



# 425 Madison Avenue

Located on Southeast Corner of East 49th Street

## Grand Central— Plaza District Gem



Building Lobby

Centrally Located Between Transportation Hubs at

Midtown's Bryant Park,  
Grand Central Terminal  
and Rockefeller Center





7th Floor - 1,700 RSF Division



Entire 6th Floor Conference Room

#### Available Space

		Occupancy	Rent
Suite 1501:	2,500 rsf	Immediate	\$49.50 psf
	<ul style="list-style-type: none"> <li>- Built space with (6) windowed offices and open area</li> <li>- Corner space fronting Madison Ave/East 49th Street</li> <li>- Recently upgraded with new flooring</li> <li>- 2-10 Year term</li> </ul>		
Entire 12th Floor:	5,650 rsf	Immediate	\$46.50 psf
	<ul style="list-style-type: none"> <li>- Newly white boxed space with new flooring and full wet pantry</li> <li>- Building standard installation available for 7-10 year lease</li> <li>- 4-Sides of windows offering good natural light</li> </ul>		
Entire 11th Floor:	5,650 rsf	Immediate	\$46.50 psf
	<ul style="list-style-type: none"> <li>- Move-in condition built space with (9) windowed offices, multi-staff room with (4) workstations, large windowed workspace room, wet pantry, and private restroom</li> </ul>		

Can combine the 11th and 12th floors to create a duplex totaling 11,300 rsf

Suite 405:	2,640 rsf	Immediate	\$60.00 psf
	<ul style="list-style-type: none"> <li>- Corner unit, fully built-out dental office with reception and waiting area, (4) windowed exam rooms, (1) interior exam room, dental assistant station, (2) interior offices — one with private bathroom</li> </ul>		
Suite 403/409:	3,010 rsf	Arranged	\$60.00 psf
	<ul style="list-style-type: none"> <li>- Built corner unit, fully built-out dental office</li> </ul>		

Can combine Suite 405 and Suite 403/409 to create a 5,650 rsf full floor Dental Facility

#### Highlights

- Boutique office building in central Midtown East location; 24/7 beautifully appointed and attended lobby
- Two blocks from 47th Street entrance to Grand Central Madison LIRR Concourse with seamless connection to Grand Central Terminal; and close proximity to Rockefeller Center and Bryant Park transportation hubs



SUITE 1501 - 2,500 RSF  
(EXISTING CONDITIONS)

