



Representation of the future build out

260 Madison Avenue

Built Law Firm Space | Entire 22nd, 16th and 15th Floors

Location

Between 38th and 39th Streets

Availability

Built Law Firm Space

Entire 22nd Floor 10,000 RSF

Entire 16th Floor 18,113 RSF

Entire 15th Floor 18,113 RSF

Total 46,226 RSF

Possession

Immediate

Rent

Call for pricing

Term

Flexible lease term

Nearby Transportation

Within a six minute walk to Grand Central Terminal which has access to **4 5 6 7 S** MTA Metro-North Railroad trains



260 Madison Avenue

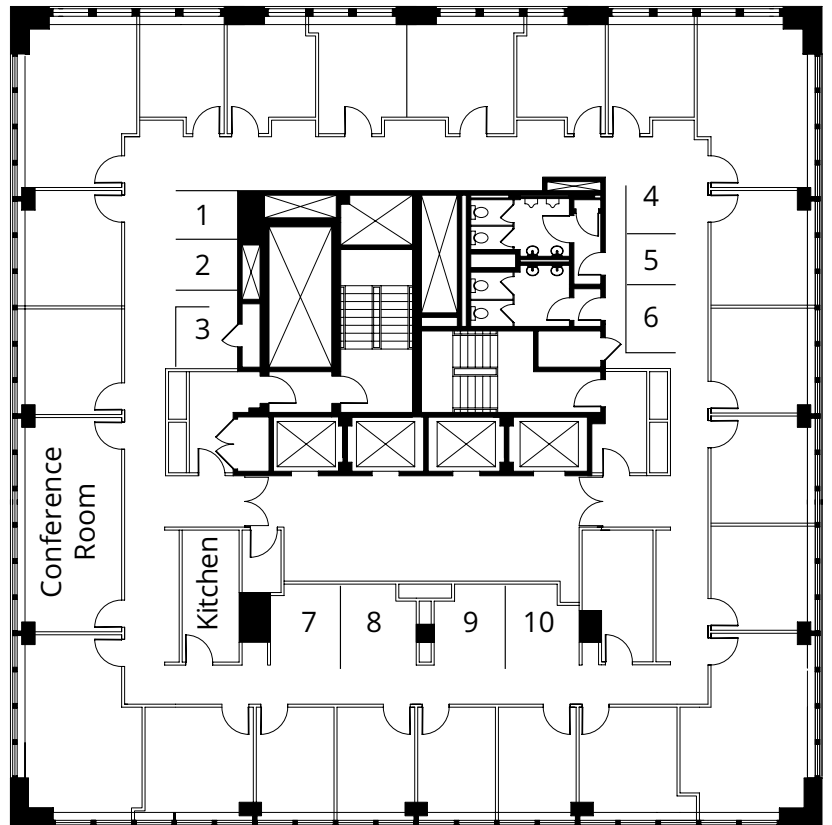
Built Law Firm Space | Entire 22nd, 16th and 15th Floors

Space Improvements Currently in Progress

- Office upgrades
- Common area and workstation area upgrades
- Bathroom renovations
- Pantry area renovations
- Conference room upgrades
- Elevator lobby upgrades
- New HVAC units in conference rooms and IT rooms

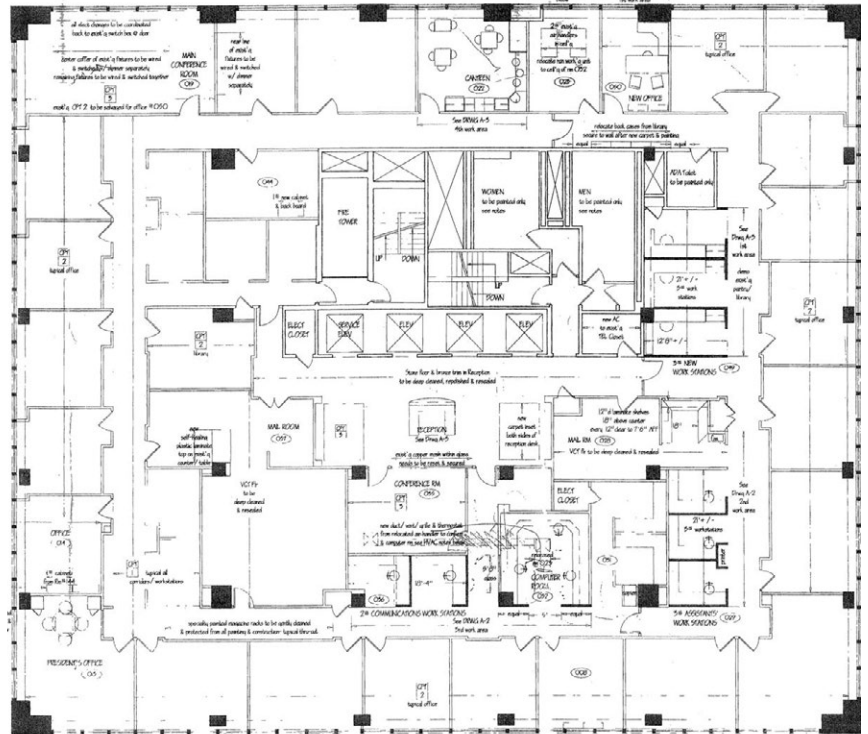
Entire 22nd Floor

- 22 perimeter windowed offices
- 10 workstations
- One conference room
- Full kitchen



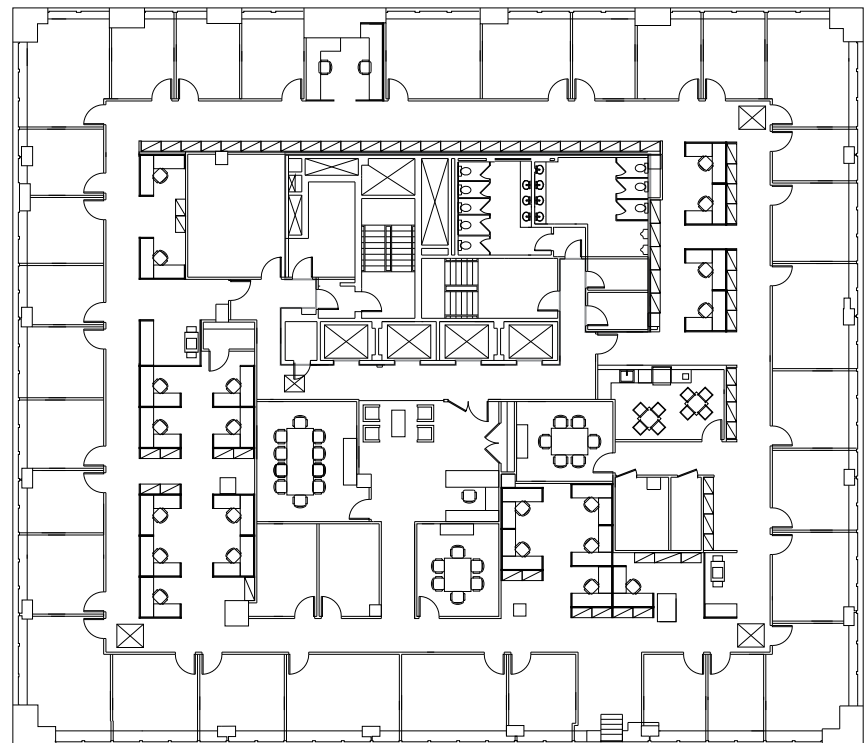
Entire 16th Floor

- 33 offices with 23 workstations
- Full kitchen
- Three conference rooms
- Three file rooms or interior offices
- One server room
- Restrooms including private handicapped restroom



Entire 15th Floor

- 33 offices with 16 workstations
- Outdoor terrace with stone flooring and glass walls
- Full kitchen
- Three conference rooms
- Three file rooms or interior offices
- One server room
- Restrooms including private ADA restroom



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Hospitality Services Available

- Conference room set-up
- Video conferencing
- Full-time operations, mail, hospitality, IT and office maintenance staff



Building Information

- 24/7 building access
- Ownership and management have implemented precautions and procedures to adhere to social distancing requirements
- 155-car garage on site

