



270
MADISON

NEW OFFERING

TURN-KEY - PREBUILT - FURNISHED - OFFICE SPACE

ENTIRE 2ND FLOOR : 17,420 RSF

WITHIN THE HEART OF THE TRANSIT TRIANGLE

Located where employees prefer to be, **between Bryant Park and Grand Central Terminal**. Walking distance to Penn Station and Port Authority. Close proximity to The New York Public Library.



Construction Underway, Move-In Ready, January 2025



All Spaces Offered Furnished With High Quality Finishes and Glass-Fronted Offices



Flexible Lease Terms, Minimum 1 Year



Private Space, Substantially Superior to Co-Working



Nonprofits May Qualify for a Real Estate Tax Exemption with a 30 YR Lease



Convenient Transit Triangle Location



Wired to Work



On-Site Leasing and Management Office



Building Owners and Agents Available On-Site



Full Commission Paid on Lease Signing



The recently renovated, double height, lobby awaits to welcome staff and clients

Entire 2nd Floor 17,420 RSF

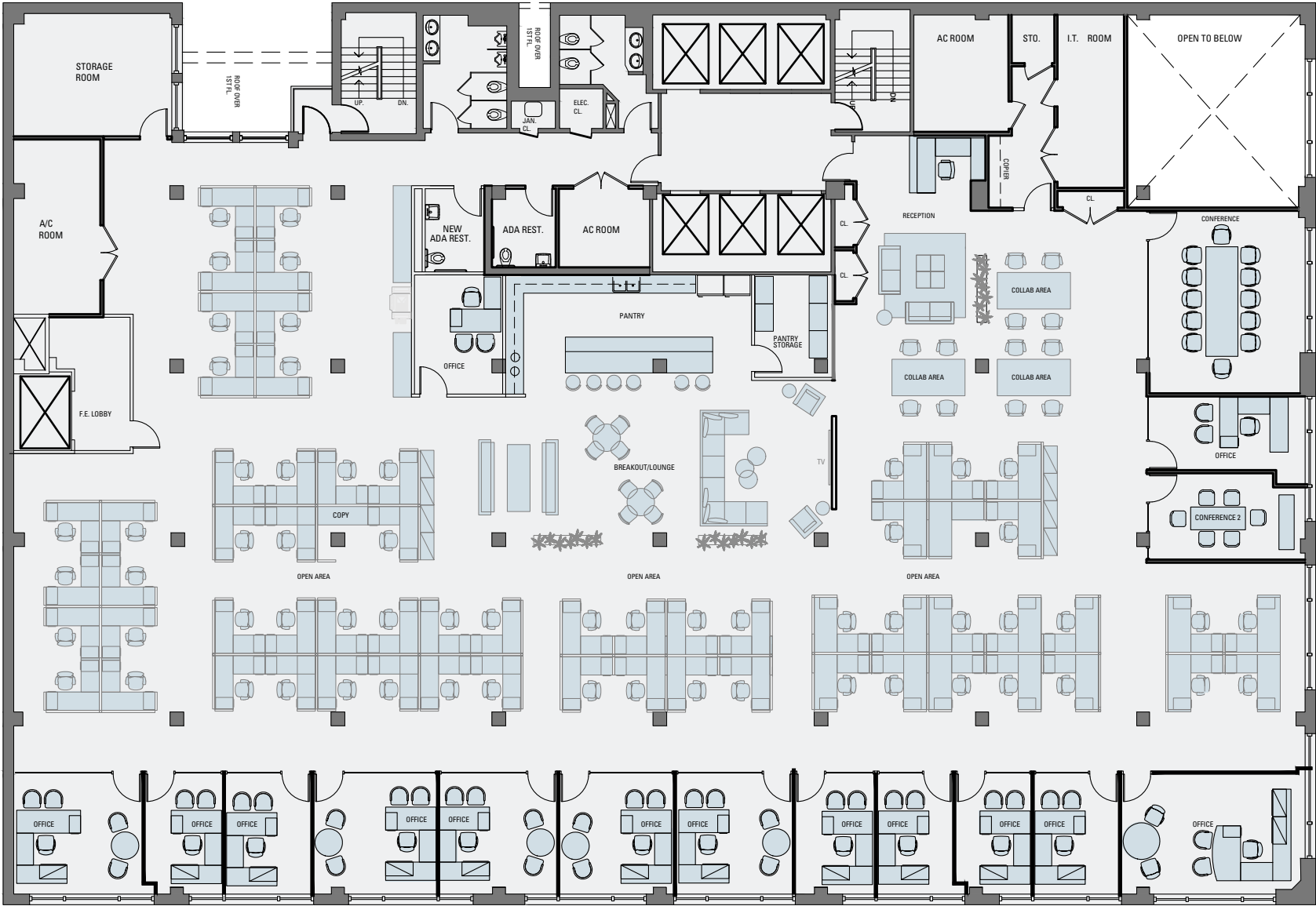
Possession: Q1 2025

Rent: Call or email for info

Comments:

- Tremendous value, move-in ready. Delivered furnished, wired, and turn-key
- Fantastic location, nearby - Grand Central - Bryant Park - Penn Station - Moynihan - Port Authority - PATH
- Join institutional quality tenants, New York Public Library and The Lupus Foundation
- Multiple fiber providers: Cogent; Verizon FiOS; Spectrum, CenturyLink; Frantic.link; Pilot Fibers
- 24/7/365 Tenant access through attended double-height lobby
- Side core building provides larger open space for more efficient layout and work-flow
- Oversized operable windows with impressive natural light
- Short-form tenant friendly license agreement available

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Madison Avenue



39th Street



NATURAL LIGHT SURROUNDS



PRIVATE & COLLABORATIVE SPACE





Walk to Grand Central Terminal



Blocks from Bryant Park



Moynihan Train Hall



Port Authority Bus Terminal



CitiBike Stations Nearby

