

# 271 MADISON AVENUE

Between 39<sup>th</sup> & 40<sup>th</sup> street

**re** | solution  
REAL ESTATE



Space	Comments
<b>Entire 17<sup>th</sup> Floor</b>	<b>4,812 RSF</b> - Existing Law Firm installation with 13 windowed offices, great exposure and light on three sides. Operable windows and tenant-controlled air conditioning.
<b>Entire 16<sup>th</sup> Floor</b>	<b>5,250 RSF</b> - Brand new prebuilt space featuring one glass front windowed office and glass front conference room. Great views and light throughout the floor. Open bullpen for up to 24 people. Large, collaborative pantry and lounge area. Large utility/storage area. Polished concrete floors and high ceilings. Tenant controlled air conditioning.
<b>Part 14<sup>th</sup> Floor</b>	<b>723 RSF</b> – Unique, small corner unit. Great views and light. Faces Madison Avenue.
<b>Part 7<sup>th</sup> Floor</b>	<b>2,196 RSF</b> – South facing unit with lots of windows and natural light. Landlord will build to suit.
<b>Part 6<sup>th</sup> Floor</b>	<b>1,269 RSF</b> - Prebuilt open space facing Madison Avenue. Full pantry, high ceilings and polished concrete floors.
<b>Part 2<sup>nd</sup> Floor</b>	<b>3,318 RSF</b> - Fully built and furnished for up to 30 people. . High ceilings with large windows facing Madison Avenue. Will consider short term leases.

**Rent:** Upon Request

**Terms:** 3 – 10 Years

**Possession:** Immediate

### Building Features

- New Operable Windows on 3 sides
- High Ceilings
- 24/7 Building Access
- Attended Lobby
- New Hallways
- Three Blocks from Grand Central Station

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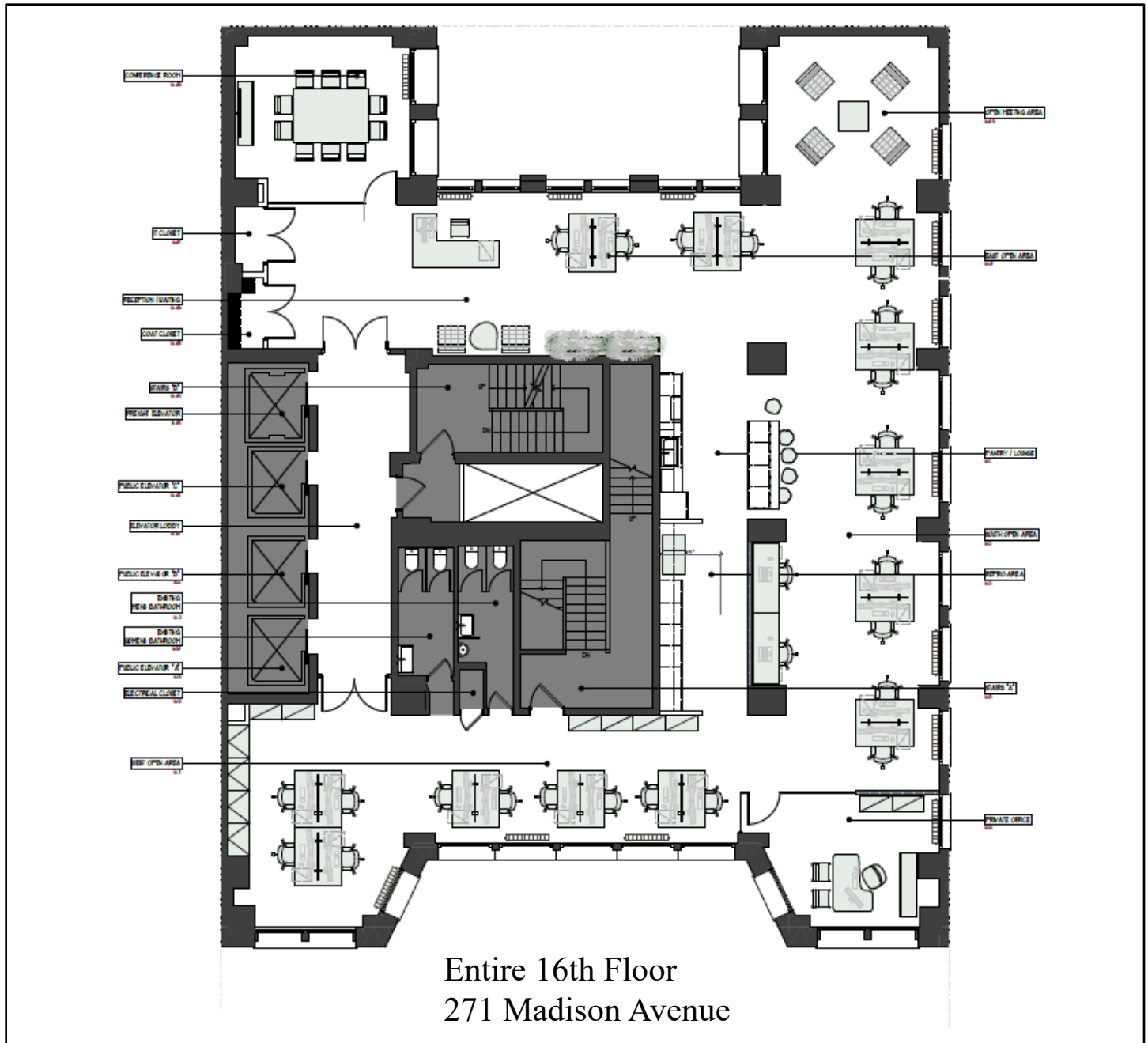
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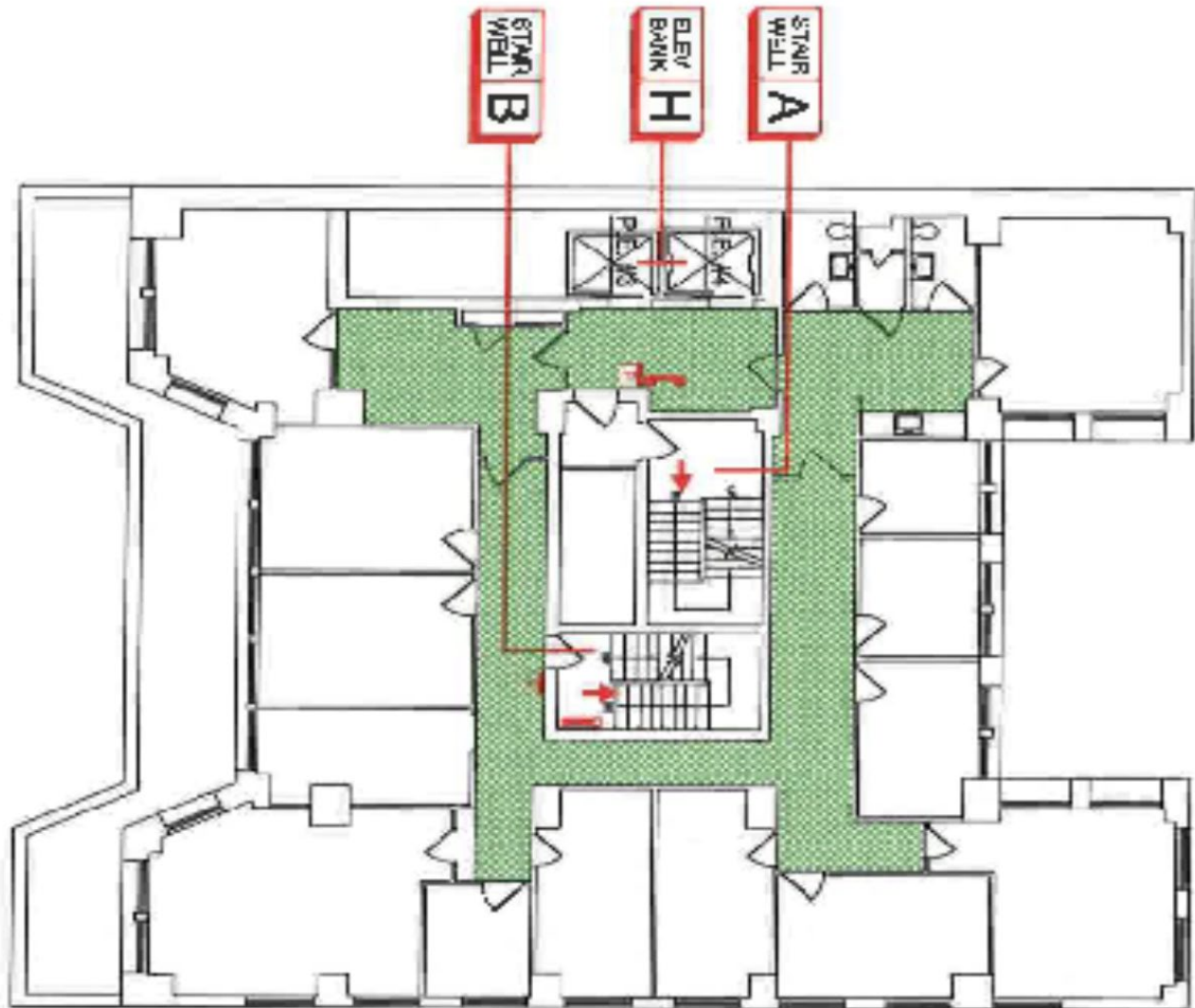
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Entire 17th Floor  
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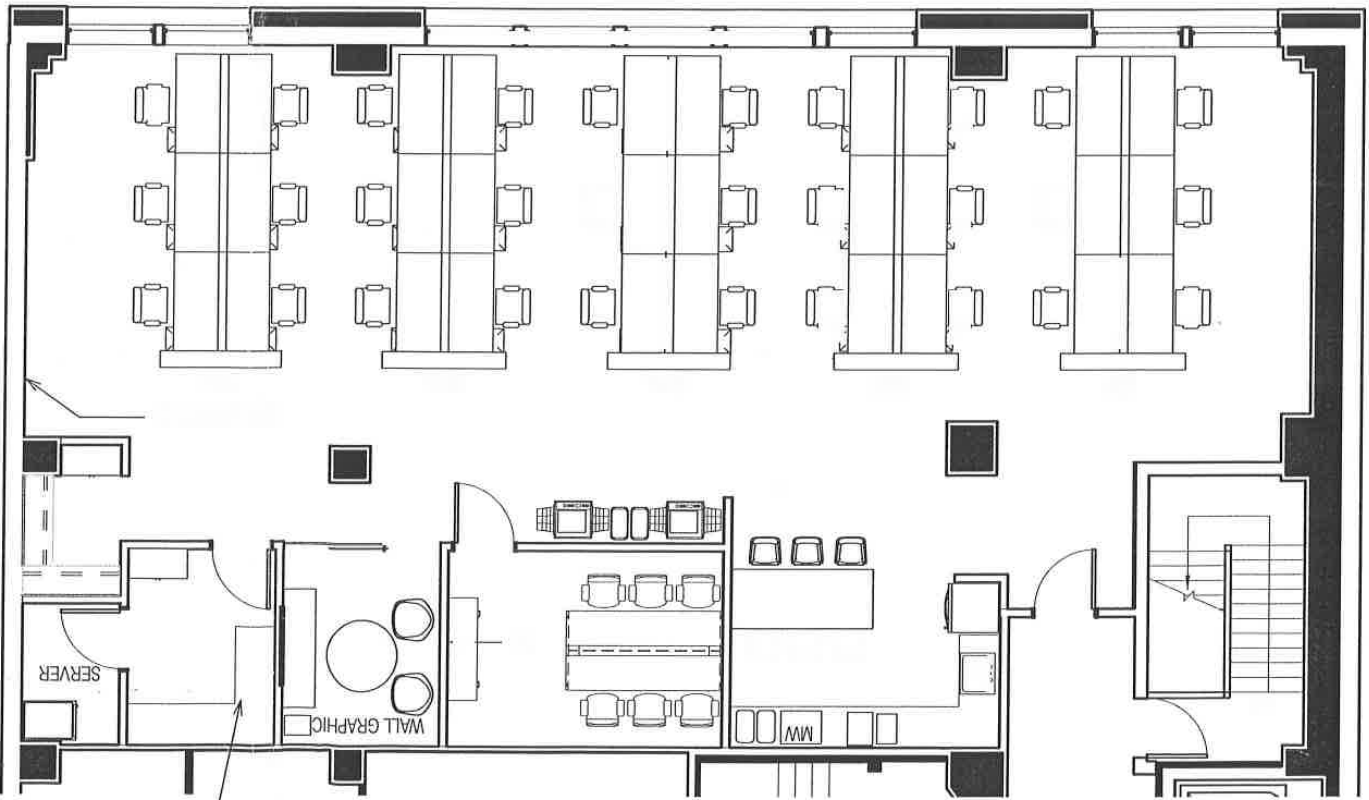
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2nd Floor  
271 Madison Avenue

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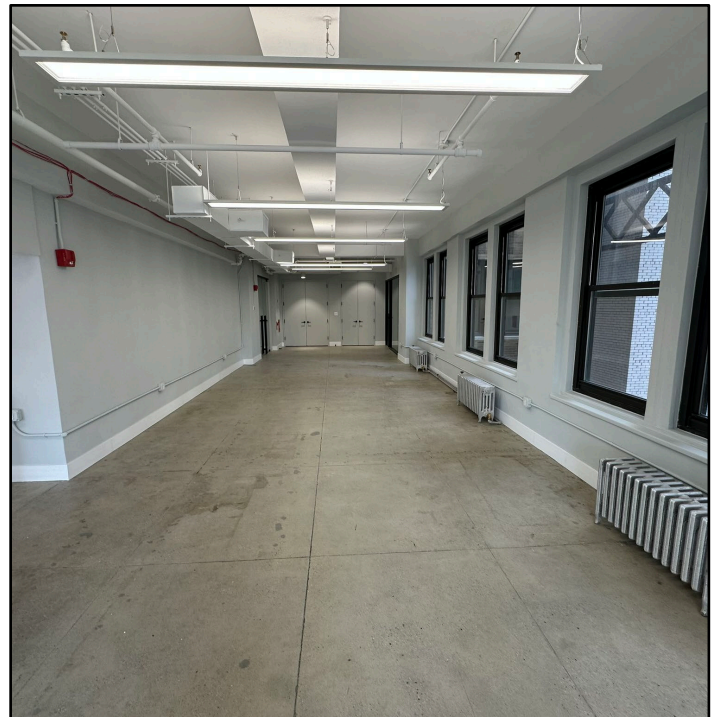
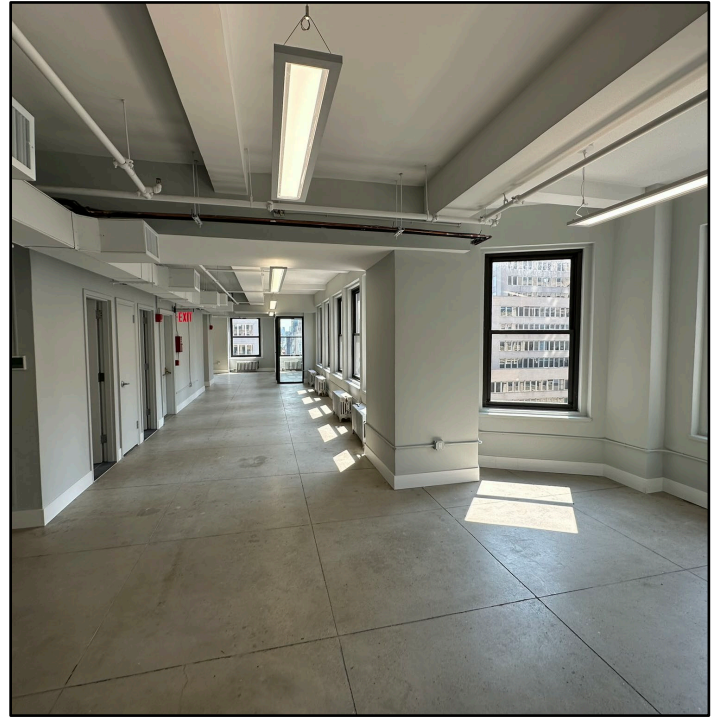
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