

240

MADISON AVENUE





PREMISES

Entire 3rd Floor - **6,030 RSF**

Entire 9th Floor - **6,030 RSF**

TERM

5 - 10 Years

3 - 10 Years

AVAILABILITY

Immediate Possession

Immediate Possession

[CLICK FOR VIRTUAL TOUR](#)

BUILDING DETAILS

- Premier Madison Avenue address
- First space availabilities within building in years
- Centrally located steps to Grand Central, Bryant Park and Penn Station
- 24/7 access with attended building lobby
- Long term, hands-on, ownership group
- Passenger elevator upgrade recently completed
- Two freight elevators in-place

SPACE DETAILS

3rd Floor

- Landlord to deliver brand new installation in accordance with a tenant's space requirements
- High-end finishes to include full glass fronted offices & conference rooms featuring glass doors and glass "fins" between rooms
- Excellent 11.5+ ft. slab to slab ceiling heights and column free floor plate
- Perfect for any TAMI companies, professional services firms, fashion users, etc. – excellent floor plate for client facing / back office division

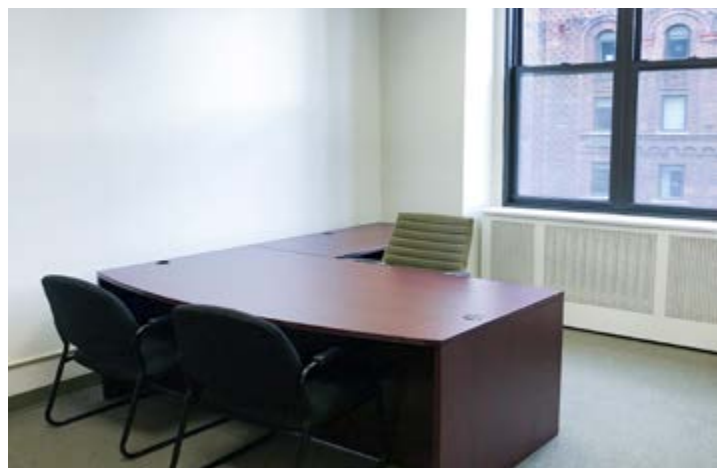
9th Floor

- Move-in ready, built & furnished, entire floor
- Layout includes open area, private offices and conference rooms
- Efficient entire floor presence in boutique Grand Central asset
- Bright space offers multiple sides of windows
- Landlord will modify per a Tenant's needs or demolish and build to suit
- Excellent 11.5+ slab to slab ceiling heights and column free floor plate
- Perfect for any professional services (law firms, accounting firms, non-profits, etc.)

3rd Floor Sample Finishes



9th Floor

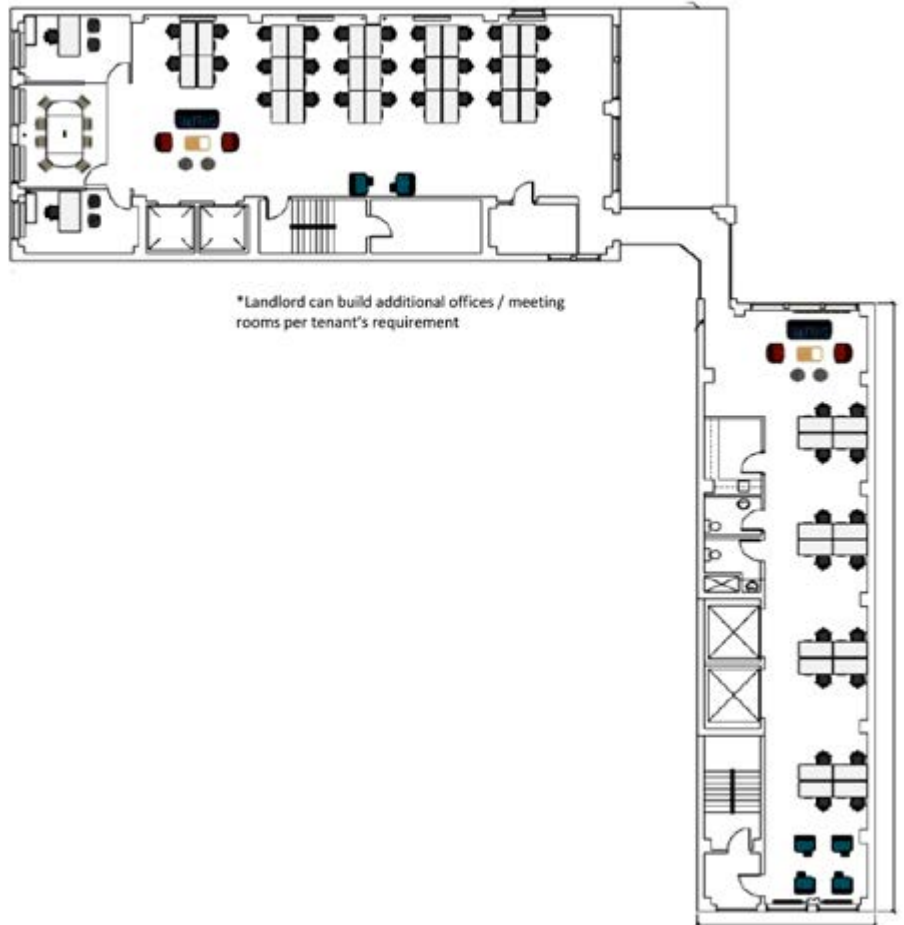


3rd Floor Plan

OPEN PLAN TEST FIT

SPACE DETAILS

- 44 Open Area Positions
- 2 Meeting Rooms / Offices
- 1 Conference Room
- 1 Pantry
- 4 Breakout Areas

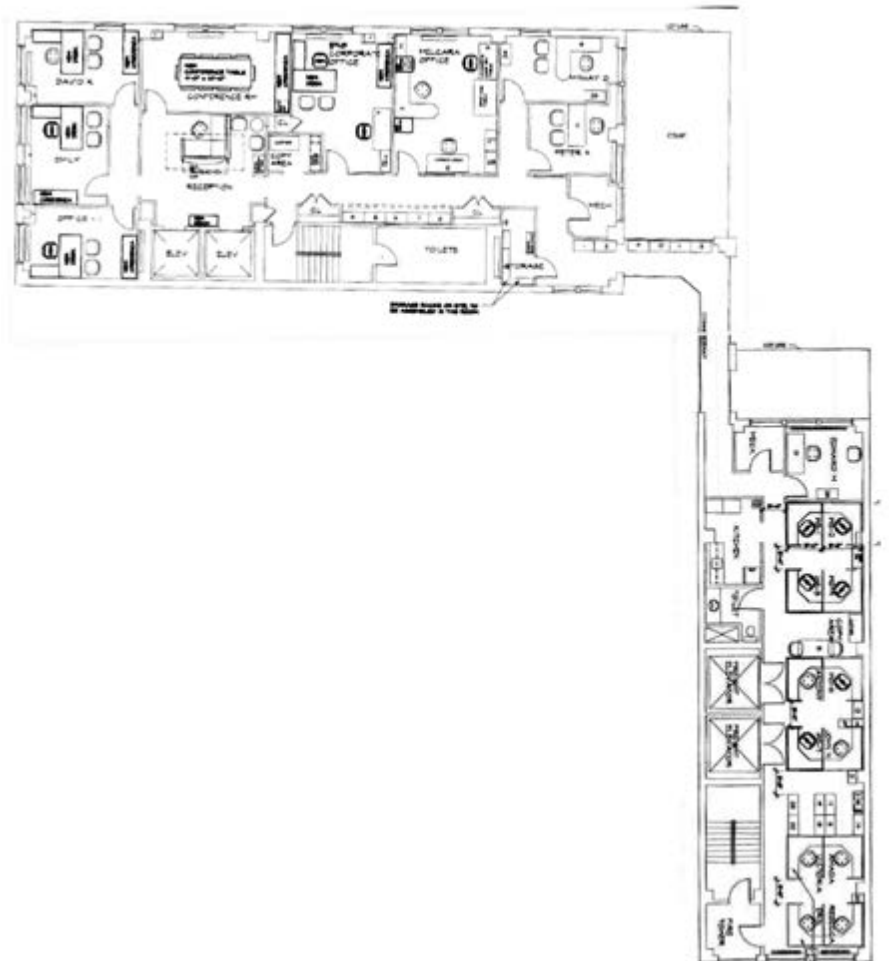


9th Floor Plan

EXISTING CONDITIONS

SPACE DETAILS

- 8 Private Offices
- 1 Conference Room
- 12 Open Area Positions
- 1 Pantry
- 1 Reception Area





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