

270 MADISON

HEART OF THE TRANSIT TRIANGLE

New Prebuilt Opportunities
Ranging from
2,966 - 5,181 RSF



Short Walk to Grand Central, Grand Central Madison LIRR Concourse, Bryant Park, Penn Station
Moynihan Train Hall subway/rail lines



and Port Authority, NJ





Bryant Park

ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

New Prebuilt Units

Suite 601: 3,205 rsf

Suite 603: 2,966 rsf + Terrace Access

~~Suite 602: 5,292 rsf + Terrace Access~~ - Leased

Suite 604: 5,181 rsf + Terrace Access

All suites offered furnished with high-quality glass-front finishes, polished concrete floors in the open areas, and carpet in the conference room and offices, exposed ceilings, and energy-efficient LED lighting. The oversized operable windows provide abundant natural light and city views.

Possession: Summer 2026

Rent: Call or email for details

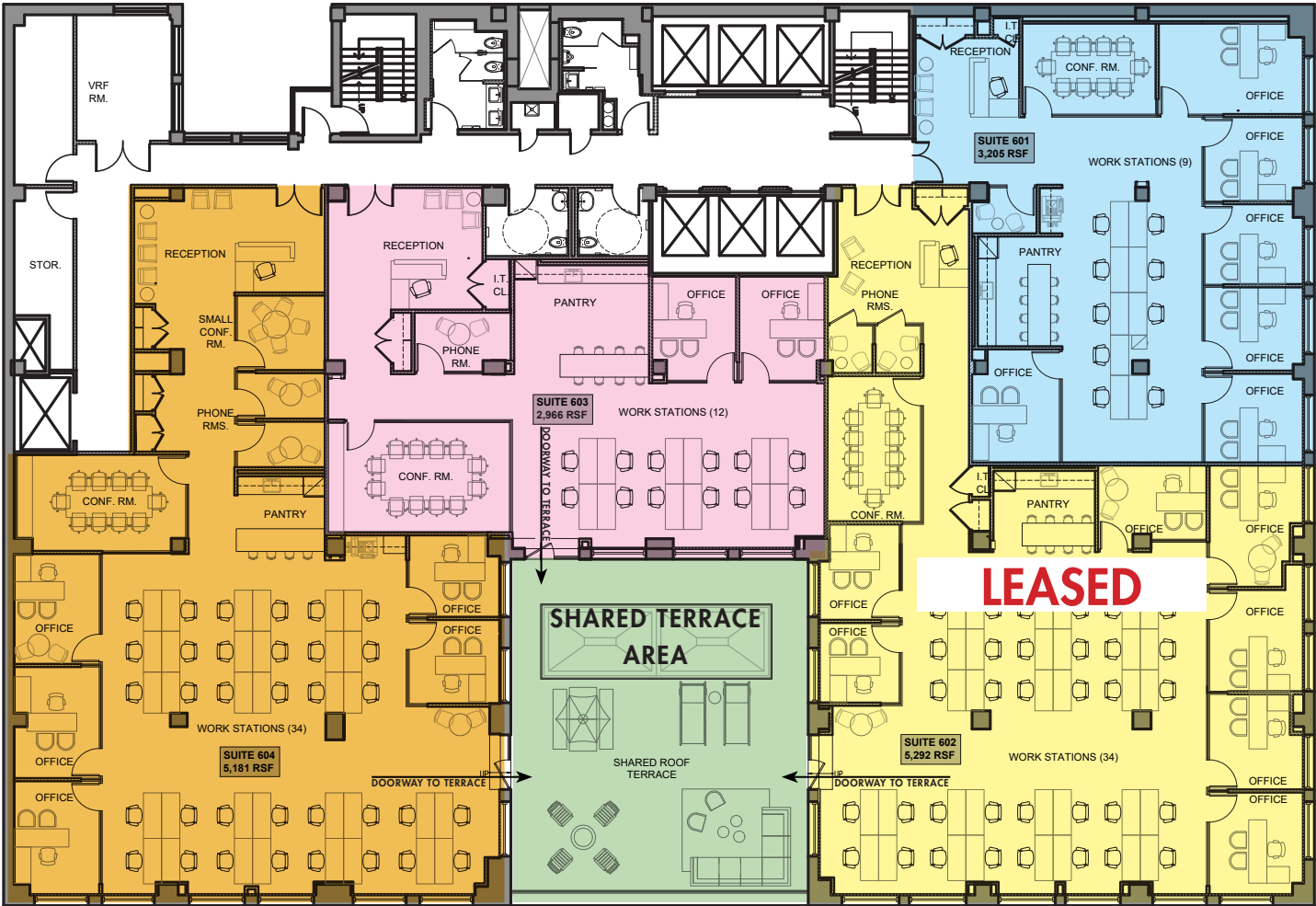
Comments:

- Corner building with multiple fiber providers, tenant-controlled A/C, and oversized operable windows
- Fantastic transportation access via Grand Central Terminal, Bryant Park, Grand Central Madison LIRR concourse, Penn Station/Moynihan Train Hall, Port Authority transportation hubs, and NJ PATH train
- Card-key security system providing 24/7/365 access via attended double-height lobby with turnstiles
- Side core building provides larger open space for more efficient layout and work-flow

ENTIRE 6TH FLOOR - DIVISION TEST-FIT
(FURNITURE SHOWN FOR LAYOUT CONCEPT ONLY)

Divisions:

- Suite 601 - 3,205 rsf
- ~~Suite 602 - 5,292 rsf + Terrace access - Leased~~
- Suite 603 - 2,966 rsf + Terrace access
- Suite 604 - 5,181 rsf + Terrace access



EAST 39TH STREET

MADISON AVENUE



Sample Finishes





Sample Building Standard Furniture

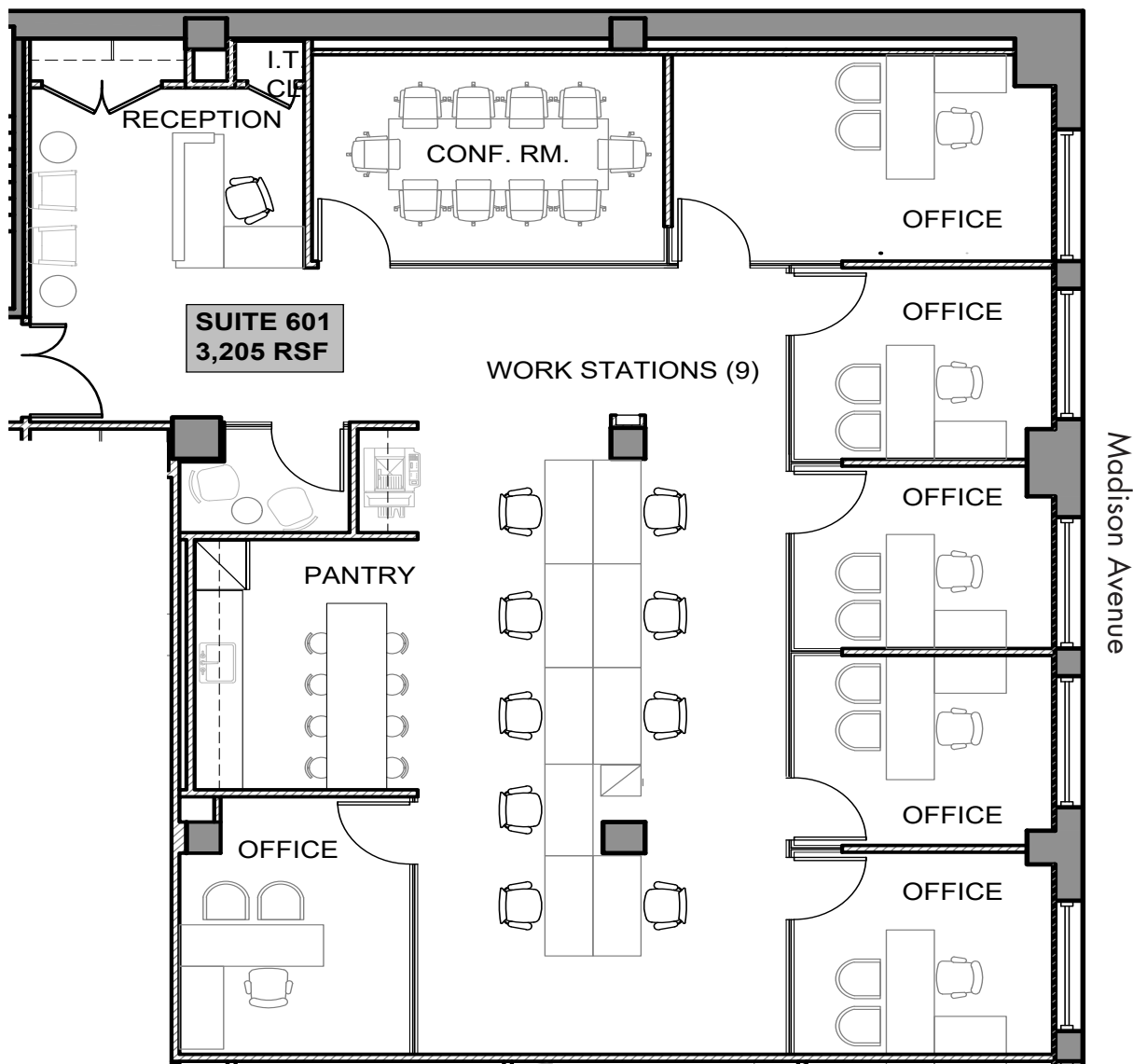


SUITE 601 - 3,205 RSF

(TEST-FIT PLAN)

Space Features:

- A dedicated Reception area
- A 10-person, glass-fronted conference room
- 6 offices – all with glass fronts (3 windowed & 3 internal)
- An eat-in wet pantry
- A large open area for 9 workstations
- East exposure



(Floor Plan not to scale, for display purposes only. Furniture shown for layout concept only)

(TEST-FIT PLAN)

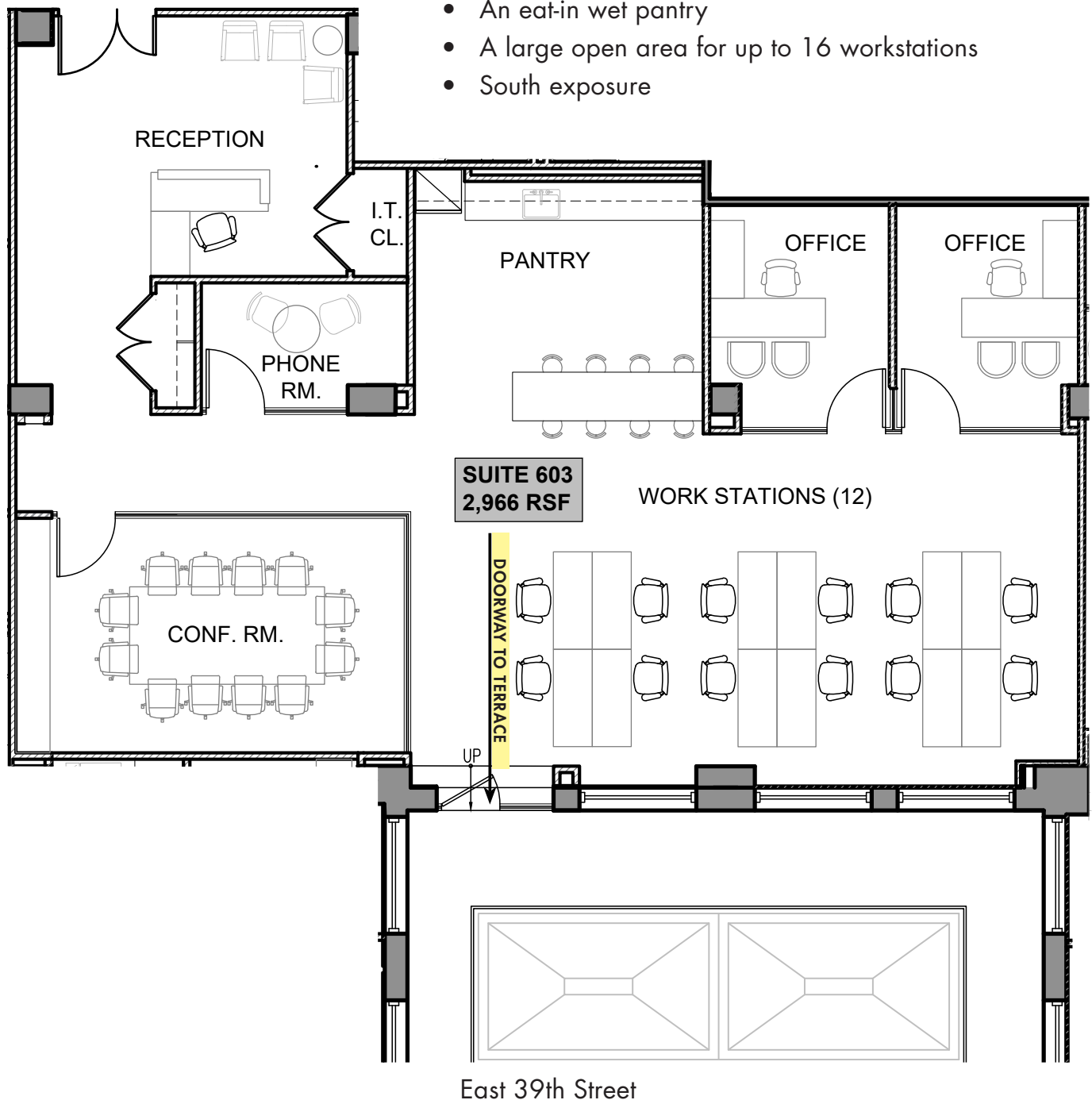


(Floor Plan not to scale, for display purposes only. Furniture shown for layout concept only)

SUITE 603 - 2,966 RSF
(TEST-FIT PLAN)

Space Features:

- Direct access to a shared outdoor terrace
- A dedicated Reception area
- A 10-person, glass-fronted conference room
- 2 internal offices with glass fronts
- Phone room
- An eat-in wet pantry
- A large open area for up to 16 workstations
- South exposure



(Floor Plan not to scale, for display purposes only. Furniture shown for layout concept only)

SUITE 604 - 5,181 RSF

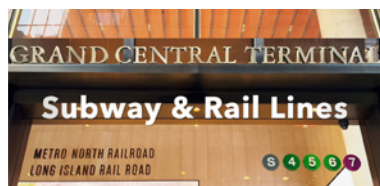
(TEST-FIT PLAN)



Space Features:

- Direct access to a shared outdoor terrace
- A dedicated Reception area
- A 10-person, glass-fronted conference room
- A 5-person, glass-fronted meeting room
- 7 windowed offices – all with glass fronts
- 2 phone rooms, an eat-in wet pantry
- A large open area for up to 30 workstations
- South and east exposures

East 39th Street



For further information and/or inspection, please contact:

John Cinosky

Partner

Licensed Assoc. Real Estate Broker

212.400.2348

jcinosky@absre.com

Colin Godwin

Managing Director

Licensed Real Estate Salesperson

212.400.2350

cgodwin@absre.com



ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • www.absre.com

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