

# 295 MADISON

BRAND NEW HIGH END PRE-BUILTS



For additional information, please contact:

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**ELEGANTREMODEL**

**AVAILABILITIES**  
 OWNERSHIP WILL TURNKEY FOR QUALIFIED TENANT

FLOOR	RSF	COMMENTS
E38	<b>3,900</b>	Tower floor prebuilt with polished concrete floors, 1 conference room, 1 wet pantry & open area. Expansive views of Bryant Park
E15	<b>12,200</b>	Abundant natural light from large windows with high ceilings, polished floors, and glass front conference rooms. Space also features a useable terrace with spectacular views.
P8	<b>2,345</b>	Prebuilt with polished concrete floors, 2 glass-front offices, reception & open area
E6	<b>15,876</b>	Built & Furnished; Abundant natural light from large windows with high ceilings, polished floors, 6 meeting rooms, 4 phone booths, 1 wellness room, wet pantry, and open space for roughly 120 people.
P3	<b>3,800</b>	Prebuilt with polished concrete floors, 4 glass-front offices, 1 wet pantry & open area
E2	<b>15,876</b>	Whiteboxed - LL will turnkey; can be combined with PGRND 1 & PGRND 1A for building within a building opportunity. Private lobby – see floorplans for entrance D
PGRND 1	<b>3,045</b>	Prime retail opportunity with Madison Avenue frontage; can be combined with PGRND 1A & E2 for building within a building opportunity
PGRND 1A	<b>1,500</b>	Unique private lobby availability; can be combined with PGRND 1 & E2 for building within a building opportunity

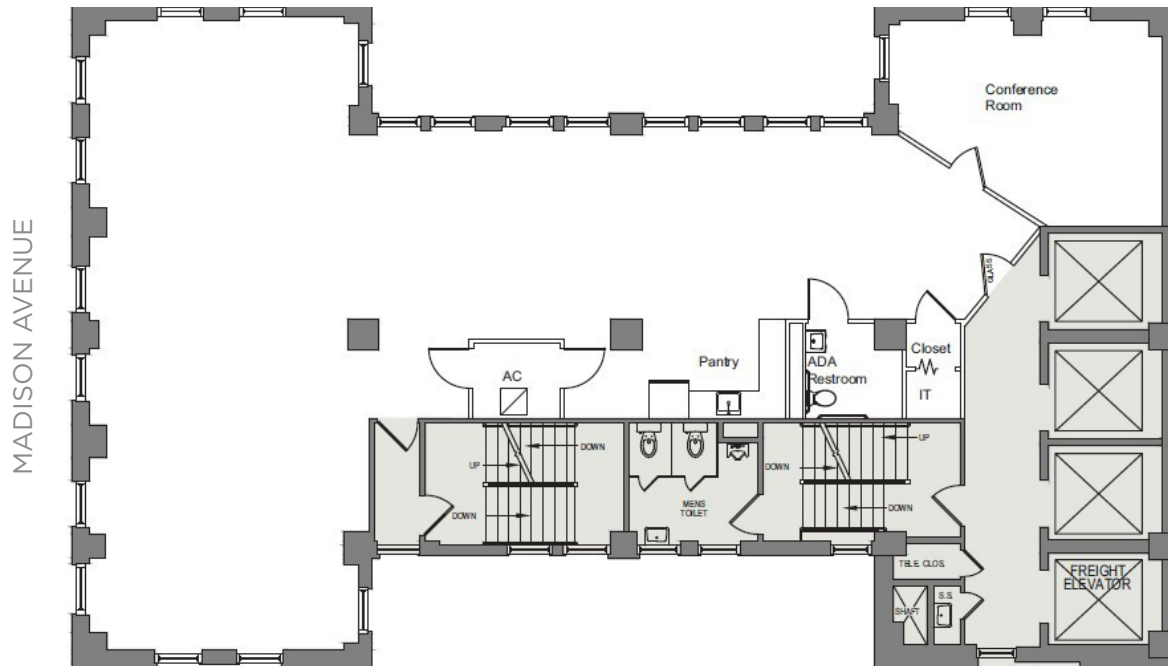
**STATE-OF-THE-ART**  
**BUILDING SYSTEMS**



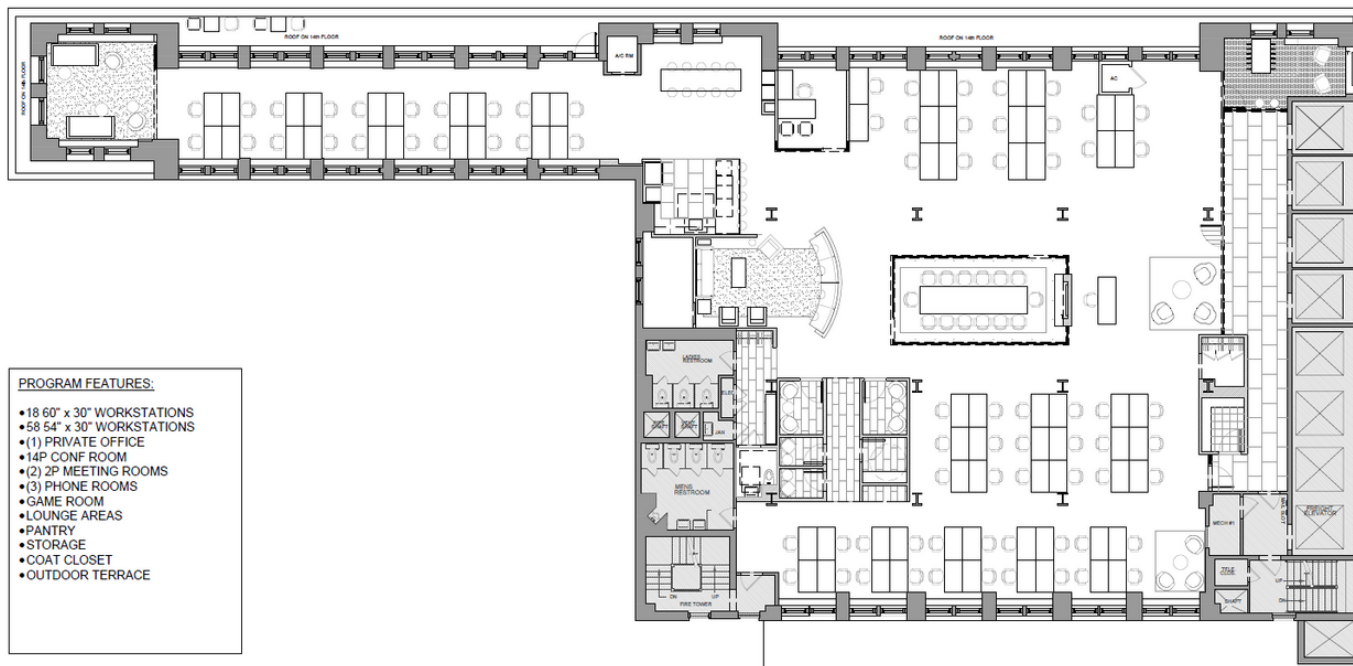
**MODERNFINISHES**



**E38 3,900 RSF**



**E15 12,200 RSF**

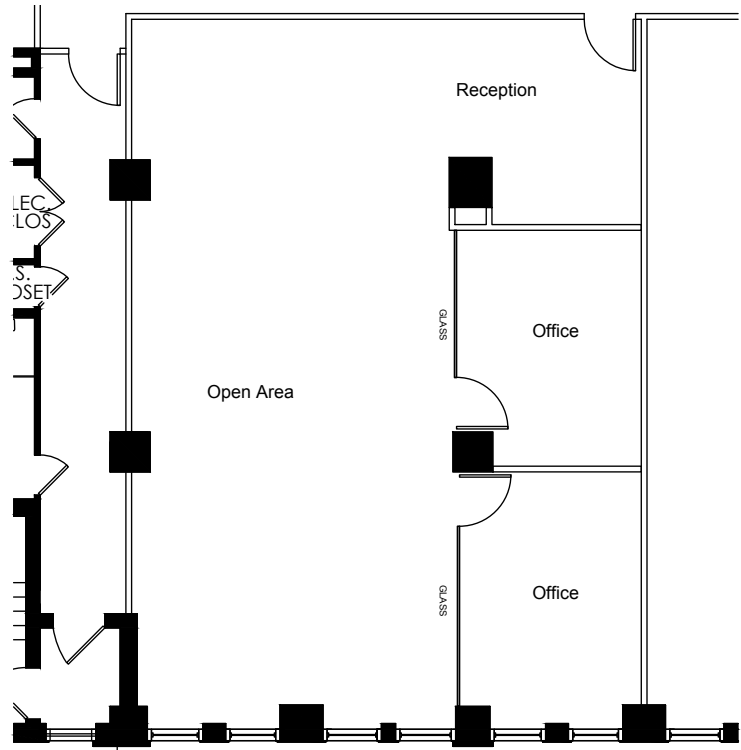




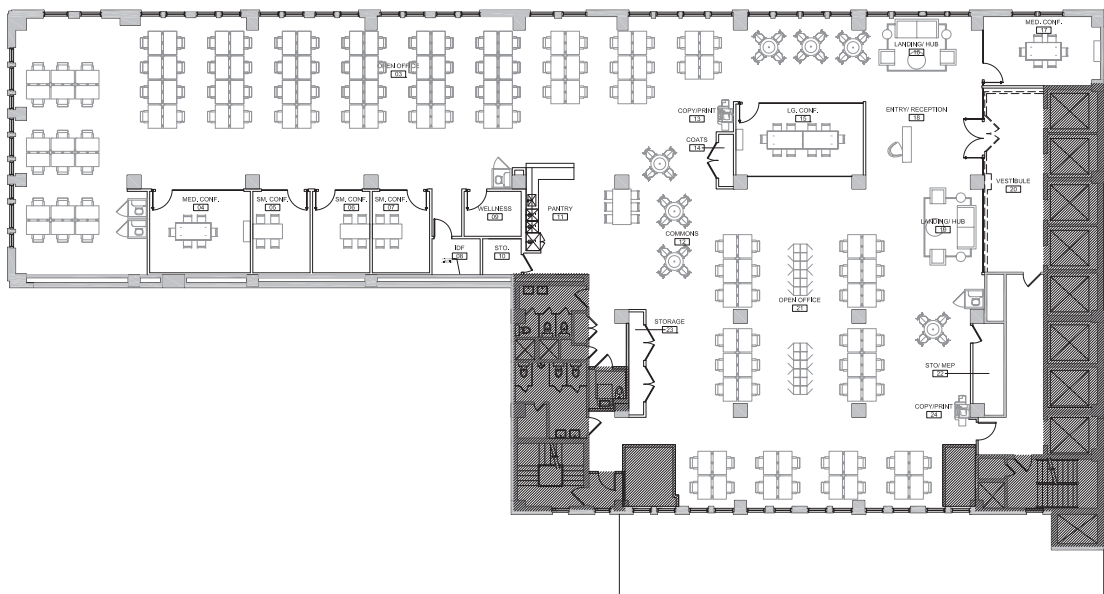
**E38 3,900 RSF**



**P8 2,345 RSF**



**E6 15,876 RSF**

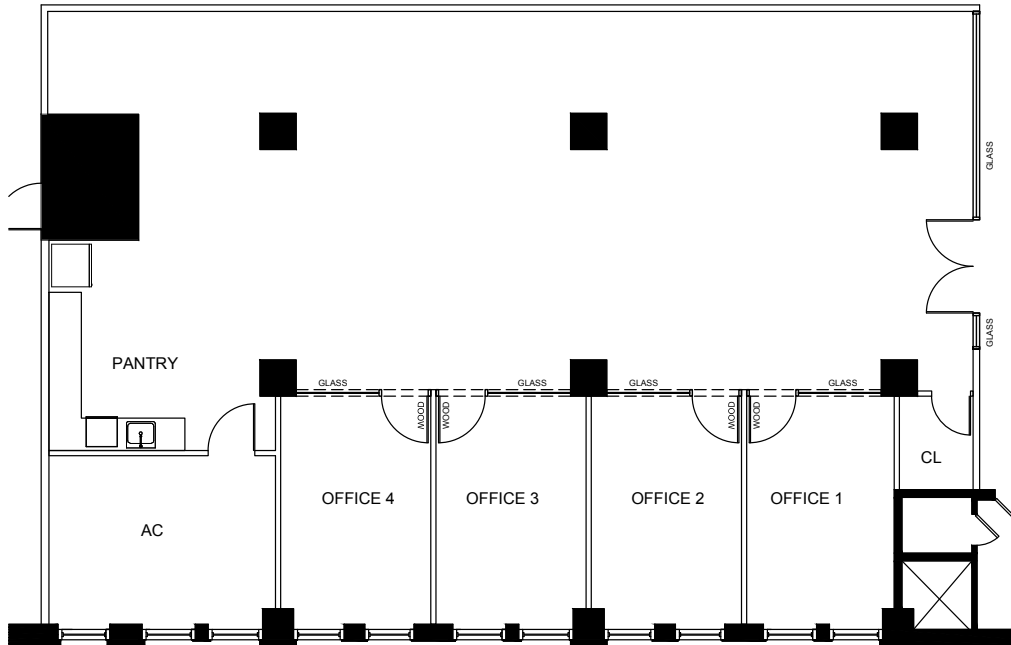




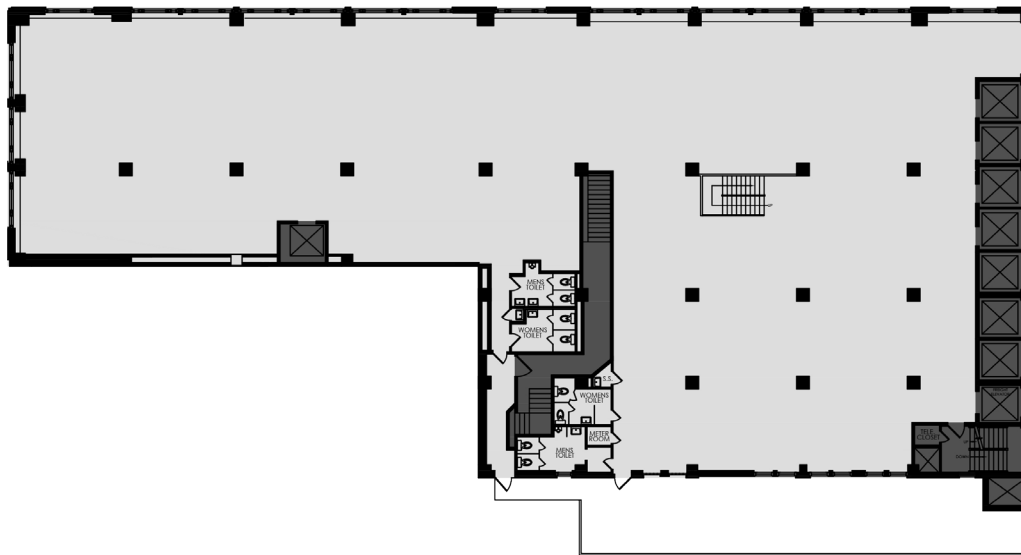
**E6 15,876 RSF**



**P3 3,800 RSF**



**E2 15,876 RSF**



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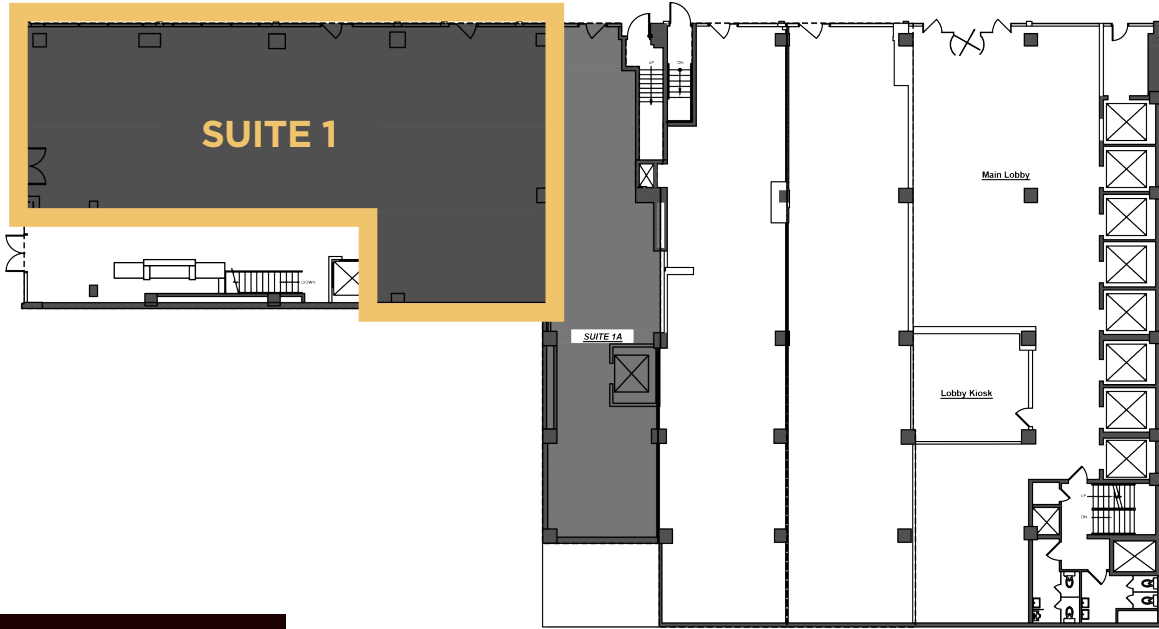
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**PGRND 1 | 3,045 RSF**



**PGRND 1A | 1,500 RSF**



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