

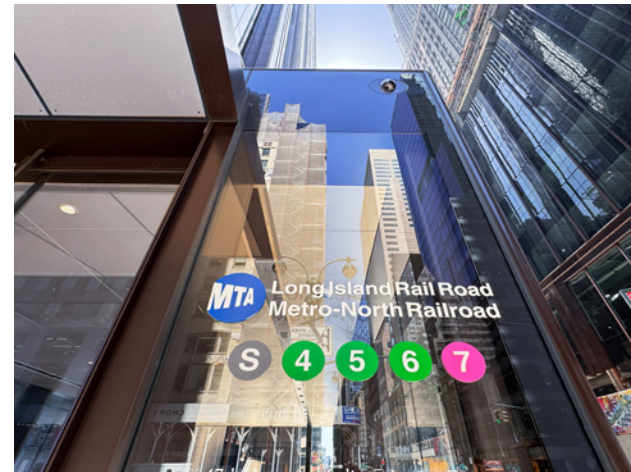


425 Madison Avenue

Located on Southeast Corner of East 49th Street

Grand Central — Plaza District
Full Full Branding Opportunities

**Best Value
on Madison Avenue**



Centrally Located Between Transportation Hubs at

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

425 Madison Avenue

Silk & Halpern and ABS Partners Real Estate, Inc. are pleased to offer the following opportunities for lease:

Available Space	Occupancy	Rent	Term
Entire 12th Fl: 5,650 rsf	Immediate	\$49.00 psf	10 Yrs
- Newly white boxed space with new flooring and full wet pantry, 4-Sides of windows offering good natural light			
Entire 11th Fl: 5,650 rsf	Immediate	\$49.00 psf	10 Yrs
- Move-in condition built space with (9) windowed offices, multi-staff room with (4) workstations, large windowed workspace room, wet pantry, and private restroom			
Entire 6th Fl: 5,650 rsf	Immediate	\$49.00 psf	10 yrs
- Built space with glass-front conference room, (5) windowed offices, (5) windowed executive offices/meeting rooms, (1) interior office, (2) bullpen areas, storage room, 3-Sides of windows offering good natural light			
Entire 21st Fl: 1,800 rsf	Nov. 1, 2026	Upon Request	
Penthouse	- Private roof deck offering north, south and west views, (1) Conference room, (3) offices, break room, and a private restroom		
	- Stairway access from 20th floor		

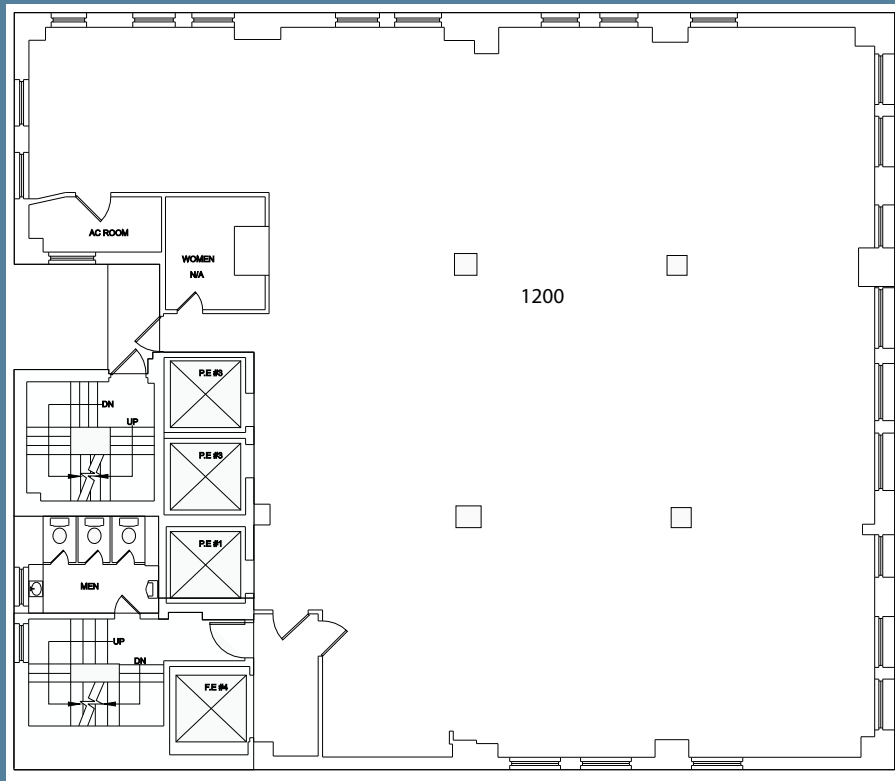
Highlights

- 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
- Close proximity to Rockefeller Center and Bryant Park transportation hubs

ENTIRE 12TH FLOOR - 5,650 RSF
(BASE PLAN)

MADISON AVENUE

EAST 49TH STREET



[Click to View Virtual Tour](#)



Existing Conditions

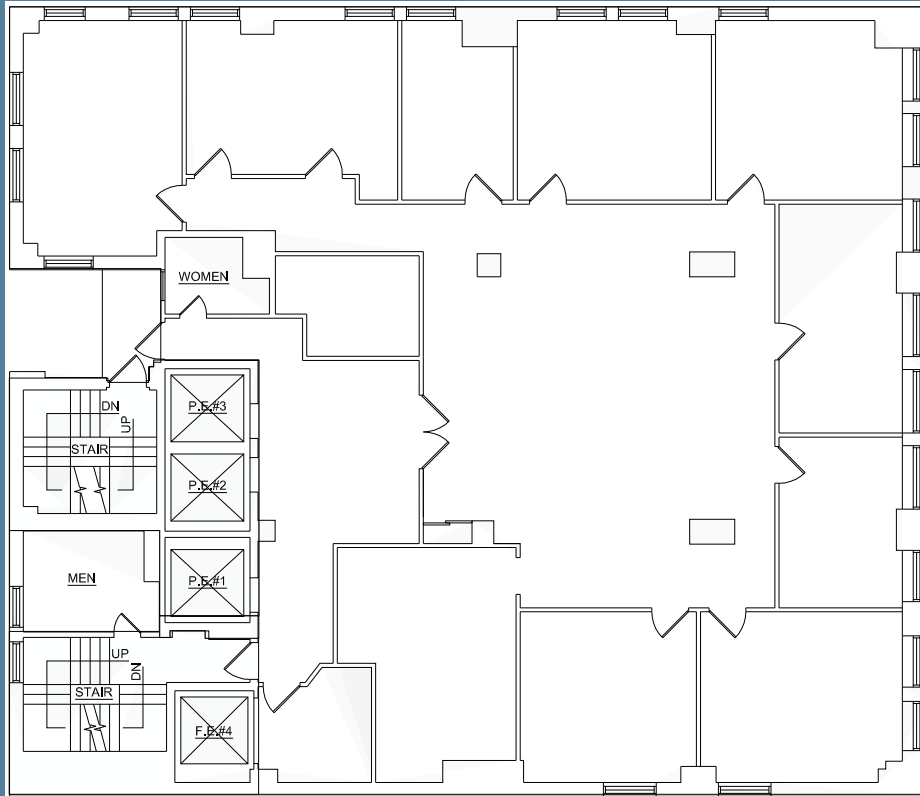


(Floor plan for descriptive purposes only; not to scale.)

ENTIRE 11TH FLOOR - 5,650 RSF
(AS-BUILT)

MADISON AVENUE

EAST 49TH STREET



(Floor plan for descriptive purposes only; not to scale.)

ENTIRE 11TH FLOOR - 5,650 RSF
(EXISTING CONDITIONS)

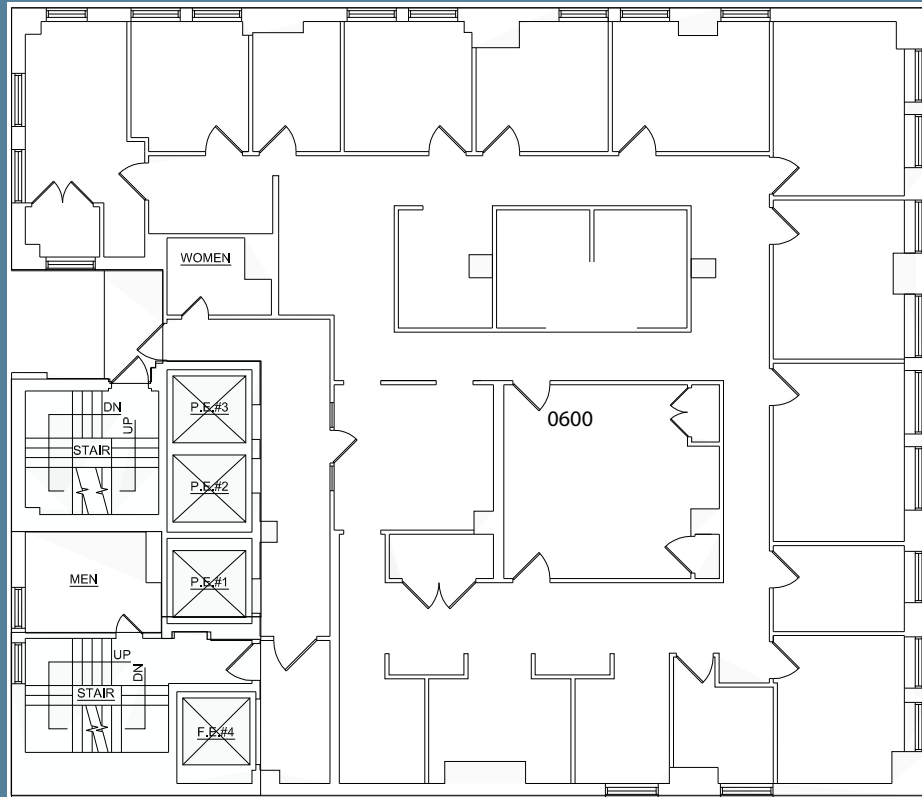
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ENTIRE 6TH FLOOR - 5,650 RSF
(AS-BUILT)

MADISON AVENUE

EAST 49TH STREET



(Floor plan for descriptive purposes only; not to scale.)

ENTIRE 6TH FLOOR - 5,650 RSF
(EXISTING CONDITIONS)

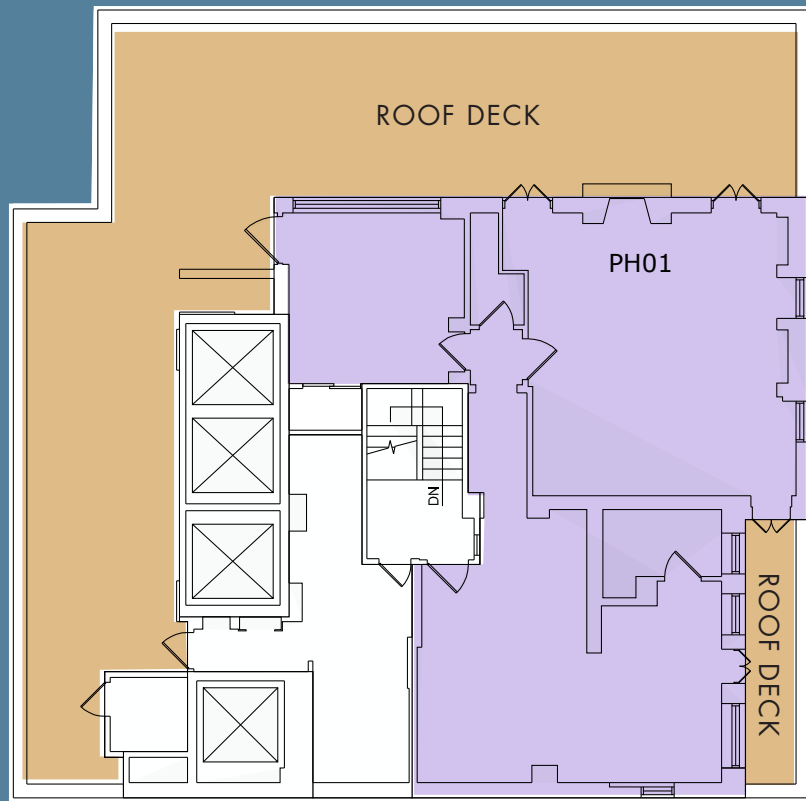
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ENTIRE 21ST FLOOR PENTHOUSE - 1,800 RSF
(AS-BUILT)

MADISON AVENUE

EAST 49TH STREET



View of stairway access

[Click for roof deck views](#)



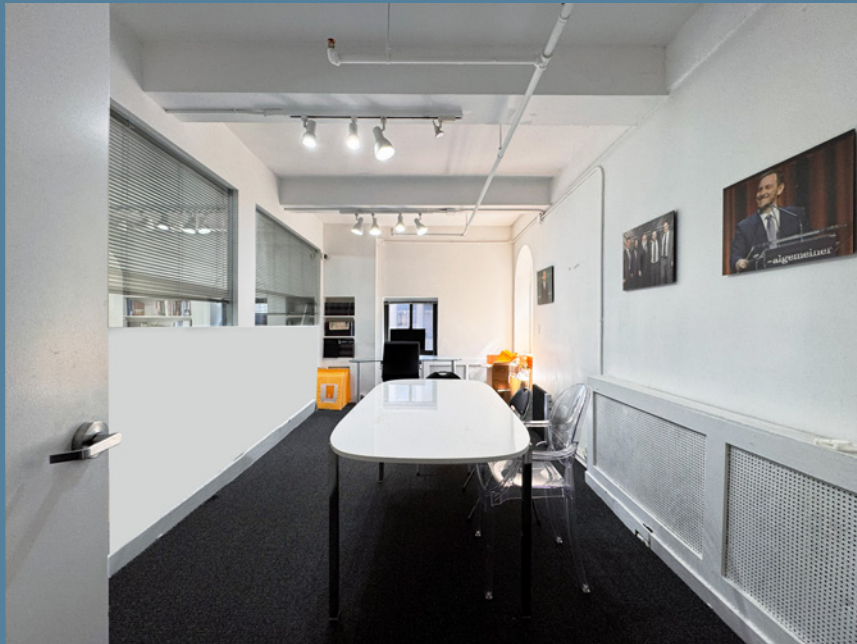
North view - Artificial turf shown for concept only



South view - Artificial turf shown for concept only

(Floor plan for descriptive purposes only; not to scale.)

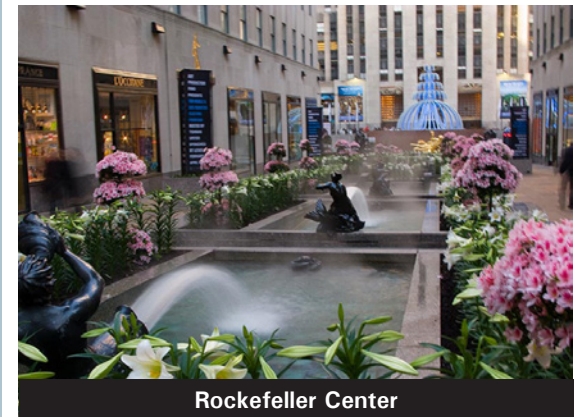
ENTIRE 21ST FLOOR PENTHOUSE - 1,800 RSF
(EXISTING CONDITIONS)



Furniture shown for layout concept only



Grand Central Terminal



Rockefeller Center

For further information and/or inspection, please contact:

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