



270 MADISON

NEW OFFERING

TURN-KEY - PREBUILT - FURNISHED - OFFICE SPACE

SOLUTIONS FROM 2,000 - 7,000 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



Artist's Rendering for Illustration Purposes

PUBLIC & PRIVATE

Deep space allows for areas of privacy and collaboration in others

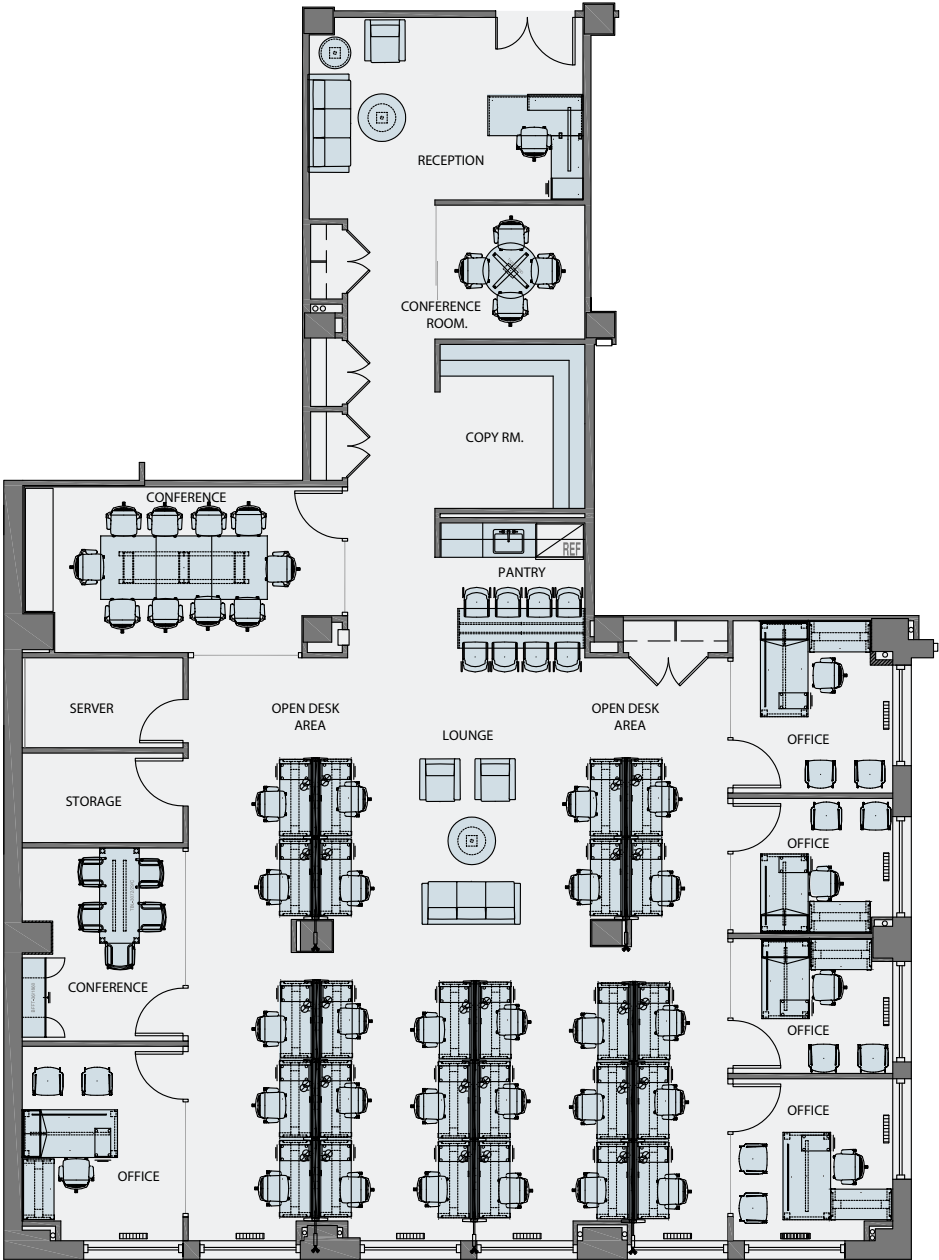


Artist's Rendering for Illustration Purposes

SURROUNDED BY LIGHT

An inspiring workplace day in and out

Suite 704: 5,163 RSF



39th Street





Walk to Grand Central Terminal



Blocks from Bryant Park



Moynihan Train Hall



Port Authority Bus Terminal



CitiBike Stations Nearby

