

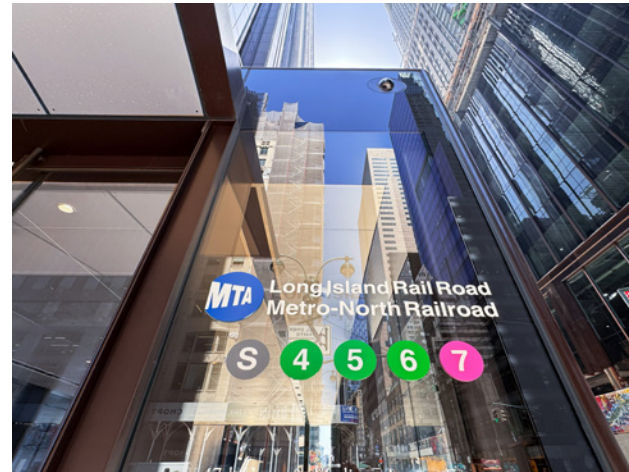


425 Madison Avenue

Located on Southeast Corner of East 49th Street

Grand Central — Plaza District
Suites Ranging 2,750 rsf - 3,150 rsf

**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 Suites	Occupancy	Rent	Term	
Suite 1700	3,081 rsf	Immediate	\$49.00 psf	1-7 Yrs
- Move-in condition corner space with (1) conference room, (1) glass-front meeting room, (6) windowed offices, open area, wet pantry, south, west and north exposures providing great natural light and city views				
Suite 1602:	2,900 rsf	Immediate	\$49.00 psf	1-7 Yrs
- Built corner medical space - direct elevator exposure, (3) Windowed office/consultation rooms, (3) exam rooms with sinks				
- Reception/waiting area, lab room, administrative/billing office				
Suite 802:	2,750 rsf	Immediate	\$49.00 psf	1-7 Yrs
- White box corner space with (1) private restroom with stall shower				
Suite 700:	3,150 rsf	Immediate	\$49.00 psf	1-7 Yrs
- Multiple offices, corner executive office, conference/meeting room, reception area, and wet pantry				

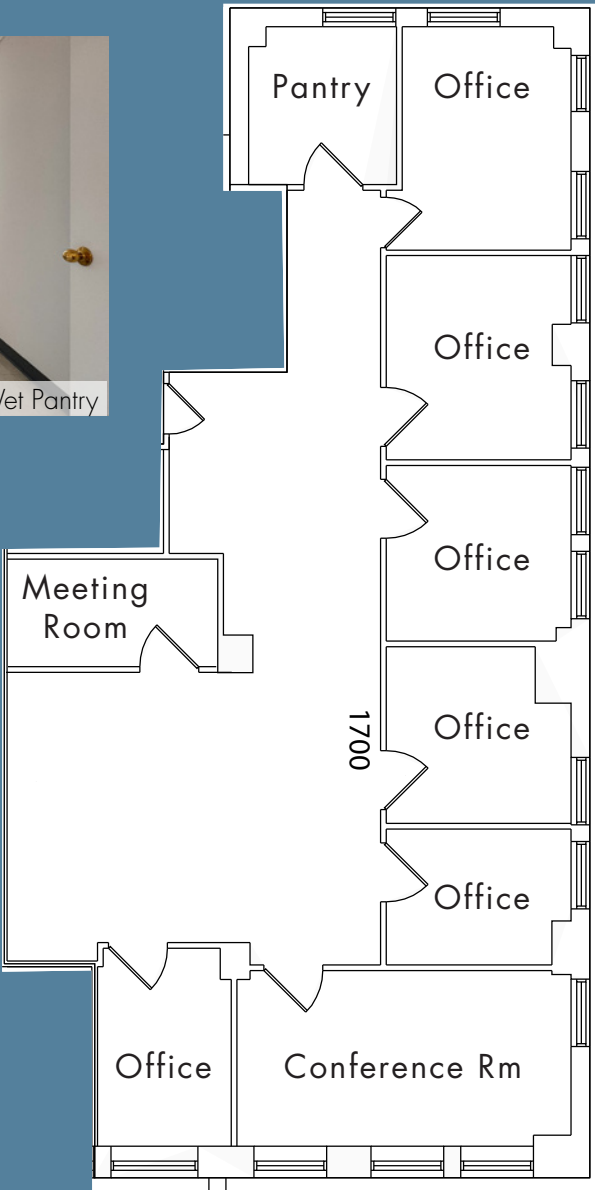
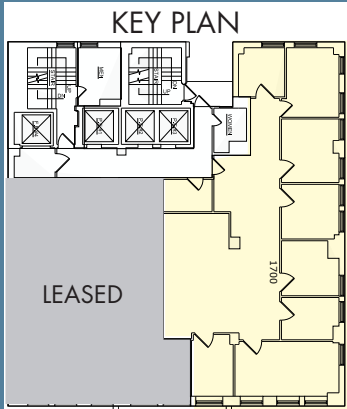
Highlights

- 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

SUITE 1700 - 3,081 RSF
(AS-BUILT)



Wet Pantry



MADISON AVENUE

EAST 49TH STREET



Corner Office



Conference Room

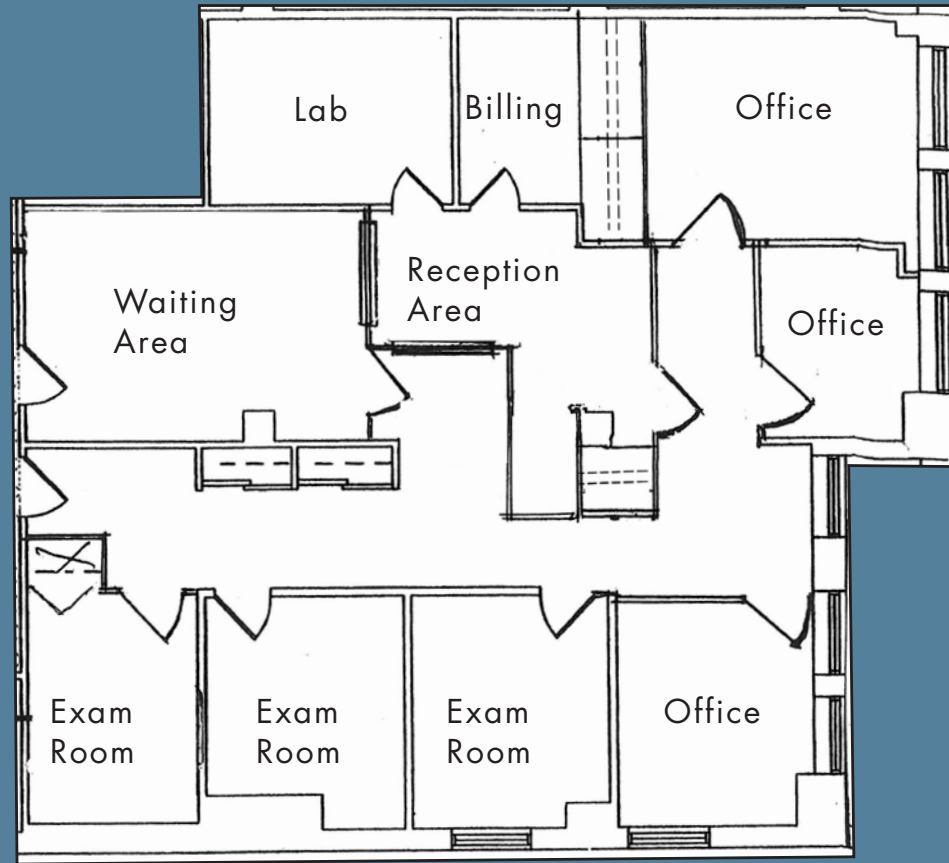
(Floor plan for descriptive purposes only; not to scale.)

SUITE 1700 - 3,081 RSF
(EXISTING CONDITIONS)

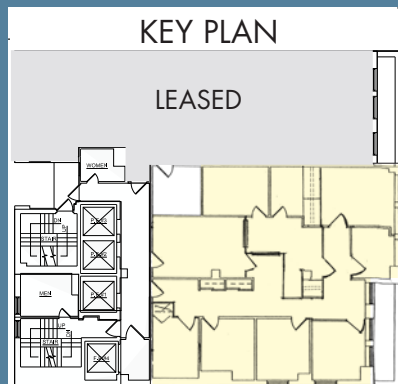
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SUITE 1602 - 2,900 RSF
(AS-BUILT)



EAST 49TH STREET



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

SUITE 1602 - 2,900 RSF
(EXISTING CONDITIONS)



Exam Room



Lab Room

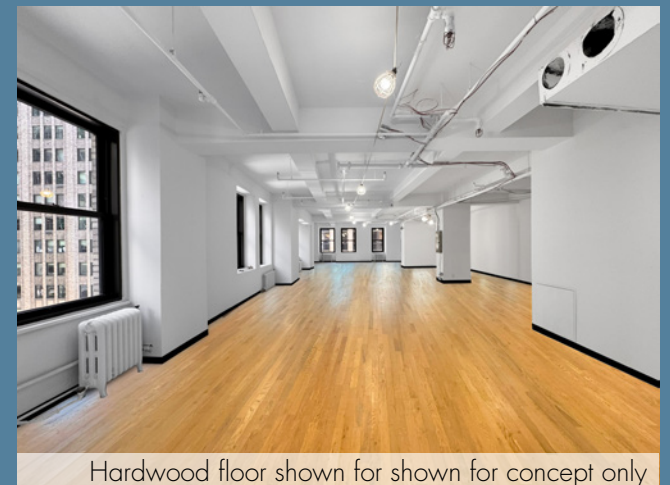
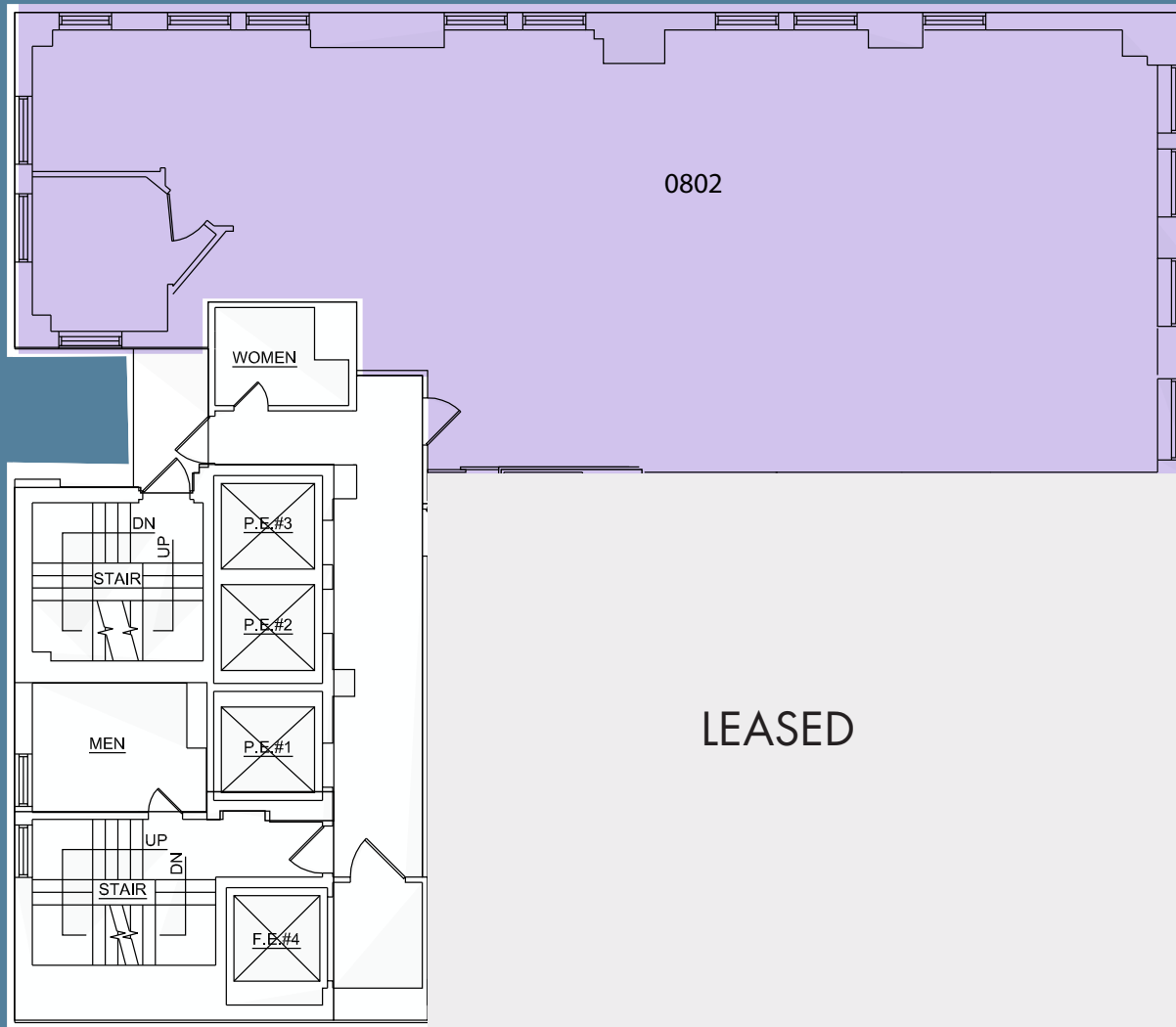
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Reception Area

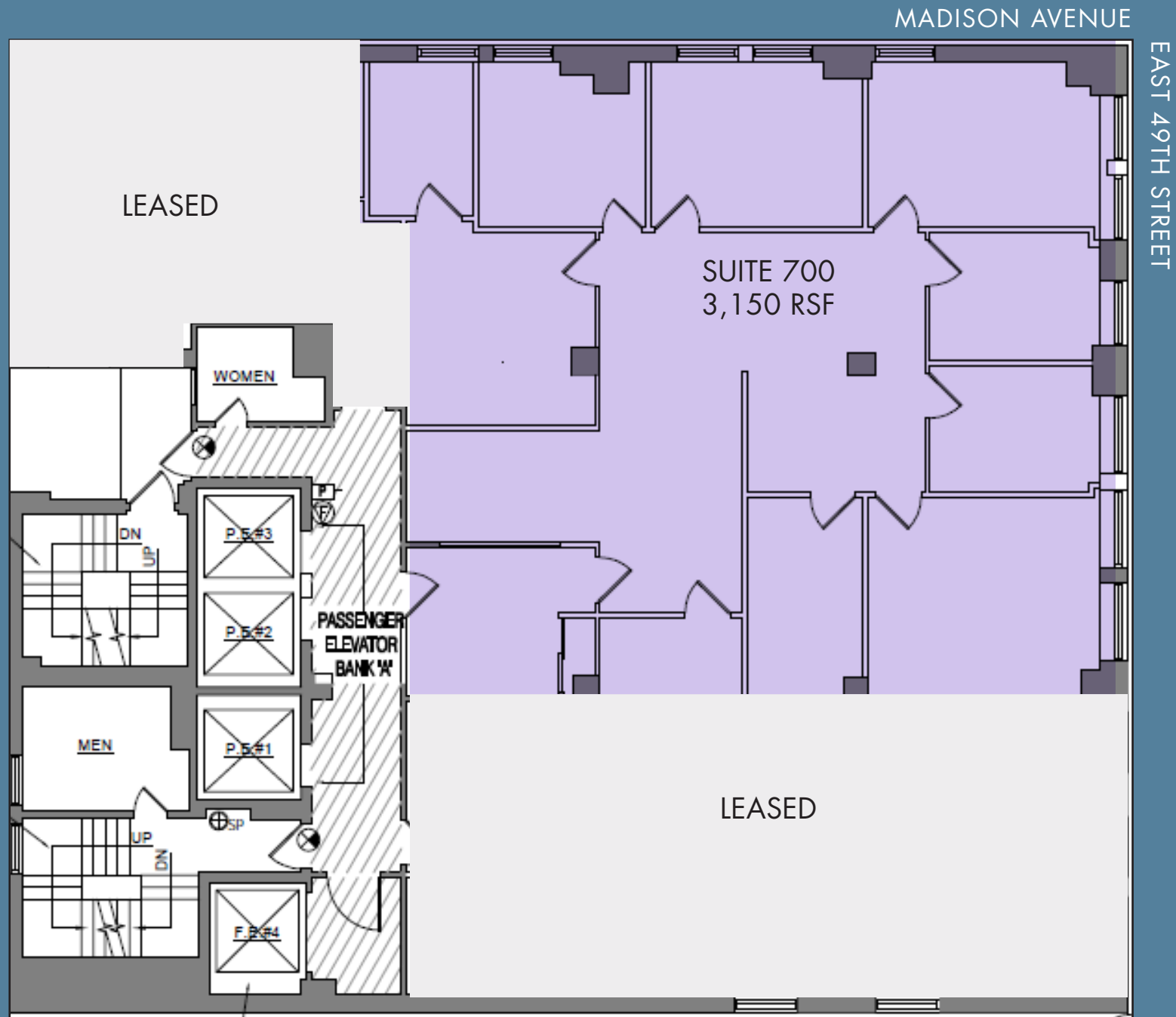


SUITE 802 - 2,750 RSF
(EXISTING CONDITIONS)



Hardwood floor shown for shown for concept only

SUITE 700 - 3,150 RSF
(AS-BUILT)



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

SUITE 700 - 3,150 RSF
(EXISTING CONDITIONS)

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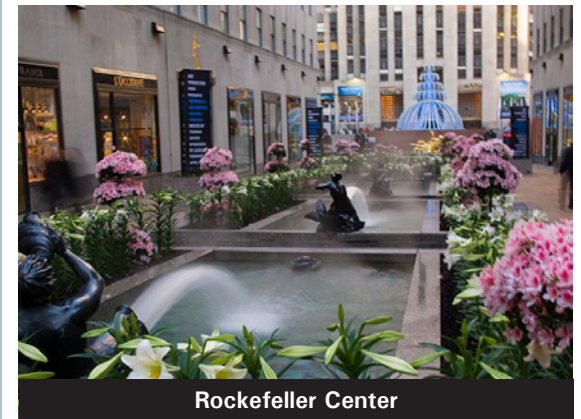


SUITE 700 - 3,150 RSF
(EXISTING CONDITIONS)





Grand Central Terminal



Rockefeller Center

For further information and/or inspection, please contact:

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