

# 271 MADISON AVENUE

Fresh Air & Flexible Terms



**Rent:** Upon Request  
**Terms:** 3 – 10 Years  
**Possession:** Immediate

Space	Comments
<b>Entire 16th Floor</b>	<b>5,215 RSF-</b> Ideal for creative space users, white boxed with high ceilings, polished concrete floors, and new bathrooms. Landlord will finish to suit tenant needs, bright space with windows, views and fresh air on three sides, tenant-controlled A/C.
<b>Partial 15th Floor</b>	<b>3,790 RSF-</b> Six (6) windowed offices, windowed conference room, bullpen area for 10 people, storage, pantry, and IT room, tenant-controlled A/C, Great light, views and fresh air. Move in condition.
<b>Partial 14th Floor</b>	<b>650 RSF –</b> Great small space facing Madison Avenue.
<b>Entire 12th Floor</b>	<b>6,017 RSF-</b> Fully built, conventional office space with 9 windowed offices and two conference rooms. Ideal for attorneys or CPA's. Tenant controlled AC, windows on three sides. Delivered in move in condition.
<b>Partial 10th Floor</b>	<b>775 RSF -</b> Can be combined with adjacent space for 2,911 square feet. Directly off elevators, owner can build to suit, ok for medical uses.
<b>Partial 10th Floor</b>	<b>2,136 RSF-</b> Can be combined with adjacent space for 2,911 square feet. Fully built with 4 windowed offices and large training room, bright space with many windows.
<b>Partial 2nd Floor</b>	<b>1,532 RSF-</b> Directly off elevators, owner can build to suit, plumbing in place, ok for medical uses.

## Building Features

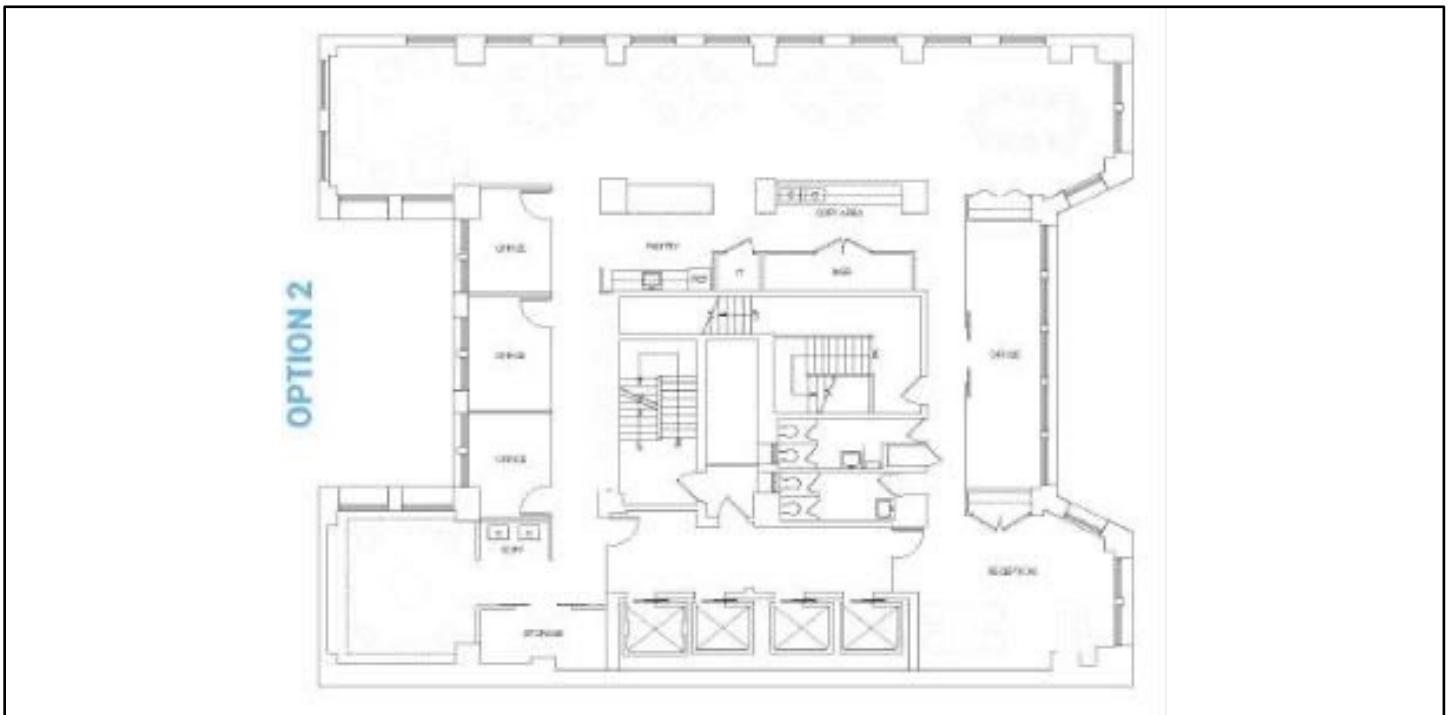
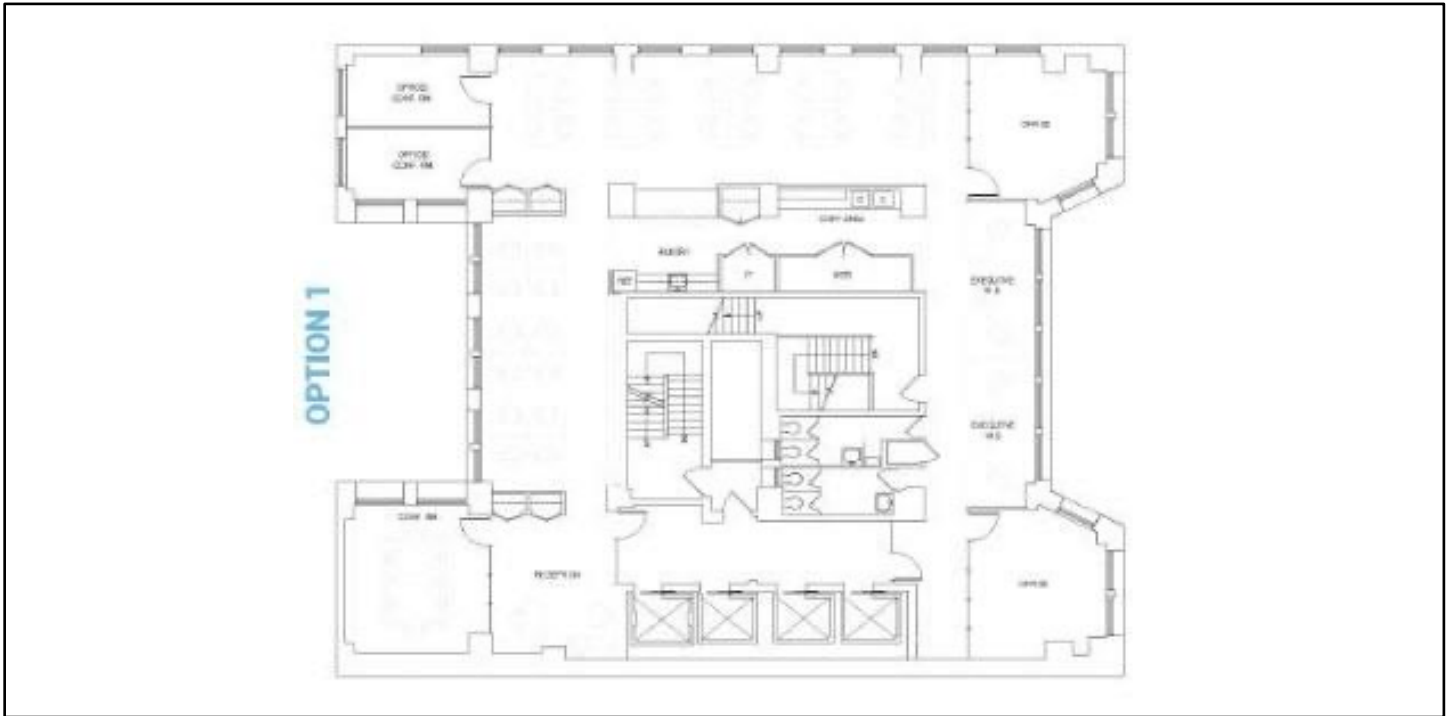
- Abundant Fresh Air
- New Operable Windows on 3 sides
- High Ceilings
- 24/7 Building Access
- Attended Lobby
- New Hallways
- Three Blocks from Grand Central Station

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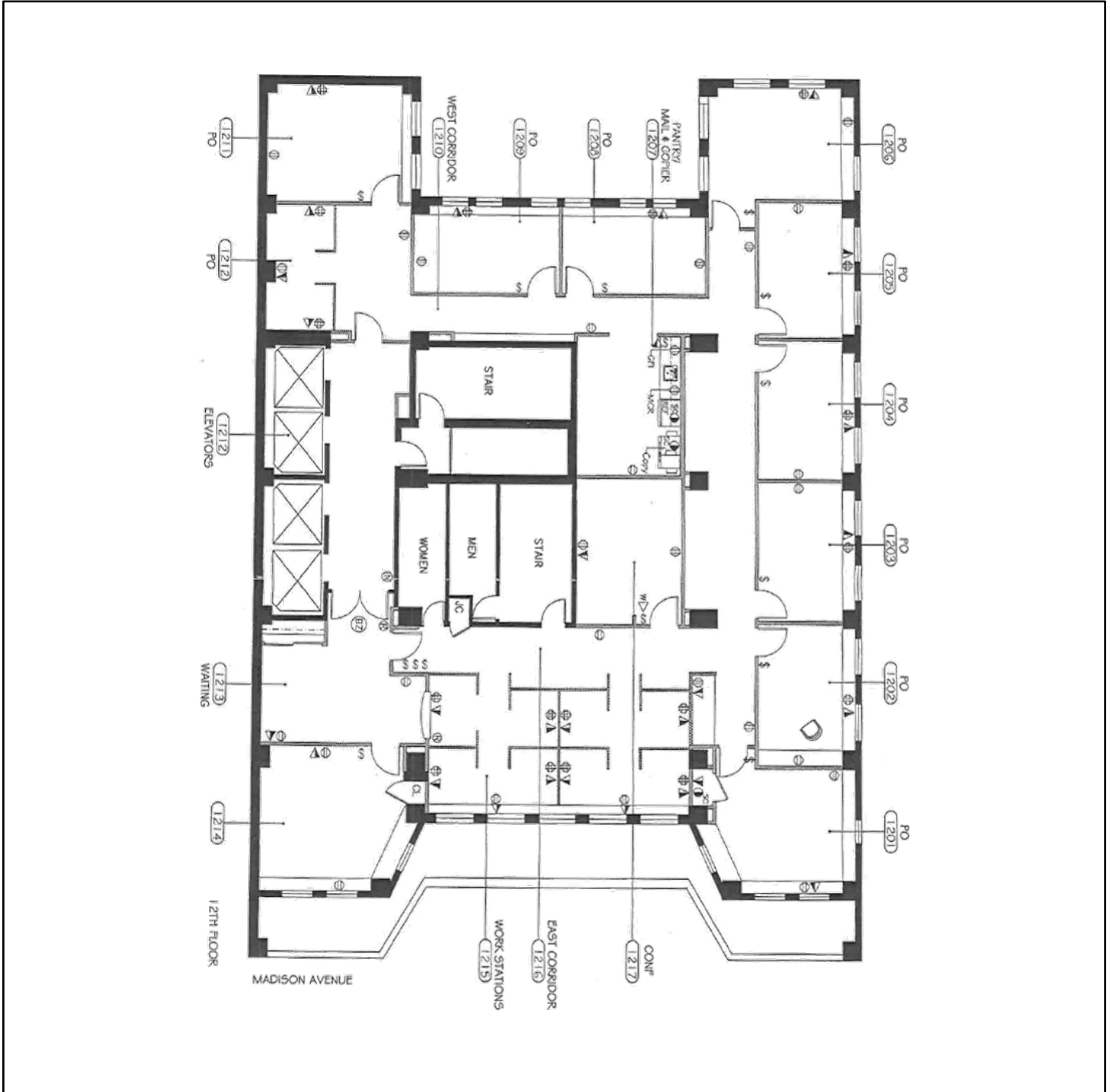
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## 12<sup>TH</sup> FLOOR FLOOR PLAN



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