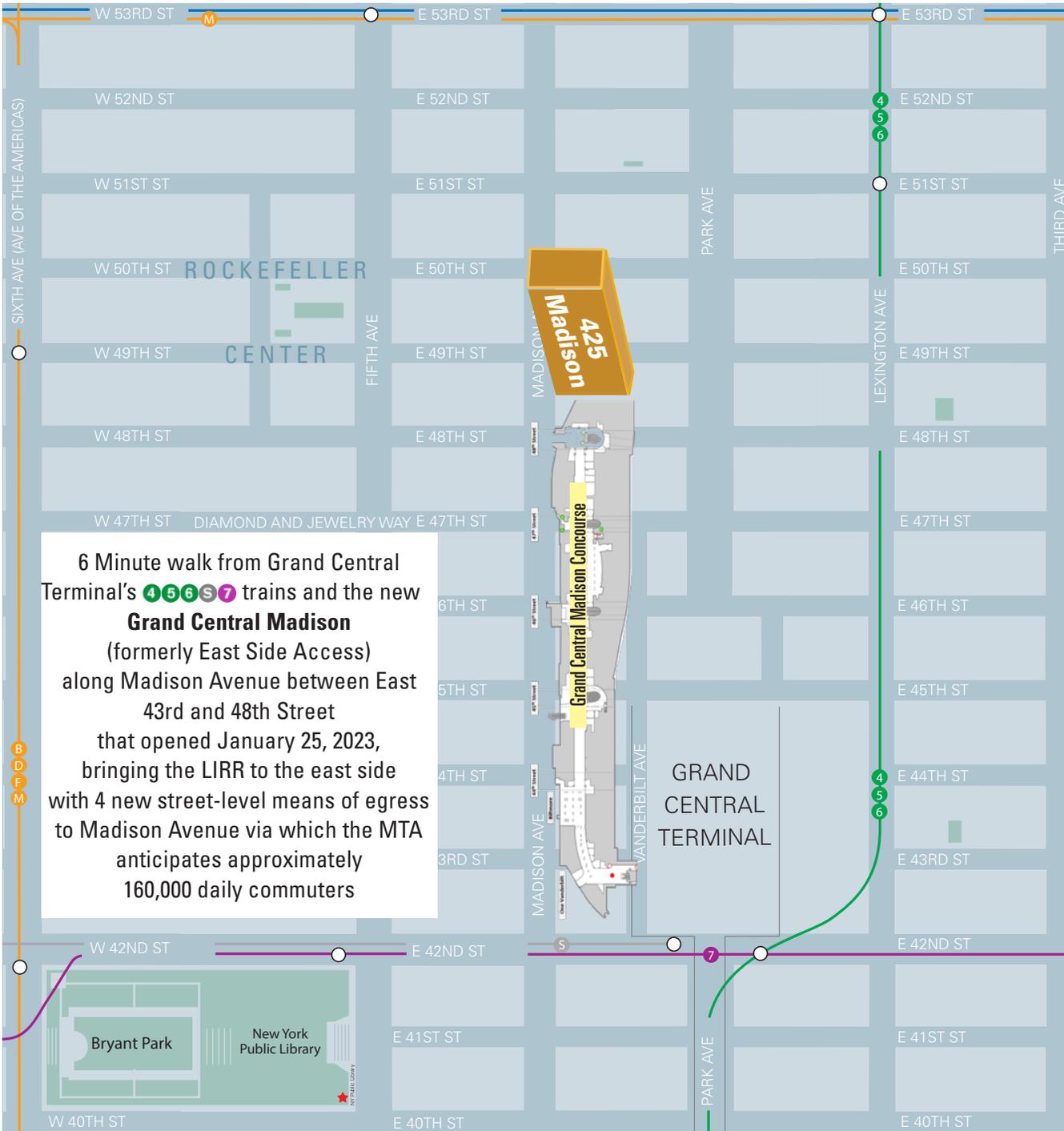
EAST 49TH STREET



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

ENTIRE 11TH FLOOR - 5,650 RSF  
(EXISTING CONDITIONS)

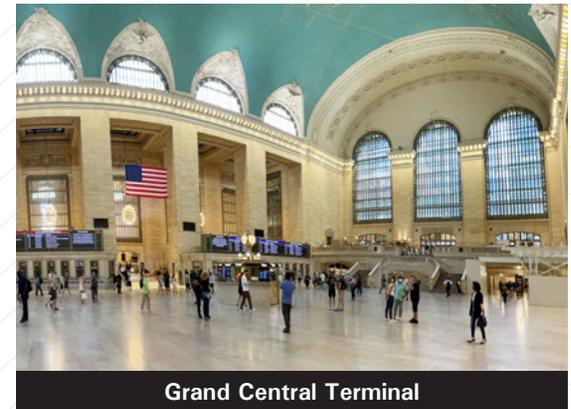




6 Minute walk from Grand Central Terminal's 4 5 6 S 7 trains and the new **Grand Central Madison** (formerly East Side Access) along Madison Avenue between East 43rd and 48th Street that opened January 25, 2023, bringing the LIRR to the east side with 4 new street-level means of egress to Madison Avenue via which the MTA anticipates approximately 160,000 daily commuters



Rockefeller Center



Grand Central Terminal