

# 270 Madison Avenue

Northwest Corner of East 39th Street



**Built Office Space  
2,823 RSF**

**Located within  
Midtown's  
Transportation  
Triangle**

**Great Mix of  
Private and Open  
Work Areas**



Building Lobby

**Short Walk to  
Grand Central, Bryant Park,  
Penn Station-Moynihan  
Train Hall**

**1 2 3 B D F M  
4 5 6 7 N Q R W S  
subway lines, Port Authority  
and NJ  Train**





Glass-front Conference Room and Offices

Suite 703: 2,823 rsf

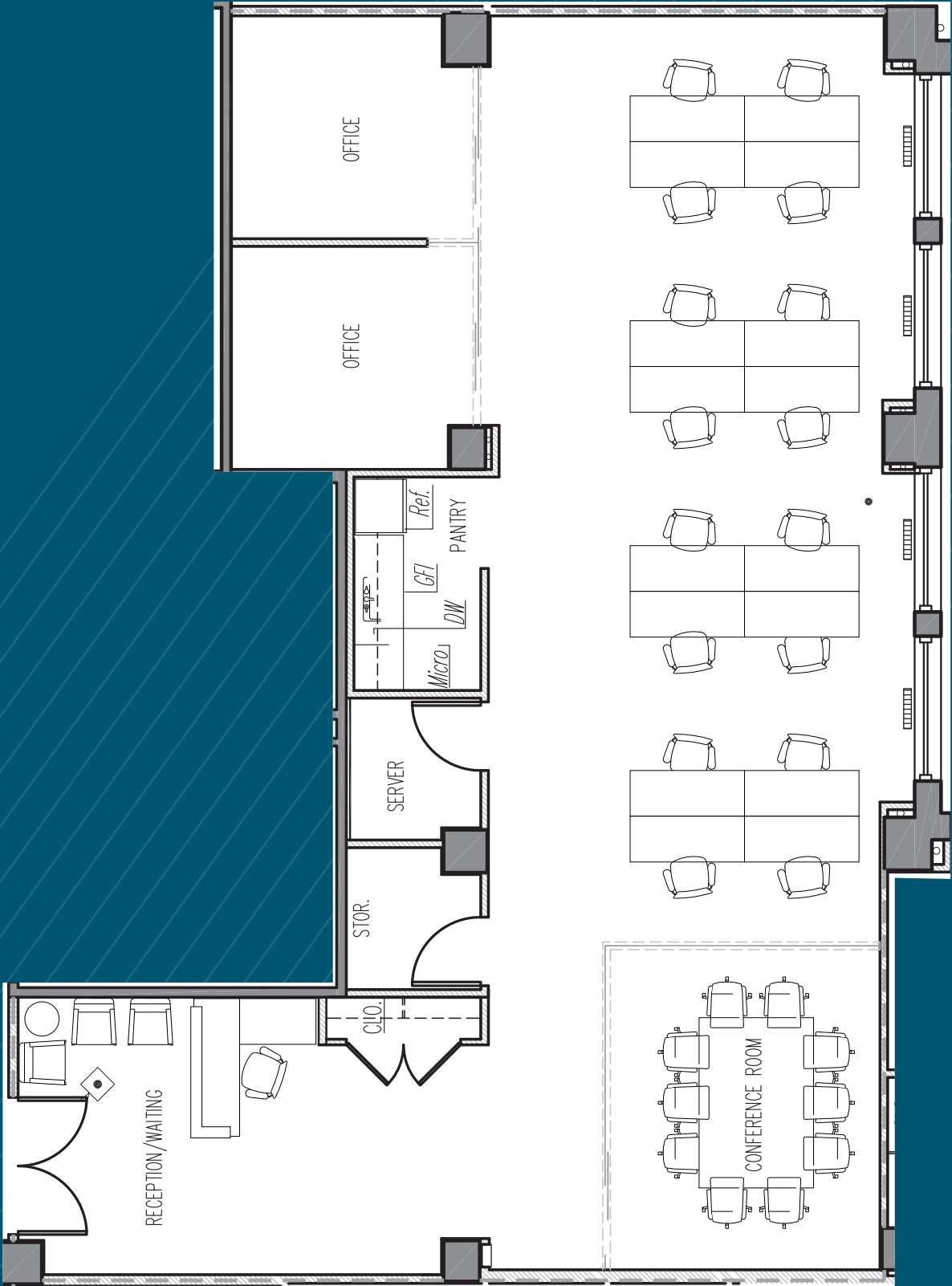
- Built space with frosted glass enclosed conference room, (2) glass-front offices, reception area, open area, wet pantry and storage space

Possession: Immediate

Rent: Call or email for info

- Comments:
- Corner building with multiple fiber providers, tenant-controlled A/C, and oversized operable windows
  - Fantastic transportation access via Grand Central Terminal, Bryant Park, Penn Station/Moynihan Train Hall, Port Authority transportation hubs, and NJ PATH train; as well as the new Grand Central Madison (formerly East Side Access) bringing the LIRR to the East Side with entrances along Madison Avenue between East 43rd and 48th Streets
  - 24/7 Access with attended double-height lobby
  - Side core building provides larger open space for more efficient layout and work-flow

SUITE 703 - 2,823 RSF  
(AS-BUILT)



EAST 39TH STREET

(for descriptive purposes only; not to scale.)  
Furniture shown for layout concept only



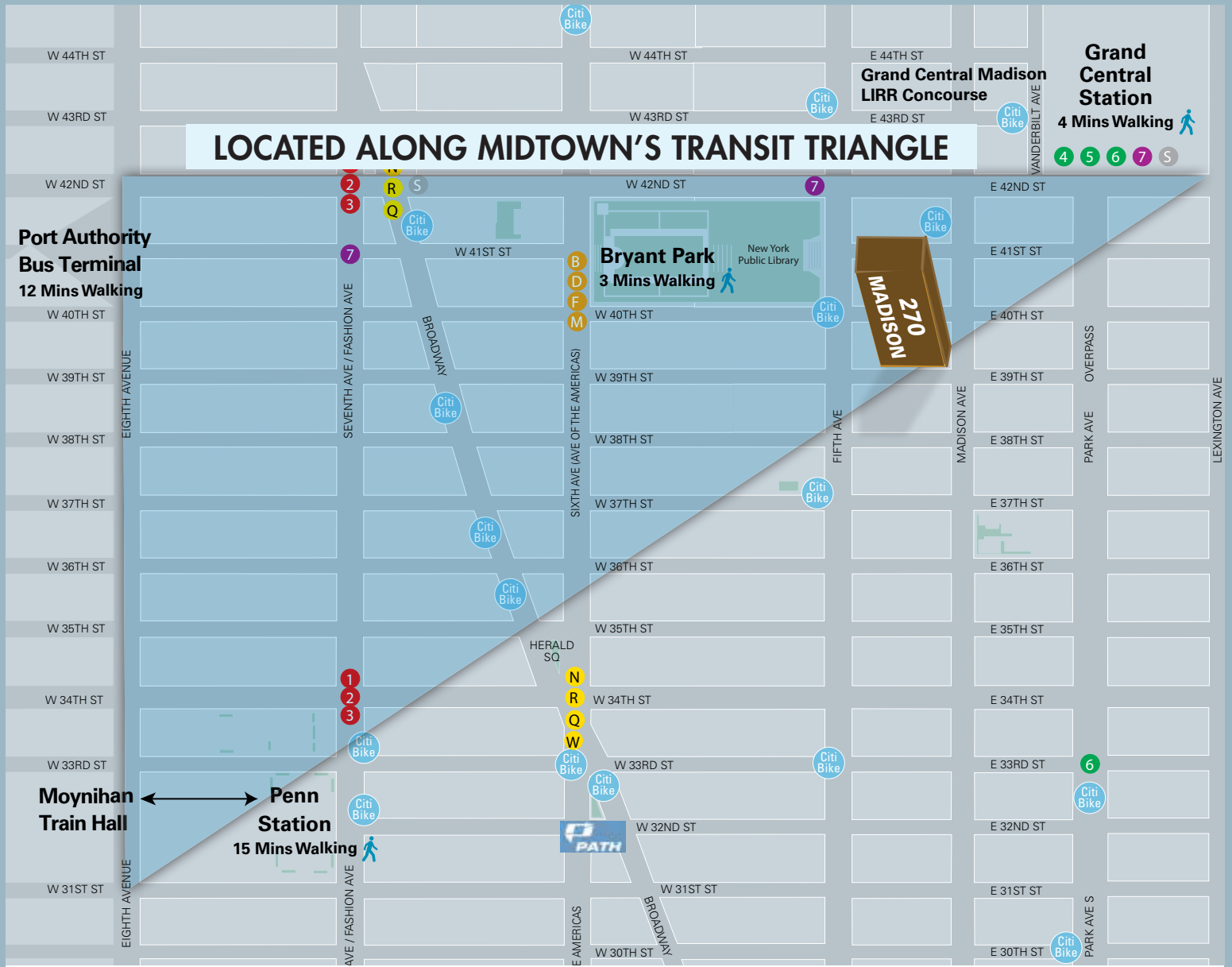
SUITE 703 - 2,823 RSF  
(EXISTING CONDITIONS)



Glass-front Offices



Wet Pantry



Walk to Grand Central Terminal



Blocks from Bryant Park



Moynihan Train Hall



Port Authority Bus Terminal