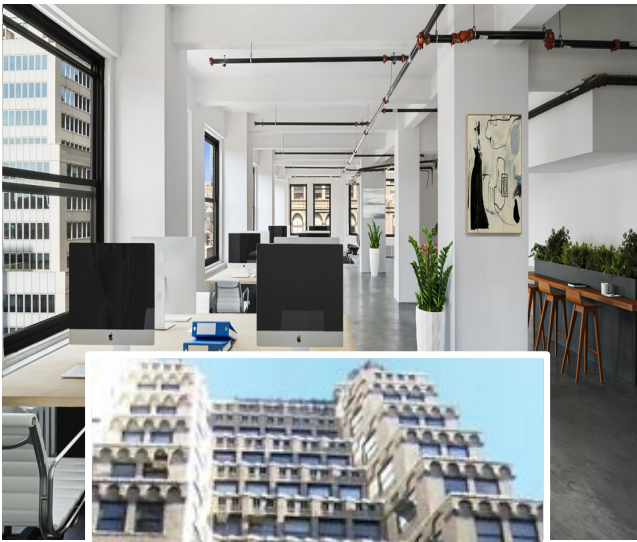


# 271 MADISON AVENUE

Fresh Air & Flexible Terms



Space	Comments
<b>Partial 10th Floor</b>	<b>775 RSF</b> - Can be combined with adjacent space for 2,911 square feet. Directly off elevators, owner can build to suit, ok for medical uses.

<b>Partial 10th Floor</b>	<b>2,136 RSF</b> - Can be combined with adjacent space for 2,911 square feet. Fully built with 4 windowed offices and large training room, bright space with many windows.
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**Rent:** Upon Request

**Terms:** 3 – 10 Years

**Possession:** Immediate

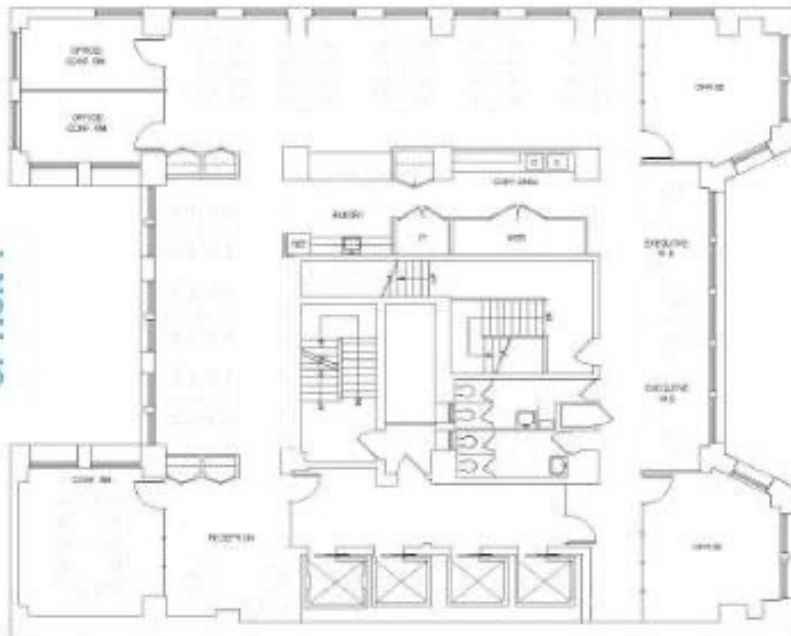
## Building Features

- Abundant Fresh Air
- New Operable Windows on 3 sides
- High Ceilings
- 24/7 Building Access
- Attended Lobby
- New Hallways
- Three Blocks from Grand Central Station

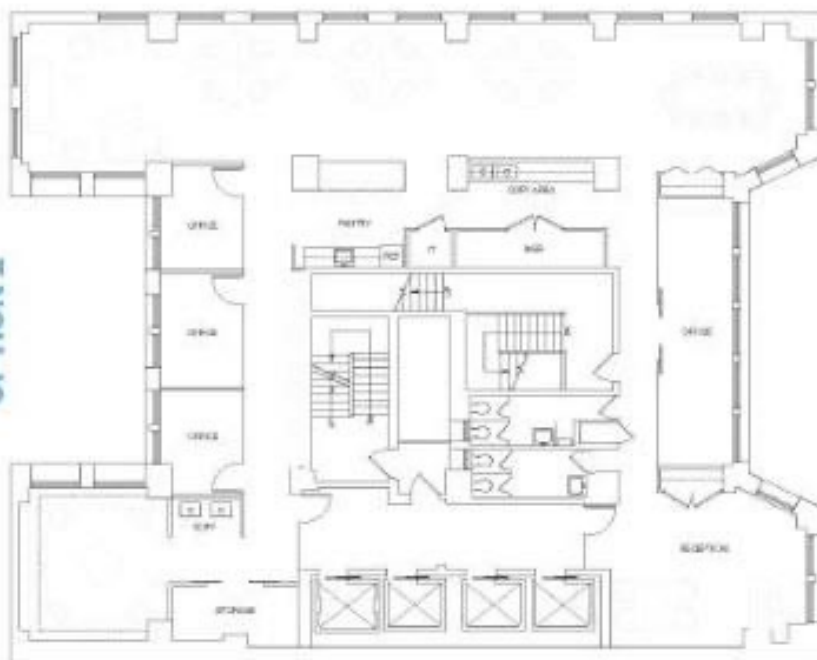
# 271 MADISON AVENUE

Fresh Air & Flexible Terms

OPTION 1



OPTION 2





# 271 MADISON AVENUE

Fresh Air & Flexible Terms

