



Conference Room/ Executive Office

# 270 Madison Avenue

Northwest Corner of West 39th Street

Upper Level Full Floor - 9,469 RSF

Located Within Midtown's Transit Triangle

Short Walk to Grand Central Madison, Grand Central and Bryant Park; close to Penn Station & connecting Moynihan Train Hall                 subway lines, and Port Authority and NJ  train



Open Area

Entire 17th Fl: 9,469 rsf

Bright upper level floor with 4-sides of operable oversized windows offering abundant natural light

- Multiple windowed private workspaces include (1) boardroom, (2) oversized conference/offices, and (9) offices (4 glass-front)
- (3) Interior meeting rooms/offices (2 glass-front), large open area, full wet pantry
- Reception area, copy/storage room, private women's and men's restrooms

Comments:

- Corner building with multiple fiber providers, tenant-controlled A/C, and 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

Possession: Immediate

Rent: Call or email for info



ENTIRE 17TH FLOOR - 9,469 RSF  
(AS BUILT)



MADISON AVENUE

(for descriptive purposes only; not to scale.)

ENTIRE 17TH FLOOR - 9,469 RSF  
(EXISTING CONDITIONS)



Boardroom



Conference Room/Executive Office



ENTIRE 17TH FLOOR - 9,469 RSF  
(EXISTING CONDITIONS)



Glass-front Offices



Meeting Room/Office



ENTIRE 17TH FLOOR - 9,469 RSF  
(EXISTING CONDITIONS)



Open Area



ENTIRE 17TH FLOOR - 9,469 RSF  
(EXISTING CONDITIONS)



Wet Pantry



Reception Area



ENTIRE 17TH FLOOR - 9,469 RSF  
(EXISTING CONDITIONS)



Men's Restroom



West View



