

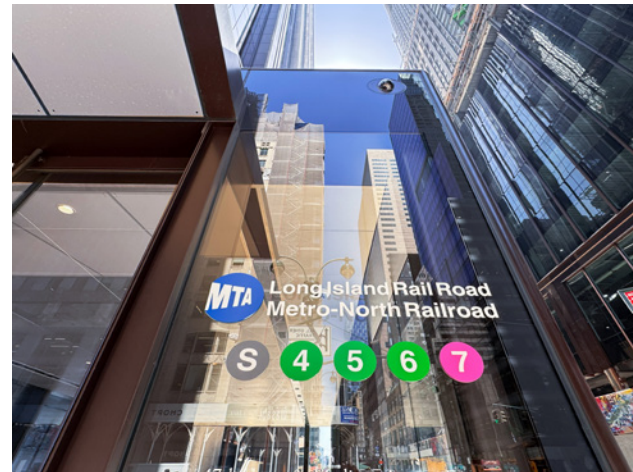


425 Madison Avenue

Located on Southeast Corner of East 49th Street

Grand Central — Plaza District
Full Full Branding Opportunities

**Best Value
on Madison Avenue**



Centrally Located Between Transportation Hubs at

Midtown's Bryant Park,
Grand Central Terminal
and Rockefeller Center

425 Madison Avenue

Available Space	Occupancy	Rent	Term
-----------------	-----------	------	------

Entire 6th Fl:	5,650 rsf	Immediate	\$49.00 psf	10 yrs
----------------	-----------	-----------	-------------	--------

- Built space with glass-front conference room, (5) windowed offices, (5) windowed executive offices/meeting rooms, (1) interior office, (2) bullpen areas, storage room, 3-Sides of windows offering good natural light

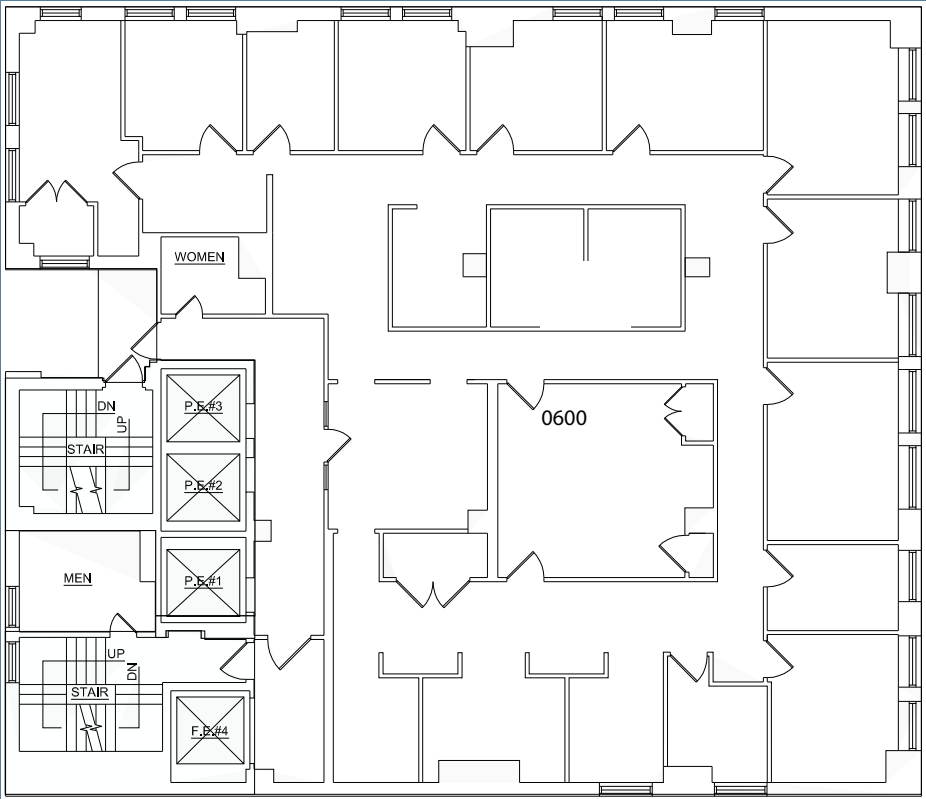
Highlights

- 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
- Close proximity to Rockefeller Center and Bryant Park transportation hubs

ENTIRE 6TH FLOOR - 5,650 RSF
(AS-BUILT)

MADISON AVENUE

EAST 49TH STREET



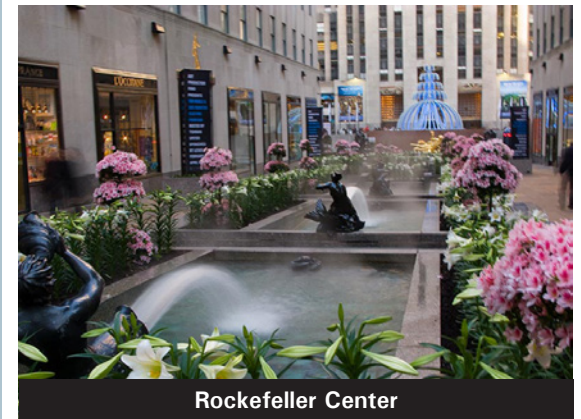
(Floor plan for descriptive purposes only; not to scale.)

ENTIRE 6TH FLOOR - 5,650 RSF
(EXISTING CONDITIONS)





Grand Central Terminal



Rockefeller Center