

# 240

MADISON AVENUE







## **PREMISES**

Entire 4th Floor - **6,030 RSF**

## **TERM**

5 - 10 Years

## **AVAILABILITY**

Immediate Possession

## **BUILDING DETAILS**

- Premier Madison Avenue address
- First space availability within building in years
- Centrally located steps to Grand Central, Bryant Park and Penn Station
- 24/7 access with attended building lobby
- Long term, hands-on, ownership group
- Passenger elevator upgrade underway (two elevators)
- Two freight elevators in-place

## **SPACE DETAILS**

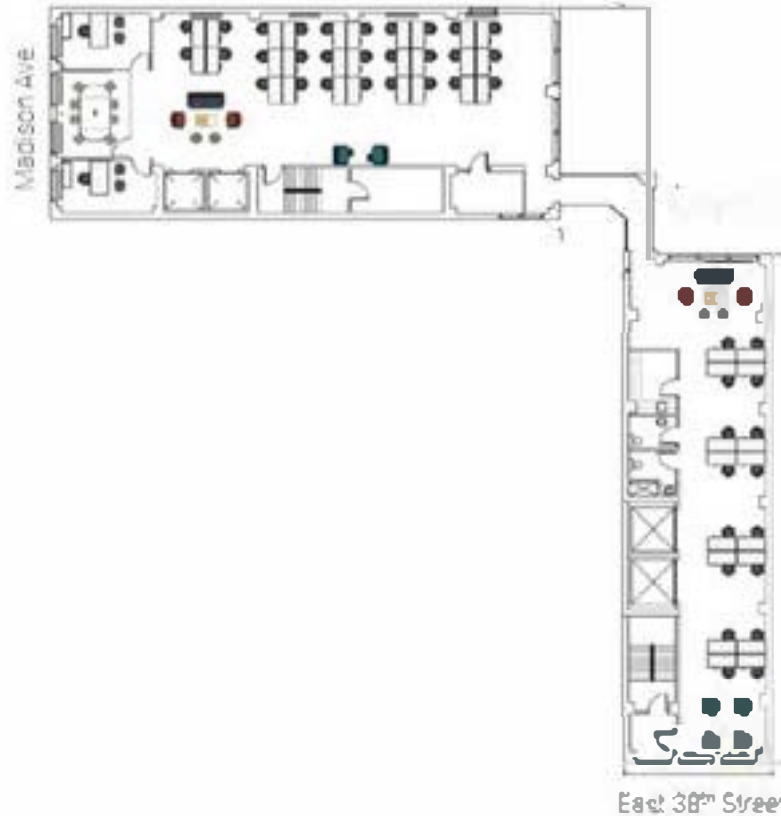
- Efficient entire floor presence in boutique Grand Central asset
- Brand new, creative, partially completed pre-built floor – landlord will construct balance of floor per tenant's specifications
- High-end finishes include full glass fronted offices & conference rooms featuring glass doors and glass "fins" between rooms
- Excellent 11+ ft. slab to slab ceiling heights and column free floor plates with market favorable loss factor
- Perfect for any TAMI companies, professional services firms, fashion users, etc. – excellent floor plate for client facing / back office division

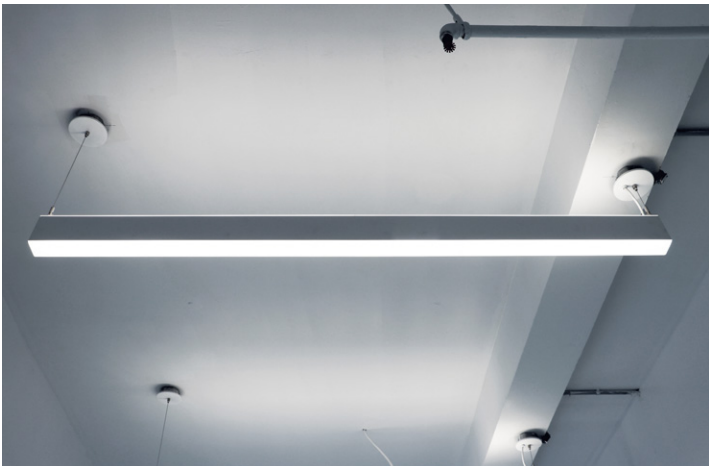


## Open Plan Test Fit Entire 4<sup>th</sup> Floor


### FLOOR PLAN DETAILS

- 44 work desks
- 2 meeting rooms / offices
- 1 conference room
- 1 pantry
- 4 break-out areas









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TE TRADING