



425 Madison Avenue

Located on Southeast Corner of East 49th Street

Grand Central—
Plaza District Gem

Favorable Pricing



Building Lobby

Centrally Located Between Transportation Hubs at
Midtown's Bryant Park,
Grand Central Terminal
and Rockefeller Center



Entire 11th Floor



Entire 12th Floor

Silk & Halpern is pleased to offer the following opportunity for lease:

| Available Space | Occupancy | Rent |
|--|------------------------|--------------|
| Entire 12th Floor: - Newly white boxed space with new flooring and full wet pantry - 4-Sides of windows offering good natural light | 5,650 rsf Immediate | Upon Request |
| Entire 11th Floor: - Move-in condition built space with (9) windowed offices, multi-staff room with (4) workstations, large windowed workspace room, wet pantry, and private restroom | 5,650 rsf Immediate | Upon Request |
| Suite 1602: - 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 | 2,900 rsf Immediate | Upon Request |

| Available Space | Occupancy | Rent |
|--|------------------------|--------------|
| Suite 802: - White box corner space with (1) private restroom with stall shower | 3,050 rsf Immediate | Upon Request |
| Suite 700: - Multiple offices, corner executive office - Conference/meeting room, reception area, and wet pantry | 3,150 rsf Immediate | Upon Request |
| Suite 701: Can combine Suite 700 and Suite 701 to create 3,950 rsf | 800 sf Immediate | Upon Request |
| Suite 409: - Built space with (2) offices | 850 rsf Immediate | Upon Request |

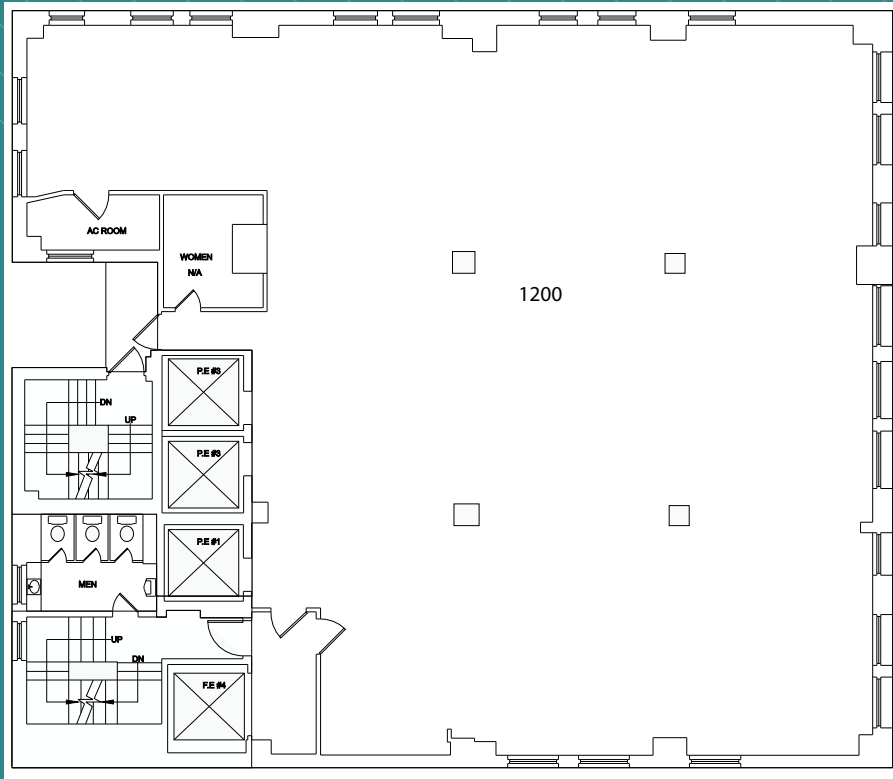
Highlights

- 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; and close proximity to Rockefeller Center and Bryant Park transportation hubs

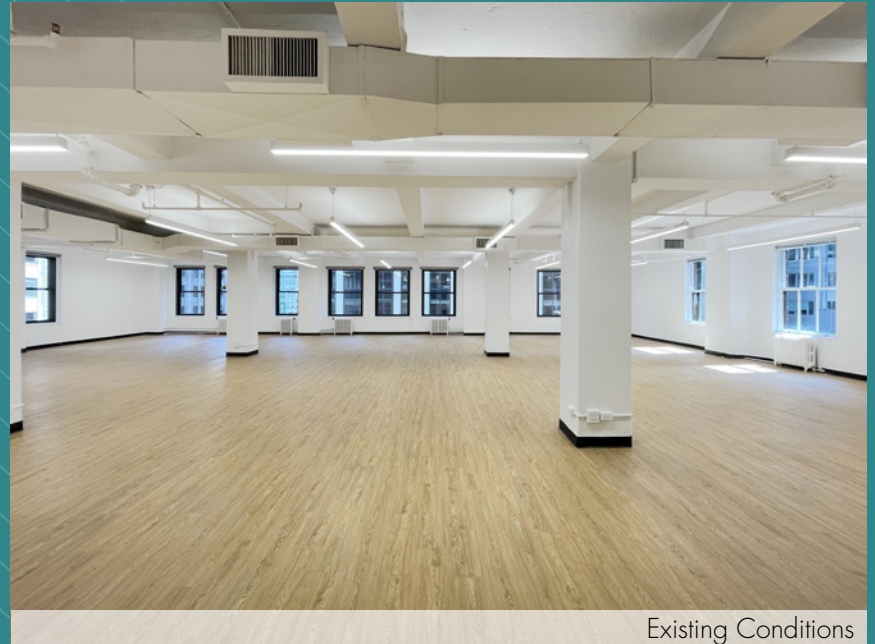
ENTIRE 12TH FLOOR - 5,650 RSF
(BASE PLAN)

MADISON AVENUE

EAST 49TH STREET



[Click to View Virtual Tour](#)

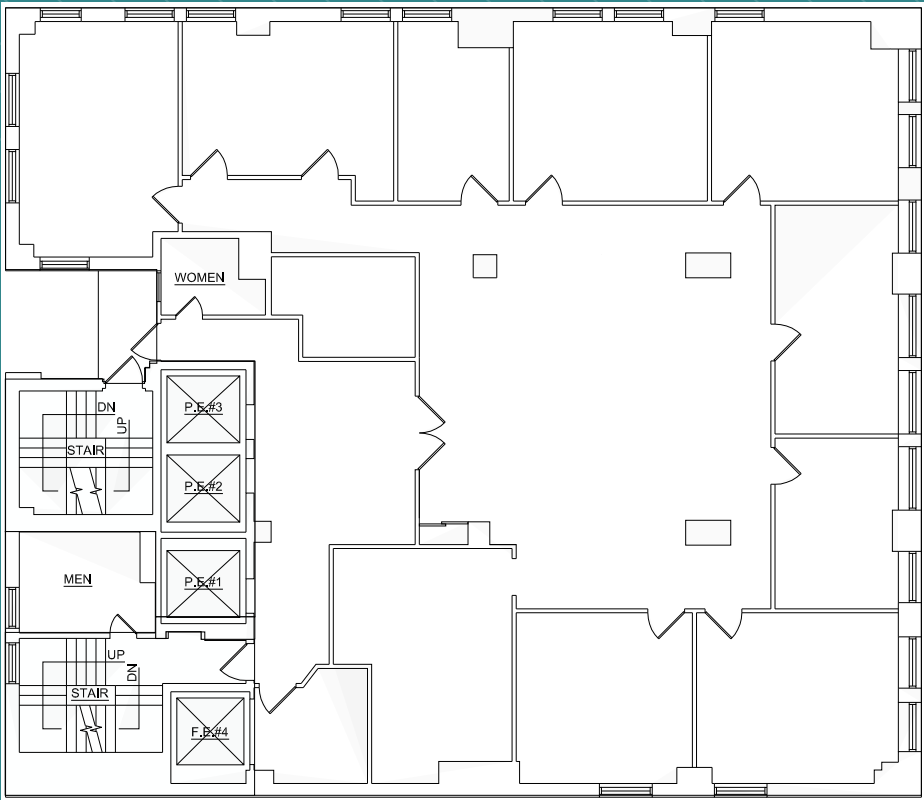


(Floor plan for descriptive purposes only; not to scale.)

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

MADISON AVENUE

EAST 49TH STREET



Existing Conditions



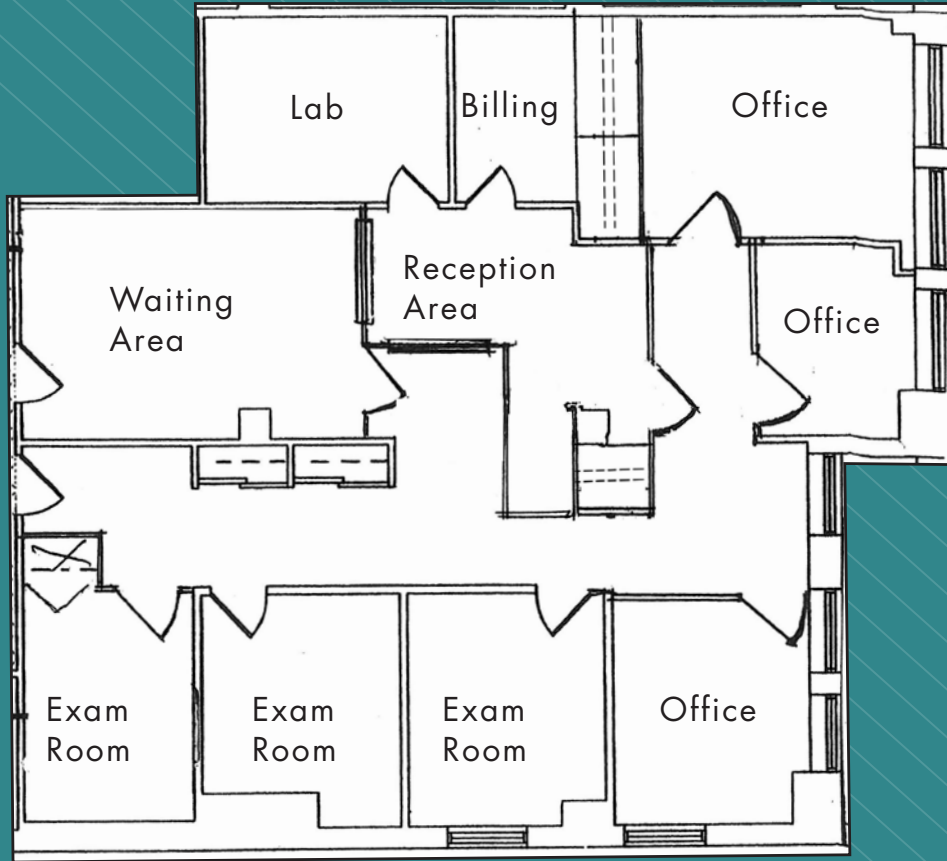
(Floor plan for descriptive purposes only; not to scale.)

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

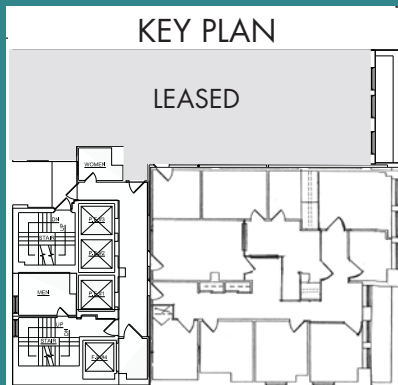
[Click to View Virtual Tour](#)



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



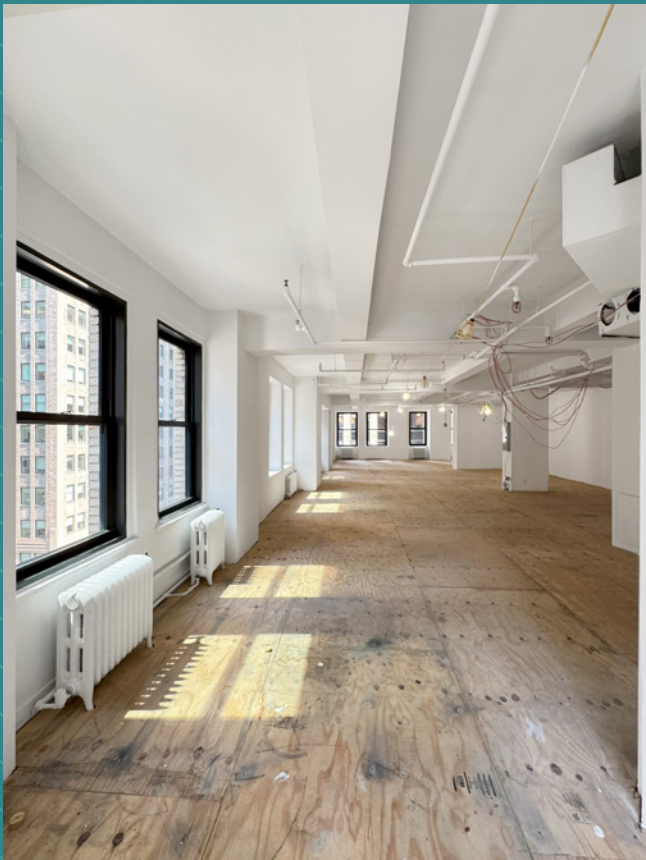
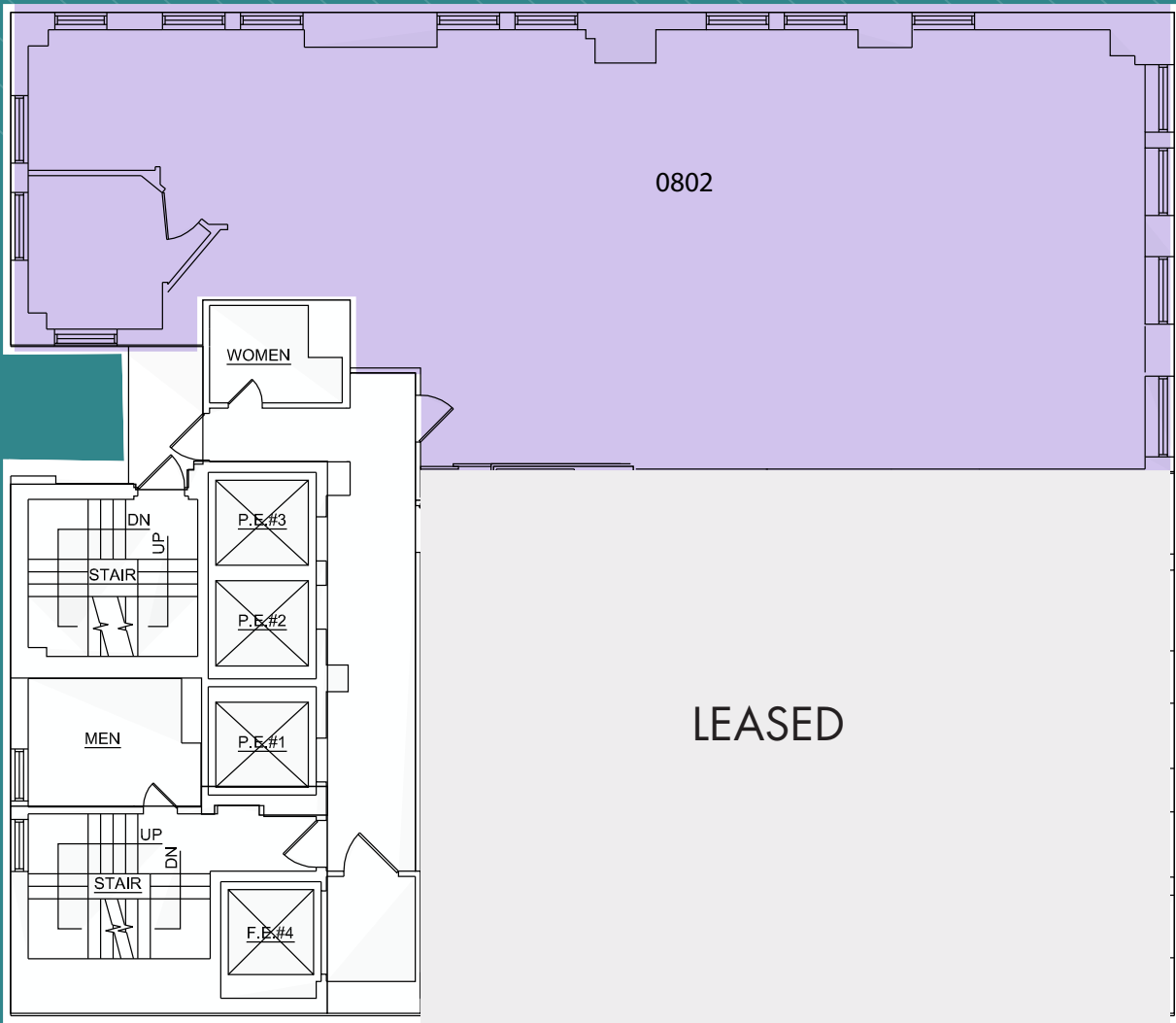
Reception Area



Lab Room



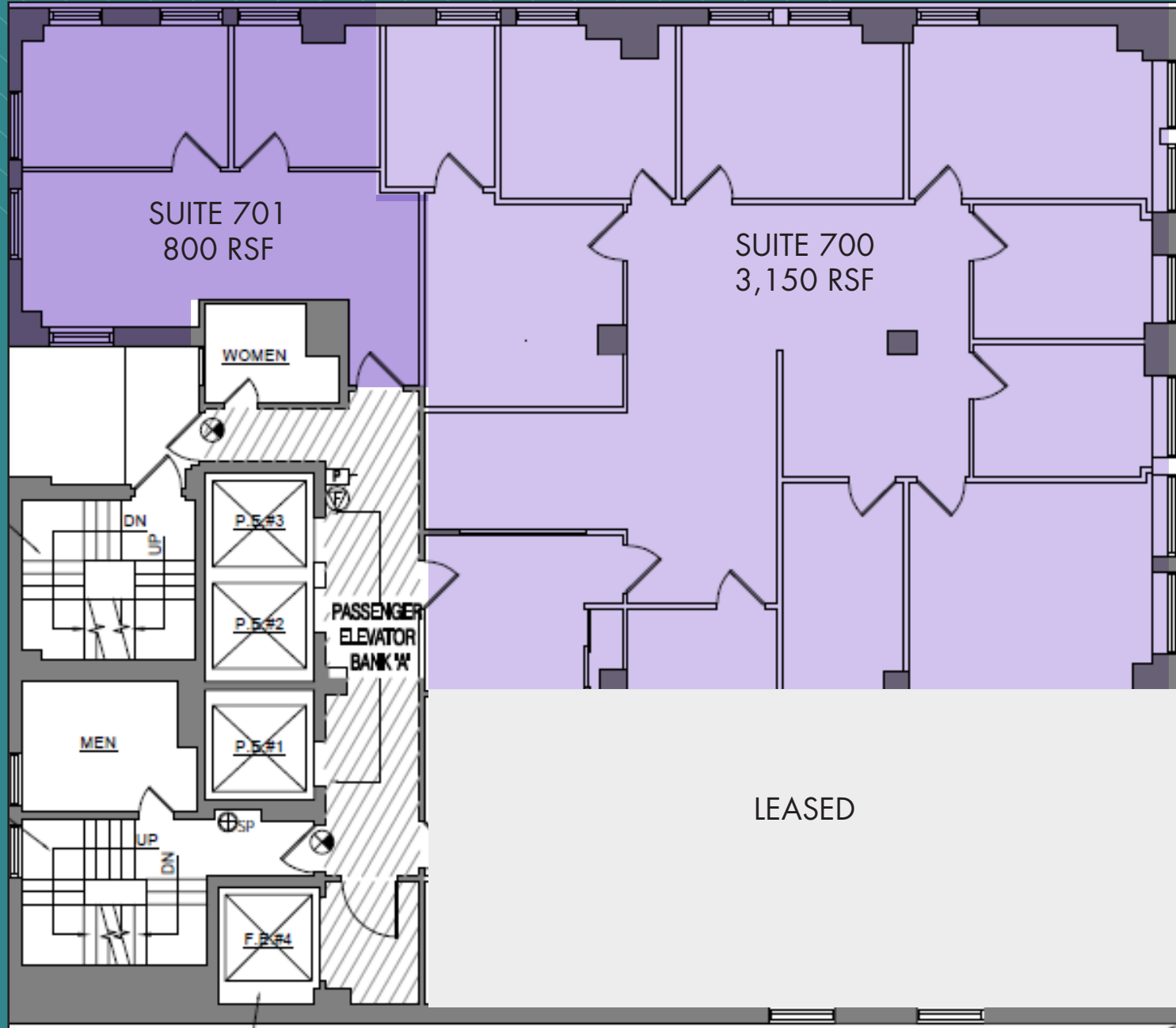
SUITE 802 - 3,050 RSF
(EXISTING CONDITIONS)



7TH FLOOR - SUITE 700 / SUITE 701 - CAN BE COMBINED TO CREATE 3,950 RSF
(AS-BUILT)

MADISON AVENUE

EAST 49TH STREET



(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 DIVISION
(EXISTING CONDITIONS)



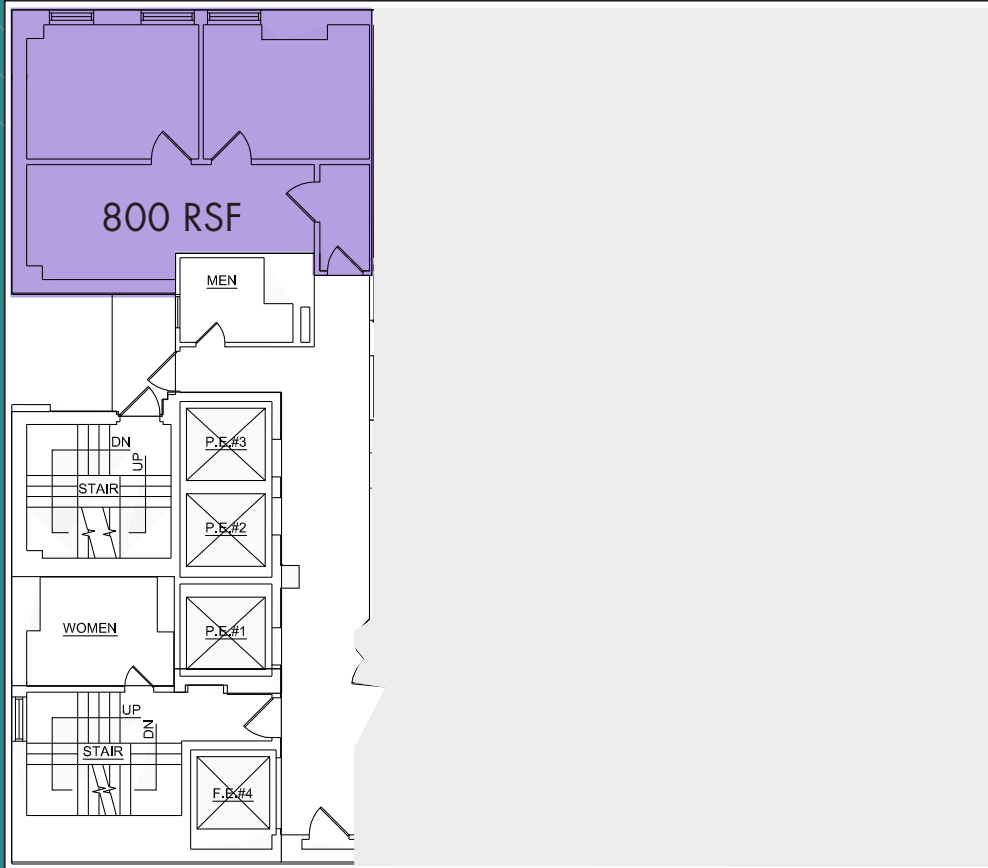
SUITE 701 - 800 RSF
(EXISTING CONDITIONS)



SUITE 409 - 850 RSF
(AS-BUILT)

MADISON AVENUE

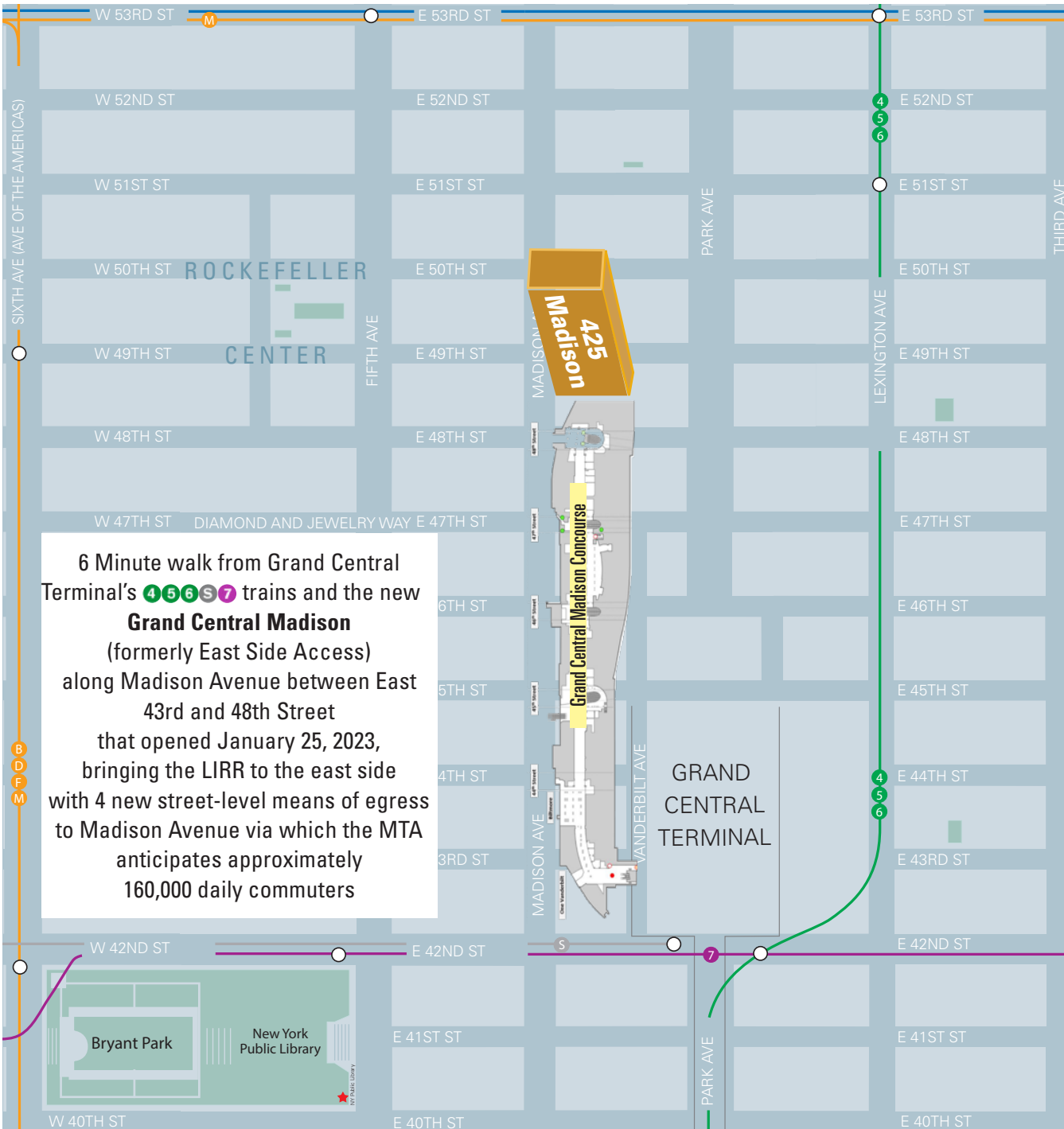
EAST 49TH STREET



Existing Conditions



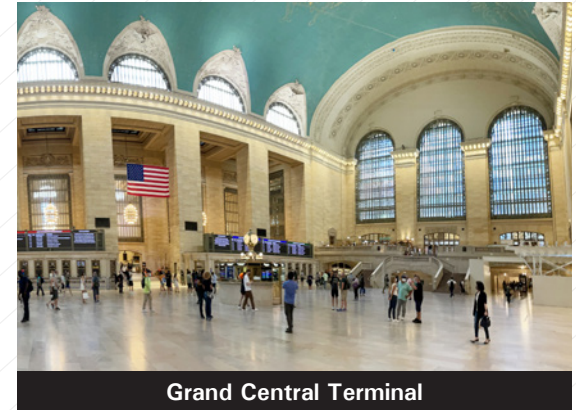
(Floor plan for descriptive purposes only; not to scale.)



6 Minute walk from Grand Central Terminal's 4 5 6 S 7 trains and the new **Grand Central Madison** (formerly East Side Access) along Madison Avenue between East 43rd and 48th Street that opened January 25, 2023, bringing the LIRR to the east side with 4 new street-level means of egress to Madison Avenue via which the MTA anticipates approximately 160,000 daily commuters



Rockefeller Center



Grand Central Terminal

For further information and/or inspection, please contact:

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