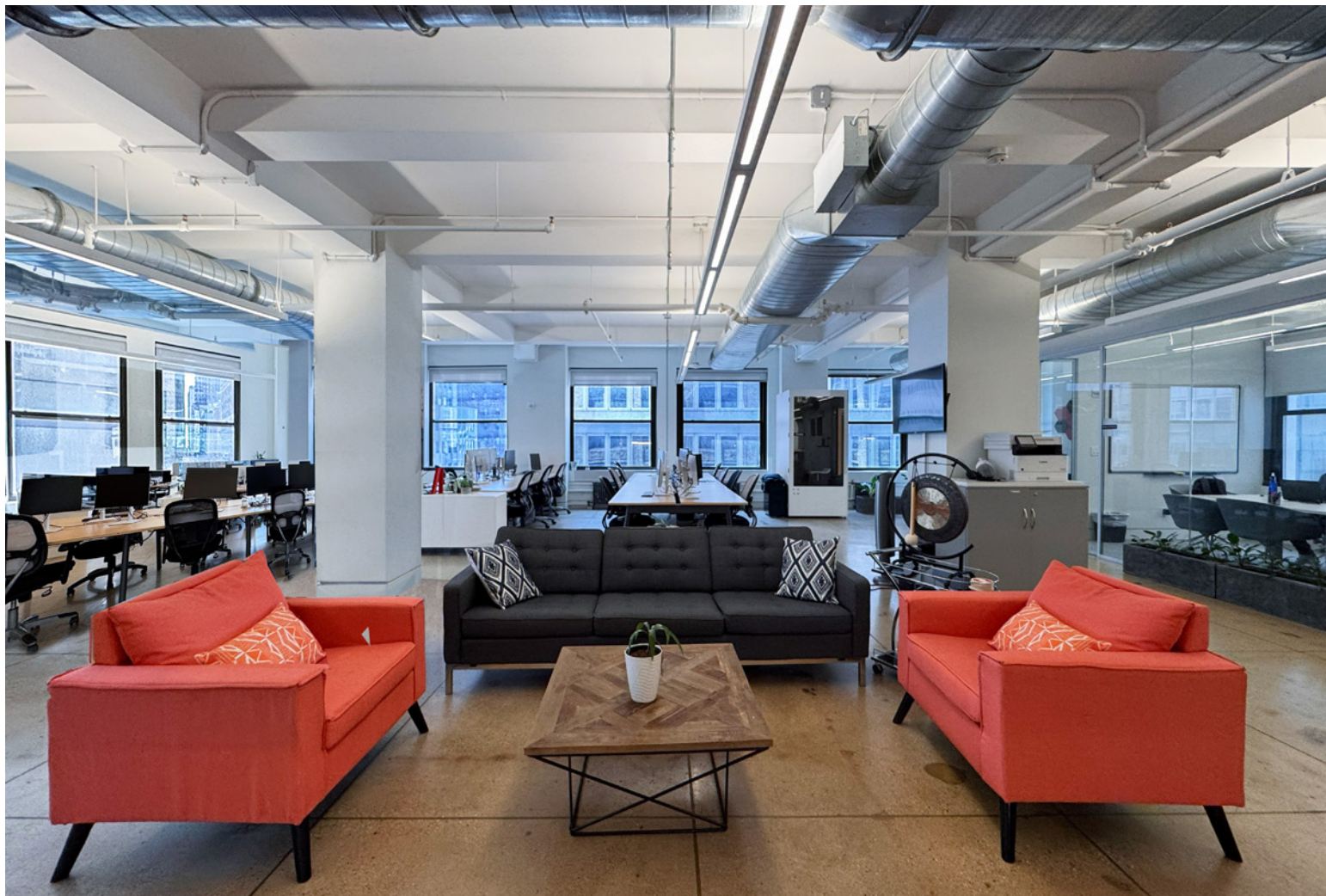




FURNISHED MOVE-IN READY SPACE

SUITE 702 - 5,292 RSF

GREAT MIX OF PRIVATE & OPEN AREAS

270 MADISON AVENUE

NORTHWEST CORNER OF EAST 39TH STREET

MIDTOWN EAST



Building Lobby



Suite 702 - 5,292 RSF

Furnished Corner Space with Polished Concrete Floors
Great Mix of Private and Open Workspace
Exposed Ceiling, Tenant Controlled A/C
South and East Exposures Provide
Great Natural Sunlight Throughout the Day

Possession: October 1, 2026

Rent: Call or email for details

Corner building with Multiple Fiber Providers
Oversized Operable Windows
Card-Key Security System providing 24/7/365
Access via Attended Double-Height Lobby with Turnstiles
Side-Core Design Provides Larger Open Space for
More Efficient Layout and Work-Flow

Reasonable Rents, Flexible Terms
Stable Long-Term Ownership

Fantastic Transportation Access via Grand Central Terminal,
Bryant Park, Grand Central Madison LIRR Concourse,
Penn Station/Moynihan Train Hall, providing Access to

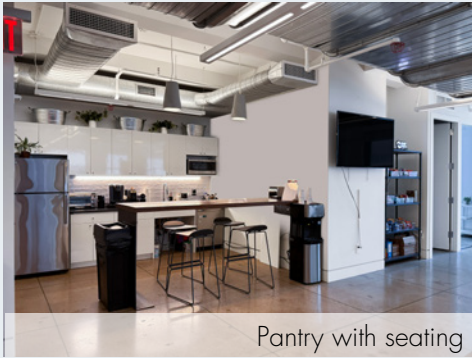
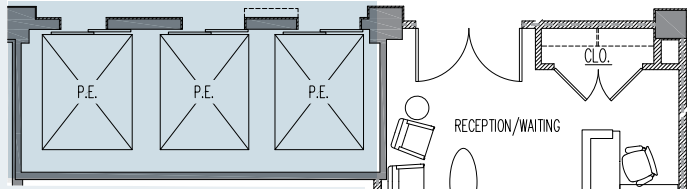


Express and Local Subway Lines and

NJ  train, and Vicinity of

Port Authority Bus Terminal and Moynihan Train Hall

(AS-BUILT PLAN)



(2) Phone Rooms in reception area



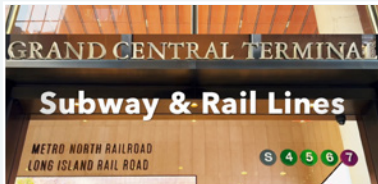
MADISON AVENUE

EAST 39TH STREET

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







For further information and/or inspection, please contact:

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