

Leases Starting at Prices Under **\$40 psf!!**



270 Madison Avenue

Northwest Corner of East 39th Street



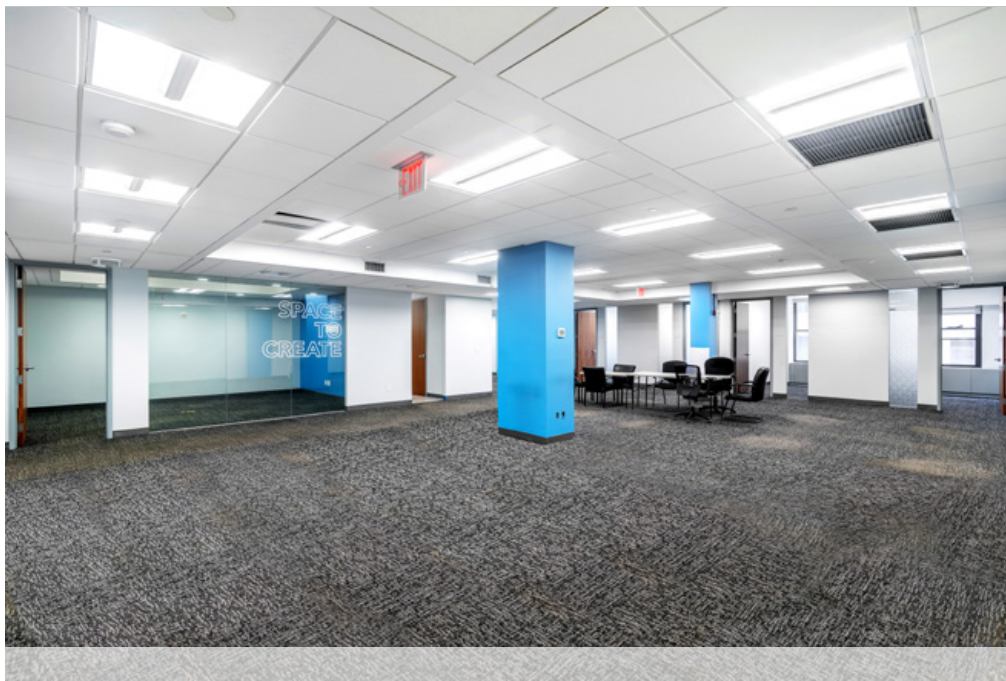
Suite 301 - Existing Conditions

Most Aggressive Deal – Includes Cleaning
For Full Details Contact Exclusive Brokers

Move-in Ready Built Corner Units
Fantastic Transportation Access
Great Mix of Private and Open Work Areas



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



Suite 402 - Existing Conditions

Suite 301: 7,036 rsf

- Perfect for accountants, attorneys or most service firms
- Built space with (10) windowed offices, conference room, large open work area, wet pantry and storage space



Suite 402: 6,902 rsf

- Built space with (10) windowed offices, conference room, wet pantry, large open work area and storage space

Possession: Immediate

Rent: Call or email for info

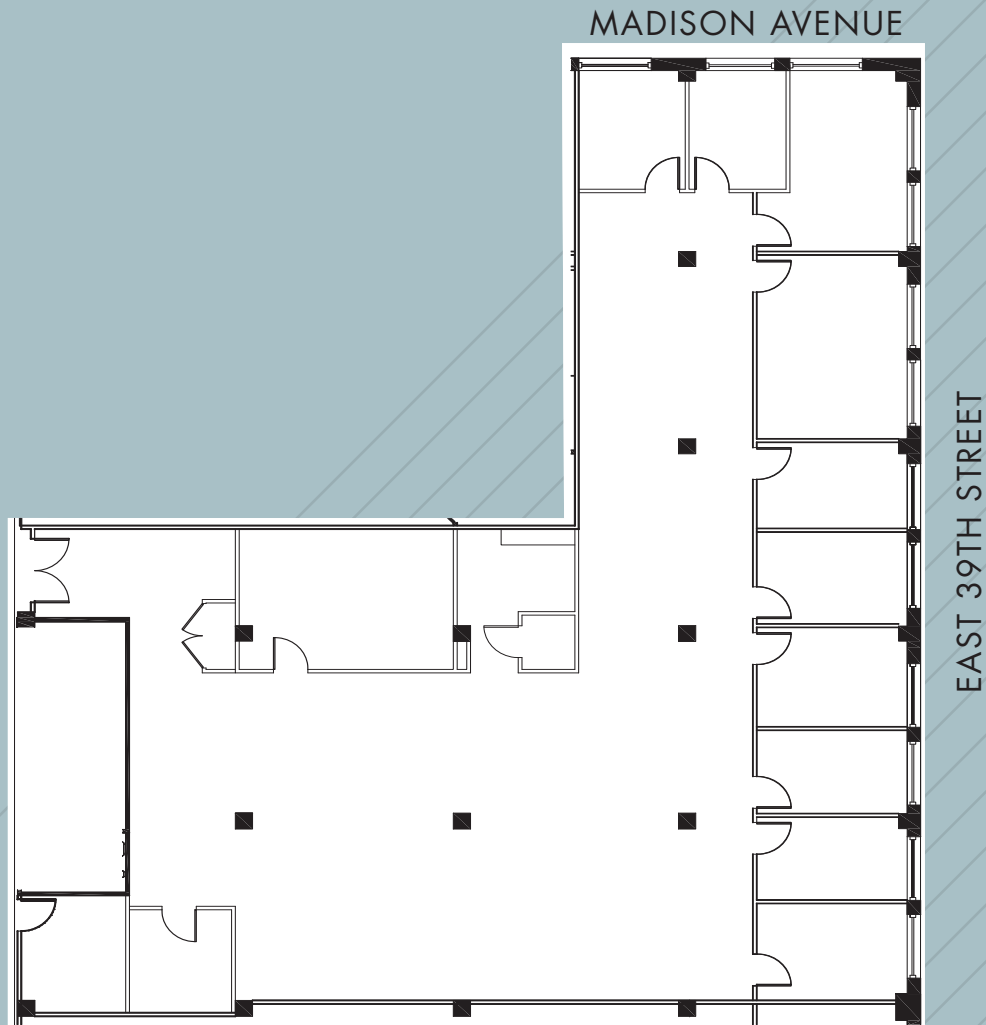
Comments:

- Corner building with multiple fiber providers, tenant-controlled A/C, operable windows, and 24/7 access with attended lobby
- 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

270
MADISON

SUITE 301 - 7,036 RSF
(AS-BUILT)

[CLICK TO VIEW VIRTUAL TOUR](#)



Not to scale, for display purposes only



SUITE 402 - 6,902 RSF
(AS-BUILT)

[CLICK TO VIEW VIRTUAL TOUR](#)

