



425 Madison Avenue

Southeast Corner of East 49th Street

Retail/Office Space - 5,100 RSF

Prominent Midtown Location
120'-160' of Wraparound Window Visibility
13'-plus Ceiling Height

Steps from Grand Central Madison Entrances along Madison Avenue
Providing Direct Access to the Long Island Rail Road
with Seamless Connection to Grand Central Terminal



Existing Conditions

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5,100 RSF of 2nd Floor Space **Potential of Full Floor Expansion to 7,750 RSF**

Fantastic Location for Office or Retail Use

Oversized Floor-to-Ceiling Windows - 120'-160' of Wraparound Window Visibility
 Abundant Natural Light - 13'-plus Ceiling Height

Partially White Boxed offering a Blank Canvas Opportunity for a company to create its own stylized branding

Steps from the New Global Headquarters for JPMorgan Chase that will house 14,000 employees

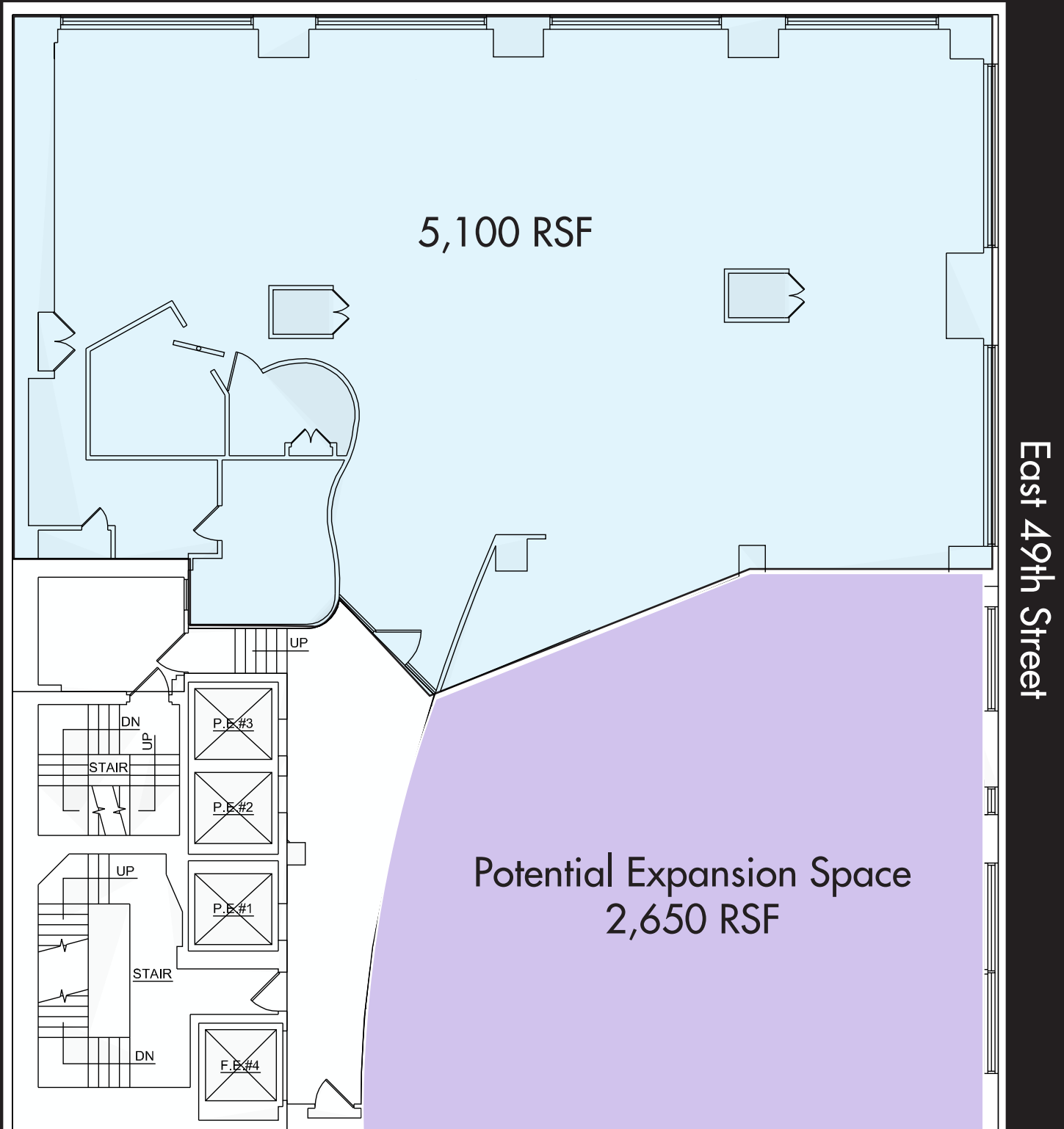
Increasing use of Grand Central Madison continues to boost Long Island Commuter foot traffic in the Grand Central District, reaching 930,848 people as of March 2024, representing a 35.7% year-over-year increase

Transportation Access

Steps from the 48th St/Madison Ave entrance to the Grand Central Madison LIRR Concourse
 with seamless access to Grand Central Terminal's MetroNorth and **4 5 6 S 7** express and local subways
 3 Minute walk to subway lines at 53rd Street and Madison Avenue

Floor Plan

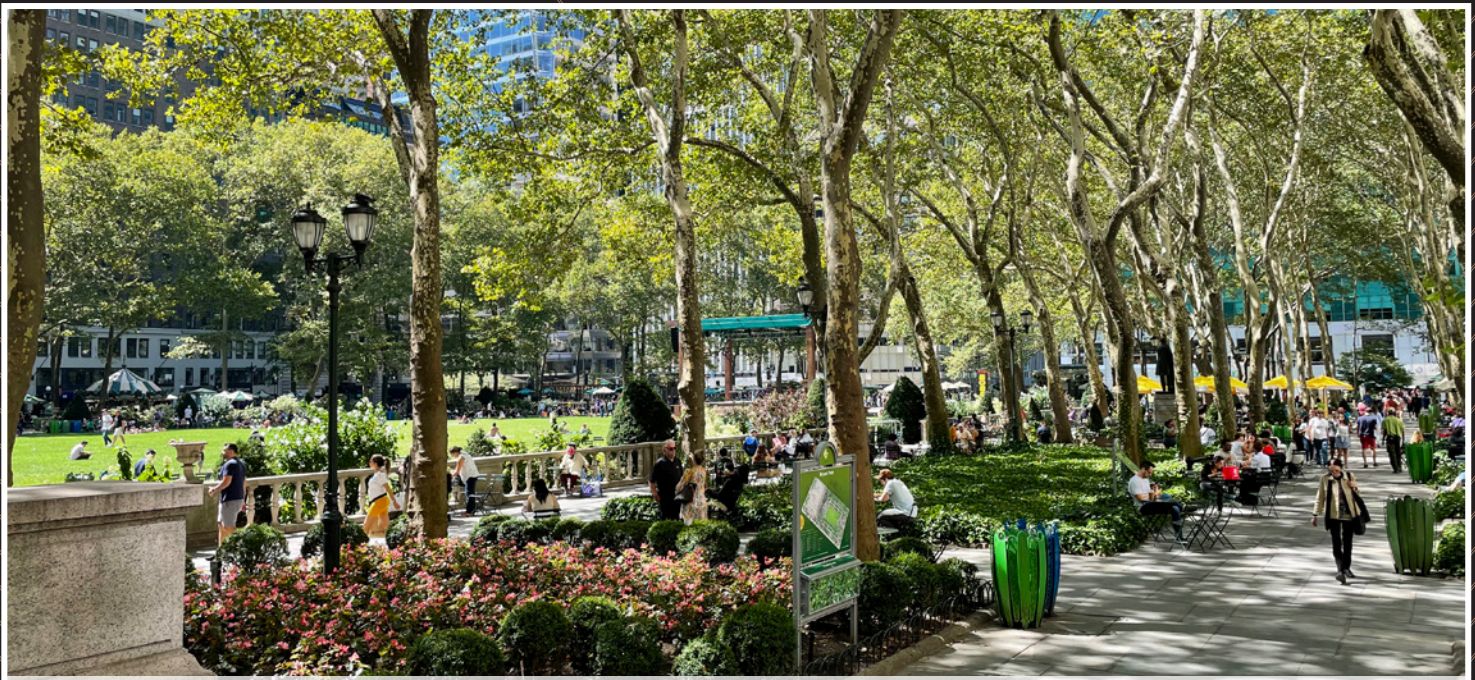
Madison Avenue



Floor Plan not to scale, for display purposes only







Bryant Park

Area Highlights

Centrally located between Bryant Park and Central Park
200' from Saks Fifth Avenue • Close proximity to Rockefeller Center

Vicinity of multiple hotels including:

The Lexington Hotel, Intercontinental New York Barclay
Lotte New York Palace and The Benjamin Royal Sonesta New York



Central Park