

# 275

## MADISON

40th STREET

### BUILDING WITHIN BUILDING OPPORTUNITY

13,546 SF - 41,538 SF

ENTIRE

2ND, 3RD, 4TH FLOORS  
AND PARTIAL GROUND

CAN BE LEASED SEPARATELY  
OR TOGETHER

800 SF  
RETAIL

- 4TH FLOOR | 13,546 RSF
- 3RD FLOOR | 14,387 RSF
- 2ND FLOOR | 14,626 RSF



## DETAILS

### TERM: LONG TERM

*\*FLEXIBLE LEASE TERM CONSIDERED*

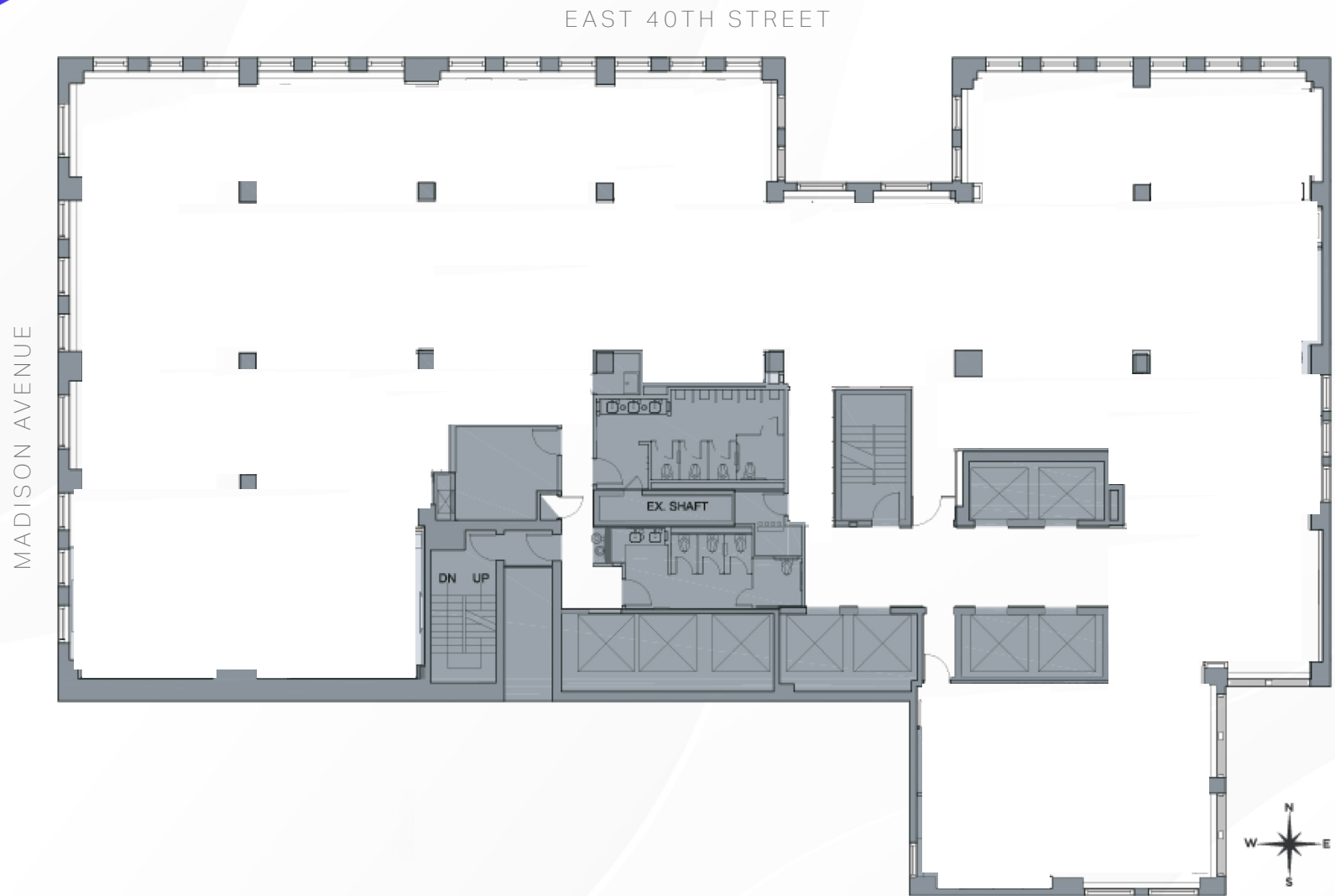
### POSSESSION: Q2 2025

### RENT: UPON REQUEST

- Building within building opportunity
- A private entrance can be created on East 40th Street
- Generous outdoor space can be created on the fourth floor
- 24/7/365 Attended lobby
- Owner Occupied asset
- Two blocks from Grand Central
- Above standard existing office installation
- Architecturally significant floating staircase which interconnects the three floors
- 20 feet of high visibility ground floor presence
- Fully furnished
- Recently upgraded state of the art technology in place



## CORE AND SHELL PLAN



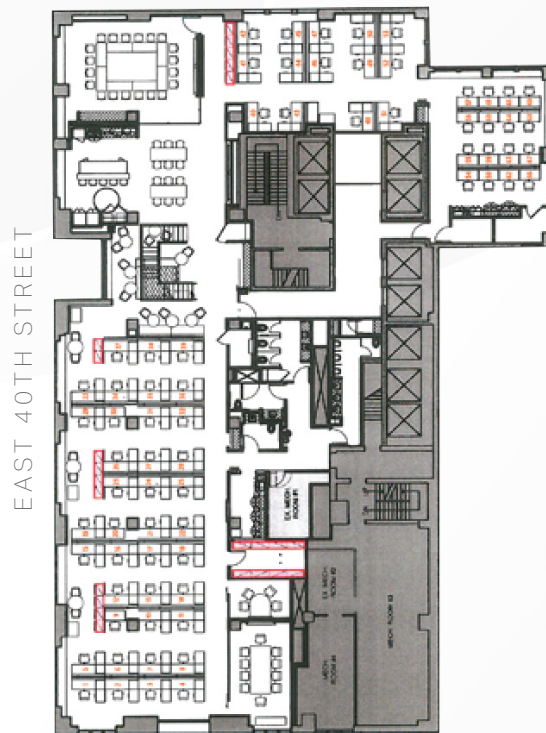


## 2<sup>ND</sup> FLOOR | 14,626 RSF

69 Seats

1 Kitchen

3 Conference Rooms



MADISON AVENUE

## 3<sup>RD</sup> FLOOR | 14,387 RSF

63 Seats

4 Conference Rooms

Reception

1 Pantry



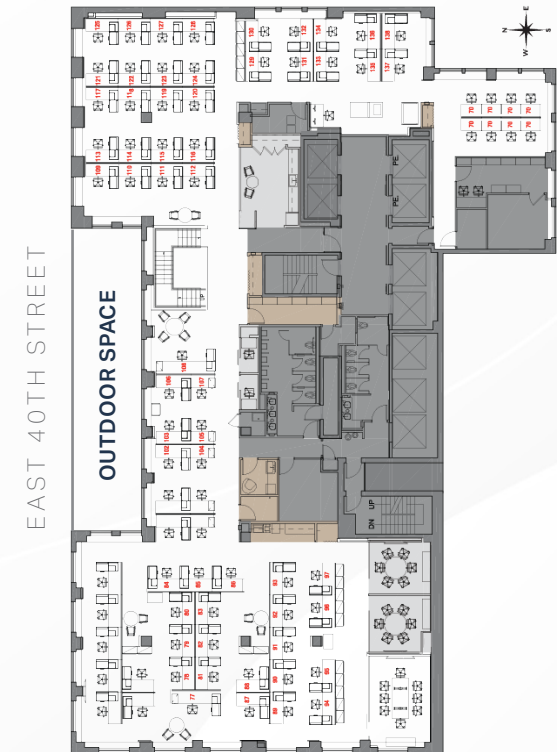
MADISON AVENUE

## 4<sup>TH</sup> FLOOR | 13,546 RSF

77 Seats

3 Conference Rooms

1 Pantry



MADISON AVENUE

## EXISTING CONDITIONS





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