



425 Madison Avenue

Located on Southeast Corner of East 49th Street

Grand Central— Plaza District Gem



Building Lobby

Centrally Located Between Transportation Hubs at

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



7th Floor - 1,700 RSF Division



Entire 6th Floor Conference Room

Available Space		Occupancy	Rent
Suite 1501:	2,500 rsf	Immediate	\$49.50 psf
	- Built space with (6) windowed offices and open area - Corner space fronting Madison Ave/East 49th Street - Recently upgraded with new flooring - 2-10 Year term		
Entire 12th Floor:	5,650 rsf	Immediate	\$46.50 psf
	- Newly white boxed space with new flooring and full wet pantry - Building standard installation available for 7-10 year lease - 4-Sides of windows offering good natural light		
Entire 11th Floor:	5,650 rsf	Immediate	\$46.50 psf
	- Move-in condition built space with (9) windowed offices, multi-staff room with (4) workstations, large windowed workspace room, wet pantry, and private restroom		

Can combine the 11th and 12th floors to create a duplex totaling 11,300 rsf

Suite 405:	2,640 rsf	Immediate	\$60.00 psf
	- Corner unit, fully built-out dental office with reception and waiting area, (4) windowed exam rooms, (1) interior exam room, dental assistant station, (2) interior offices — one with private bathroom		
Suite 403/409:	3,010 rsf	Arranged	\$60.00 psf
	- Built corner unit, fully built-out dental office		

Can combine Suite 405 and Suite 403/409 to create a 5,650 rsf full floor Dental Facility

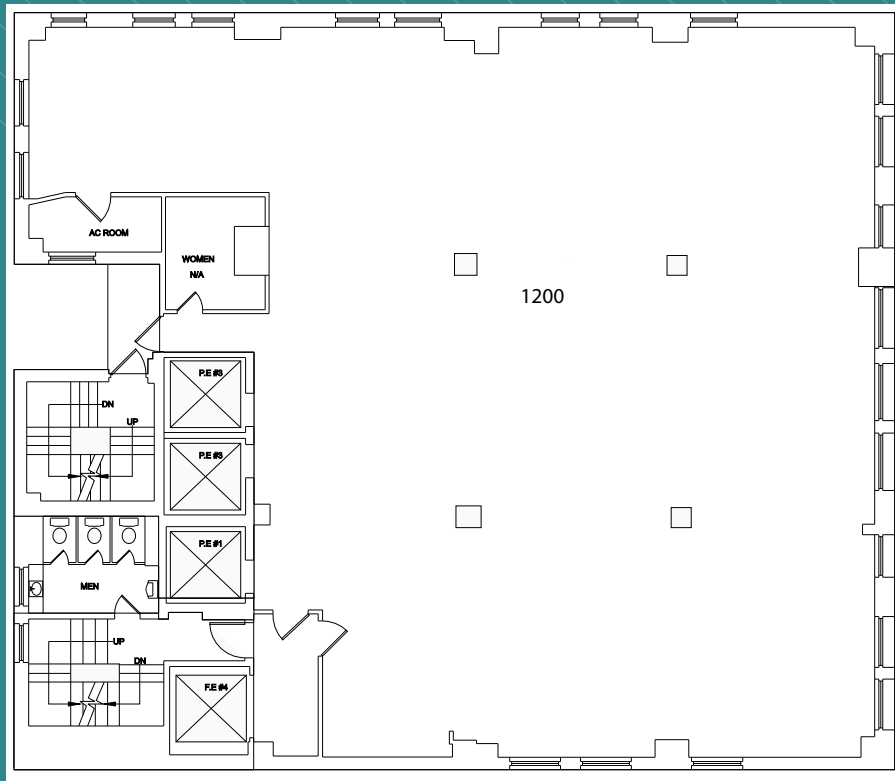
Highlights

- 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

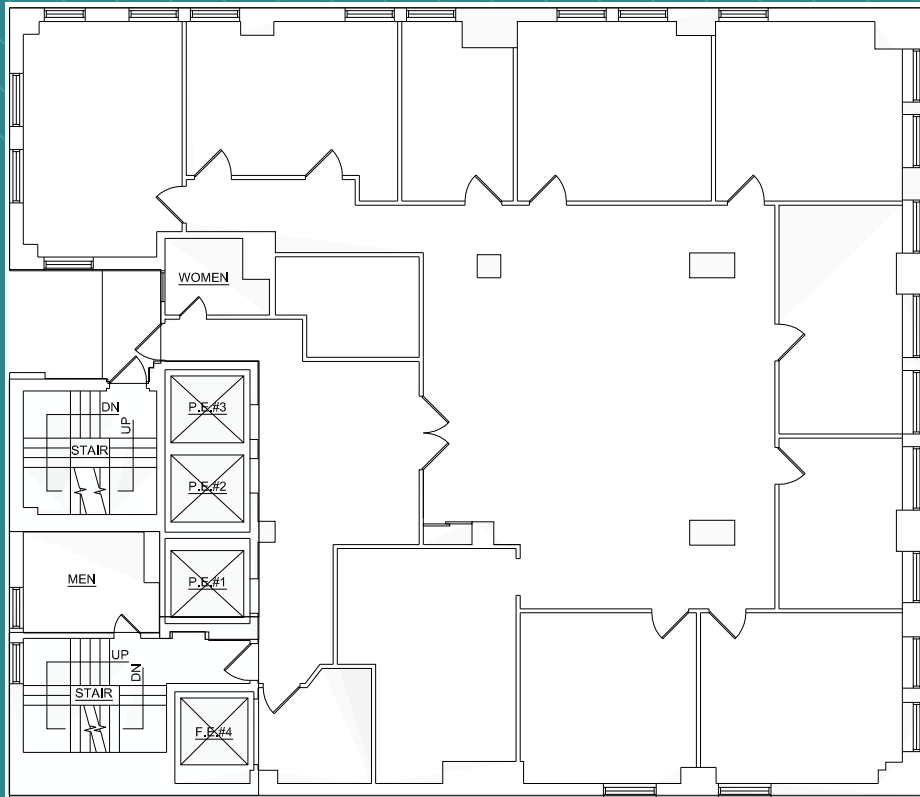


(Floor plan for descriptive purposes only; not to scale.)

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)

