

Call for New Pricing Adjustment!!



Existing Conditions

270 Madison Avenue

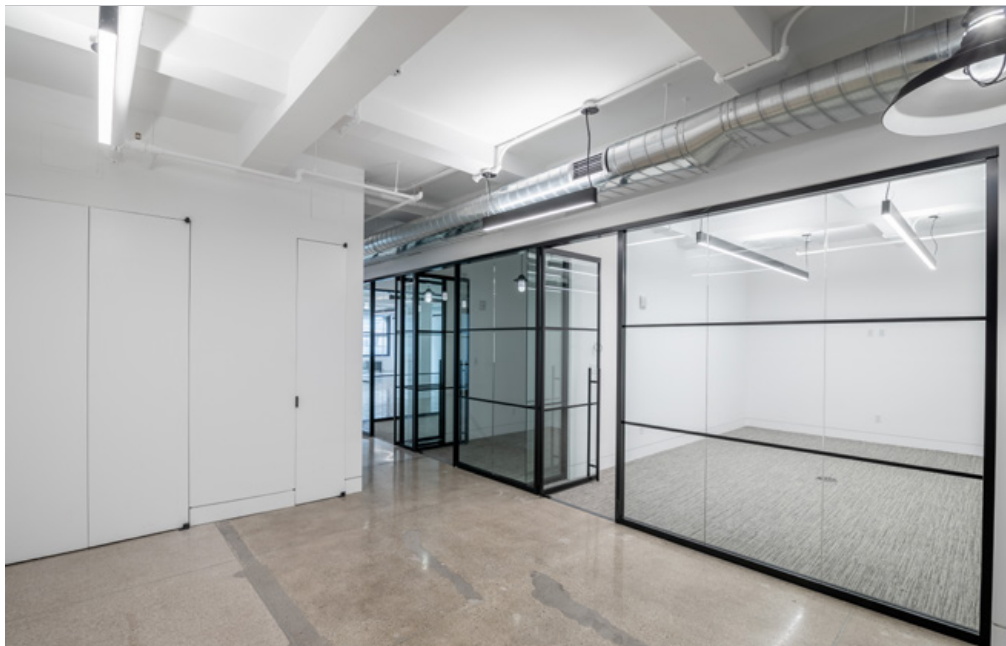
Northwest Corner of East 39th Street

New Move-in Ready Pre-Build

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Short Walk to Grand Central, Penn Station, Port Authority
and **B D F M 4 5 6 7 N Q R W S** subway lines



Glass Entry Offices





Wet Pantry

Suite 1207: 5,718 rsf - Immediate possession

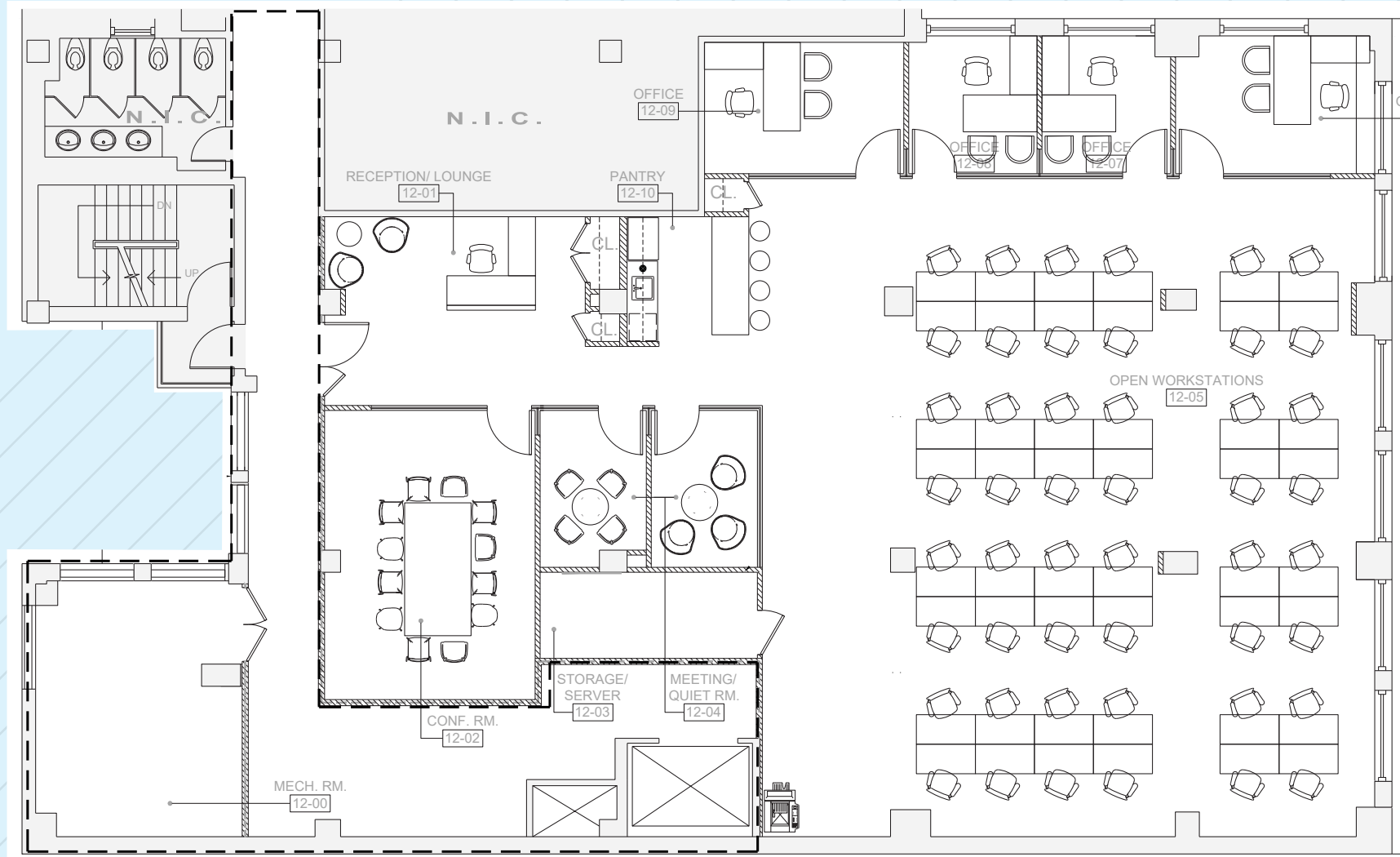
- New pre-build featuring glass-entry spaces:
 - (3) offices, (1) conference room, (2) meeting rooms
 - Open area, reception area, wet pantry

Rent: Call or email for info

Comments:

- Corner building with multiple fiber providers, tenant-controlled A/C, operable windows, and 24/7 access
- Walk to Times Square, Penn Station, Grand Central Terminal and Bryant Park transportation hubs with  subway access, as well as Port Authority Bus Terminal, and  train

SUITE 1207 - 5,718 RSF
(AS-BUILT - FURNITURE NOT IN PLACE)



EAST 39TH STREET

Not to scale, for display purposes only