

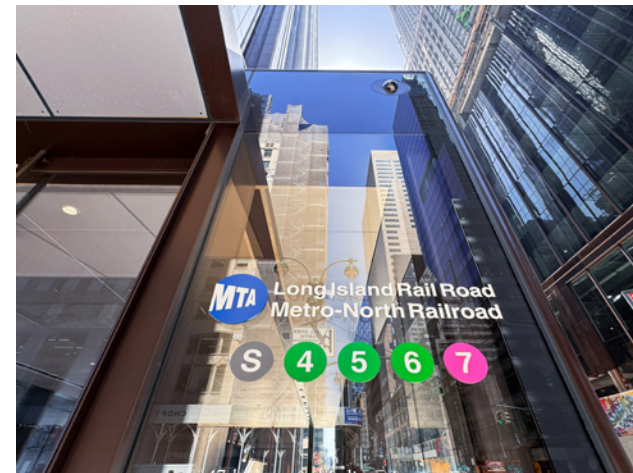


# 425 Madison Avenue

Located on Southeast Corner of East 49th Street

Grand Central — Plaza District  
Suites Ranging 850 rsf - 3,150 rsf

**Best Value  
on Madison Avenue**



Centrally Located Between Transportation Hubs at  
Midtown's Bryant Park,  
Grand Central Terminal  
and Rockefeller Center

# 425 Madison Avenue

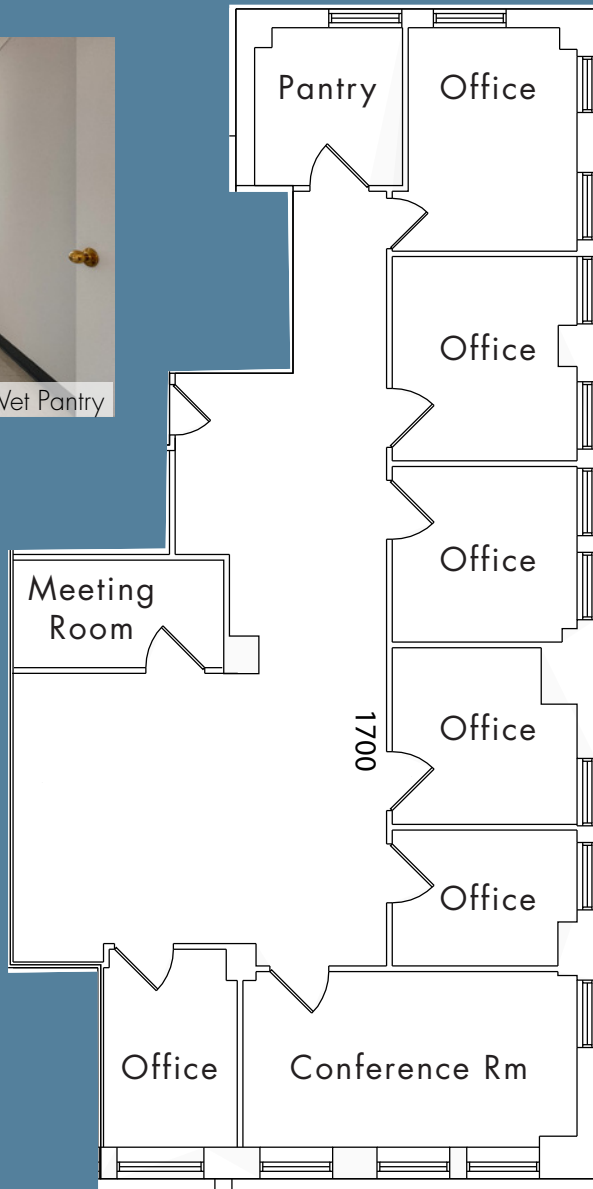
Silk & Halpern and ABS Partners Real Estate, Inc. are pleased to offer the following opportunities for lease:

Available Suites	Occupancy	Rent	Term	
Suite 1700	3,081 rsf	Immediate	\$47.50 psf	10 Yrs
- Move-in condition corner space with (1) conference room, (1) glass-front meeting room, (6) windowed offices, open area, wet pantry, south, west and north exposures providing great natural light and city views				
Suite 1602:	2,900 rsf	Immediate	\$49.00 psf	10 Yrs
- Built corner medical space - direct elevator exposure, (3) Windowed office/consultation rooms, (3) exam rooms with sinks				
- Reception/waiting area, lab room, administrative/billing office				
Suite 802:	2,750 rsf	Immediate	\$49.50 psf	10 Yrs
- White box corner space with (1) private restroom with stall shower				
Suite 700:	3,150 rsf	Immediate	\$45.00 psf	10 Yrs
- Multiple offices, corner executive office, conference/meeting room, reception area, and wet pantry				
Suite 409:	850 rsf	Immediate	\$54.55 psf	5 Yrs
- Built space with (2) offices				
Suite 201:	2,900 rsf	Immediate	\$60.00 psf	10 Yrs
- Built dental office with (4) equipped exam rooms				
- Reception area, lab room, staff lounge, (1) staff & (1) patient restroom				

## Highlights

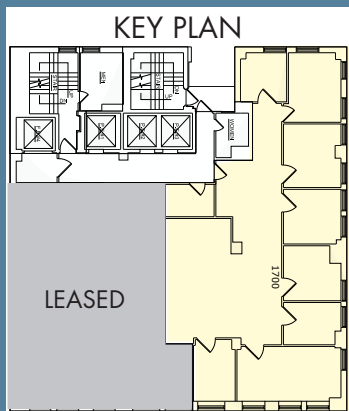
- Boutique office building in central Midtown East location; 24/7 beautifully appointed and attended lobby
- Two blocks from 47th Street entrance to Grand Central Madison LIRR Concourse with seamless connection to Grand Central Terminal
- Close proximity to Rockefeller Center and Bryant Park transportation hubs

SUITE 1700 - 3,081 RSF  
(AS-BUILT)



MADISON AVENUE

EAST 49TH STREET



(Floor plan for descriptive purposes only; not to scale.)

SUITE 1700 - 3,081 RSF  
(EXISTING CONDITIONS)

[Click to View Virtual Tour](#)



Windowed Office



Glass-front Meeting Room

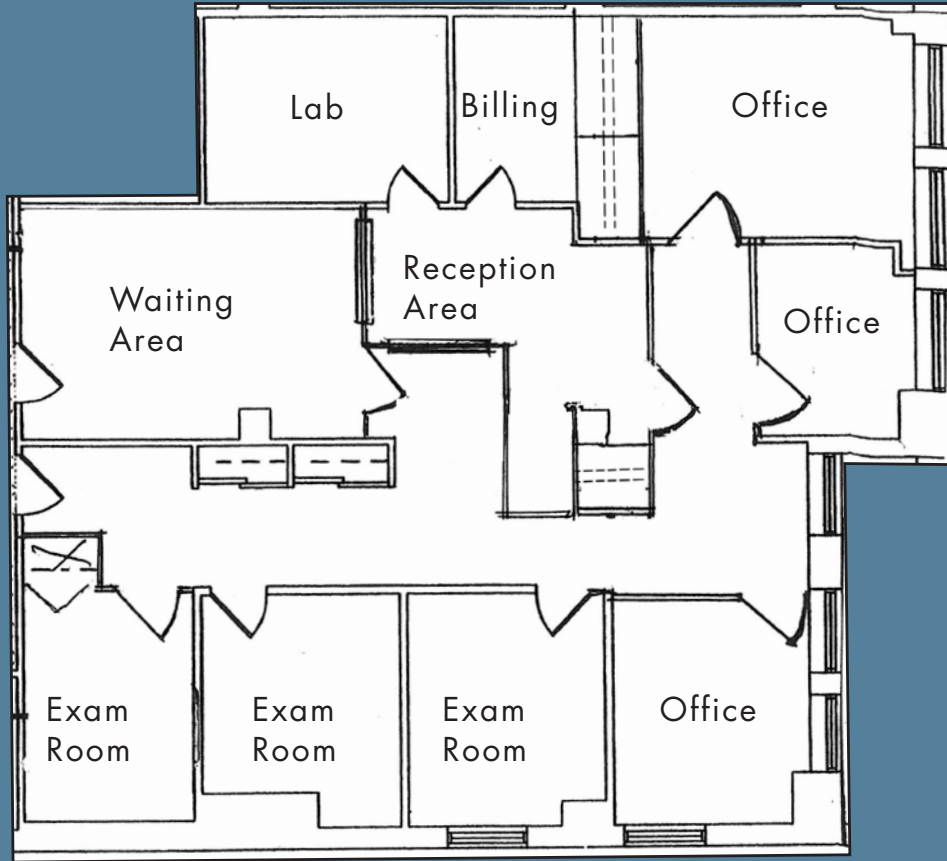


Entry Area

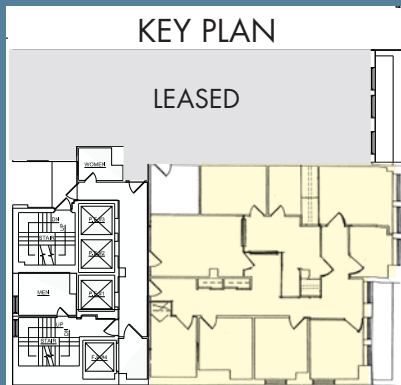


Open Area

SUITE 1602 - 2,900 RSF  
(AS-BUILT)



EAST 49TH STREET



(Floor plan for descriptive purposes only; not to scale.)

SUITE 1602 - 2,900 RSF  
(EXISTING CONDITIONS)

[Click to View Virtual Tour](#)



Exam Room



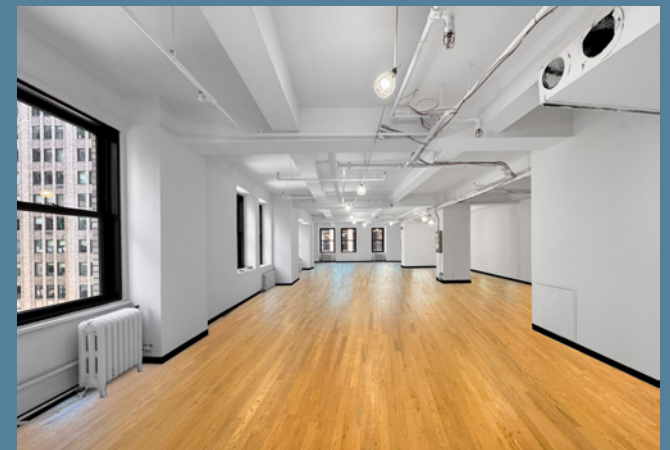
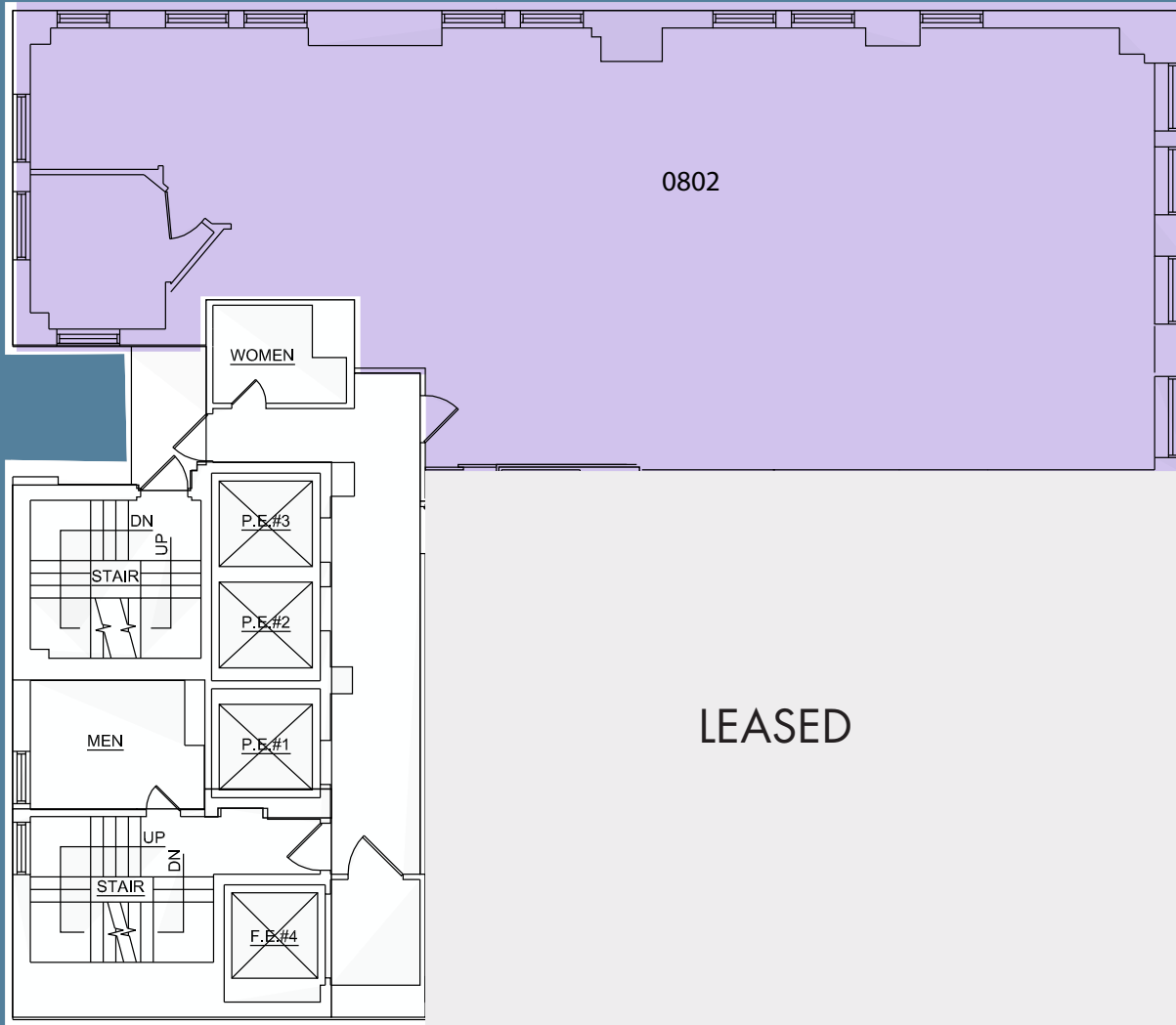
Reception Area



Lab Room

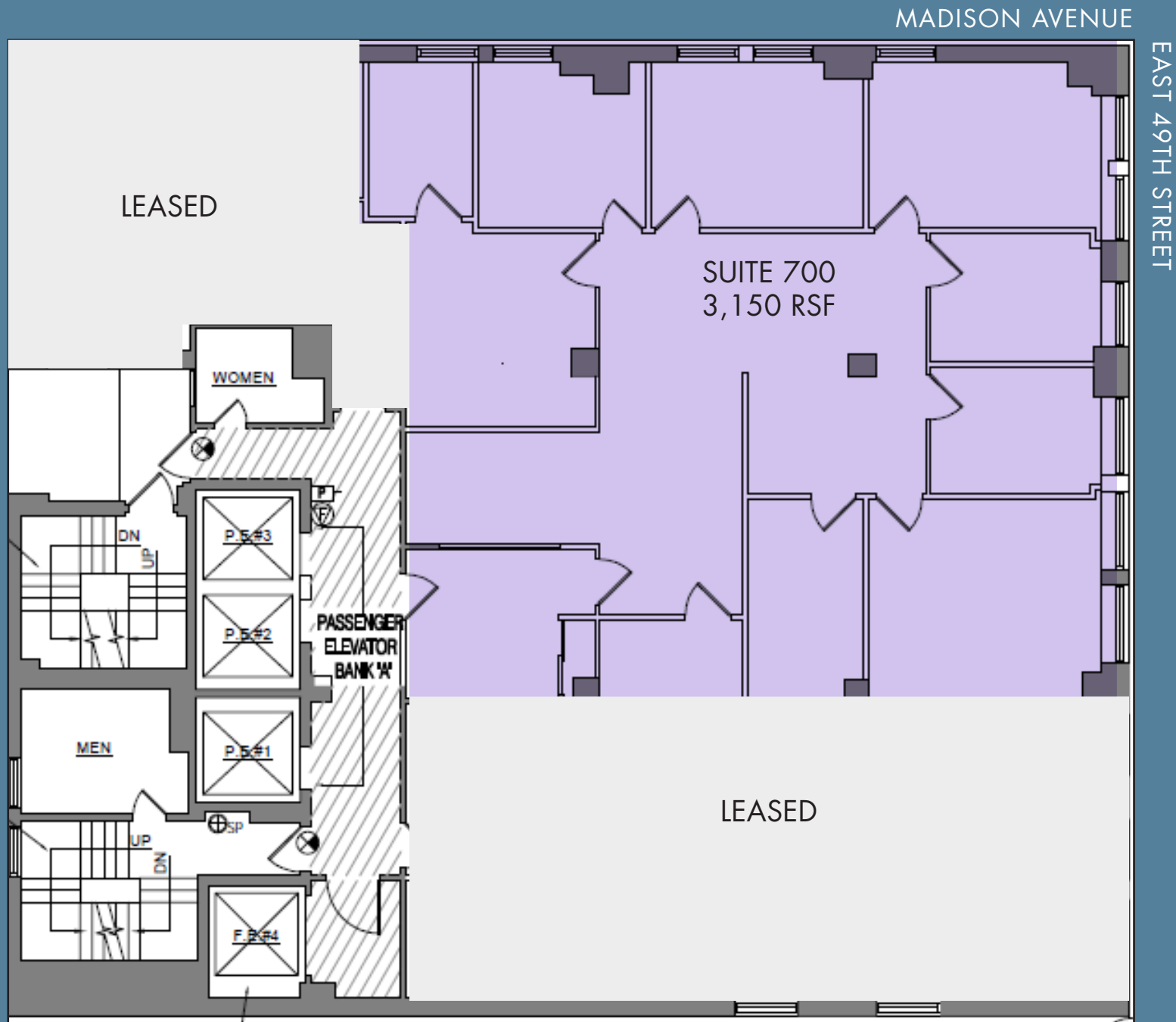


SUITE 802 - 2,750 RSF  
(EXISTING CONDITIONS)



Hardwood floor shown for shown for concept only

SUITE 700 - 3,150 RSF  
(AS-BUILT)



(Floor plan for descriptive purposes only; not to scale.)

SUITE 700 - 3,150 RSF  
(EXISTING CONDITIONS)

[Click to View Virtual Tour](#)



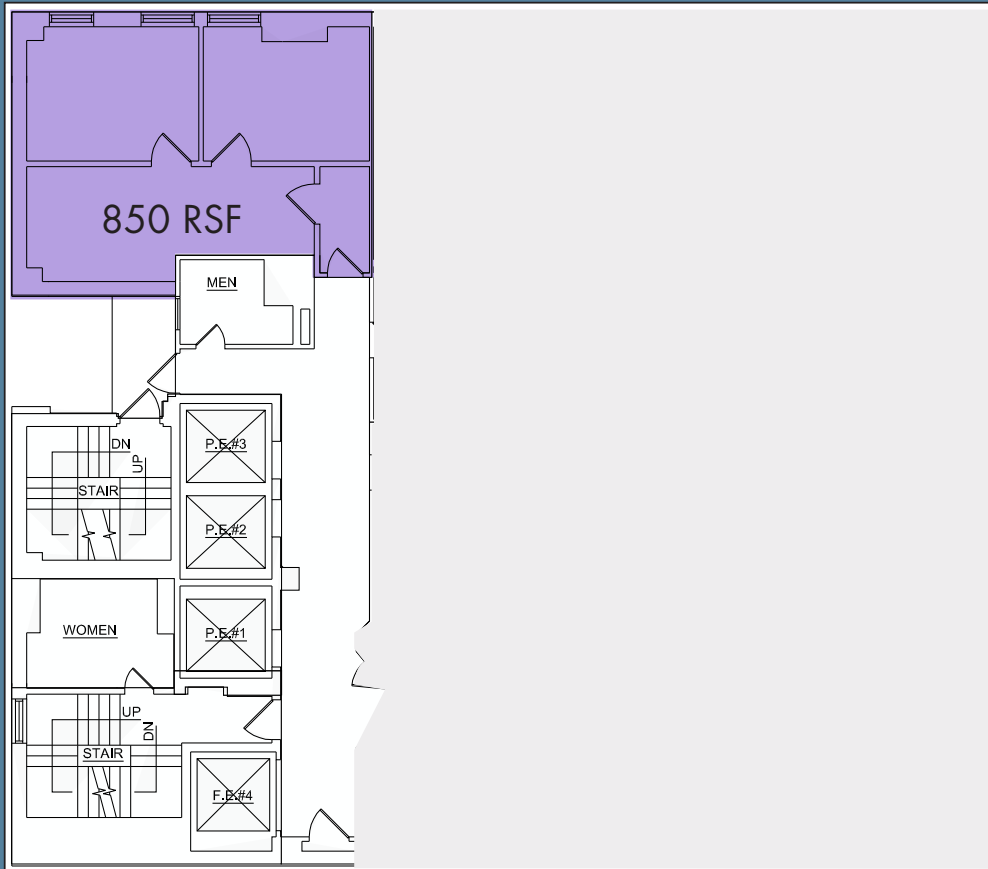
SUITE 700 - 3,150 RSF  
(EXISTING CONDITIONS)



SUITE 409 - 850 RSF  
(AS-BUILT)

MADISON AVENUE

EAST 49TH STREET



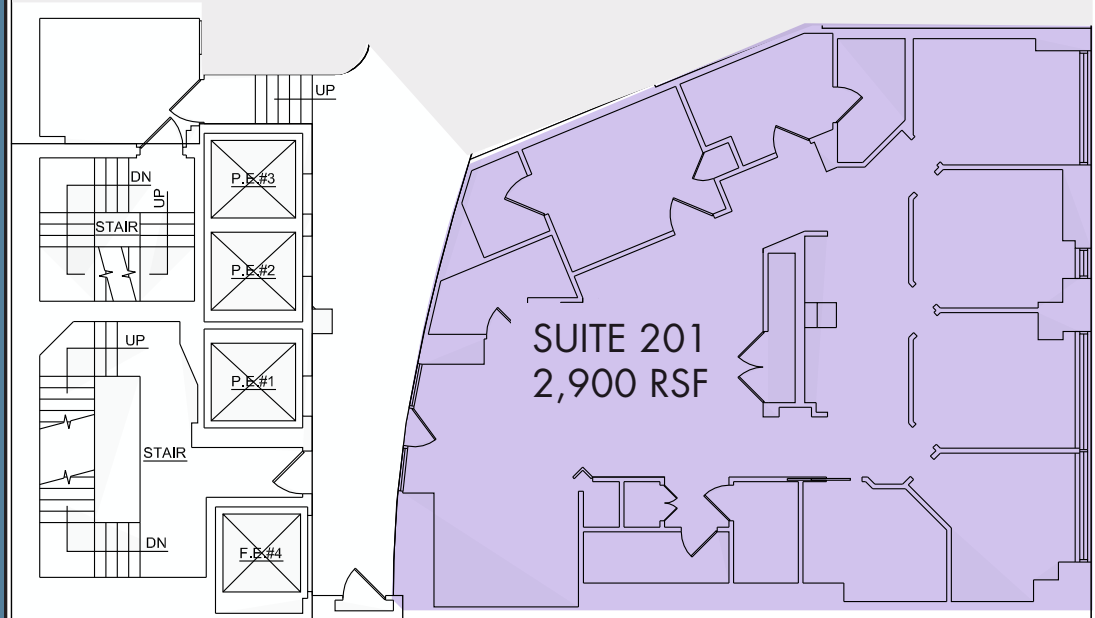
(Floor plan for descriptive purposes only; not to scale.)

SUITE 201 - 2,900 RSF  
(AS-BUILT)

MADISON AVENUE

EAST 49TH STREET

LEASED



Reception/Waiting Area

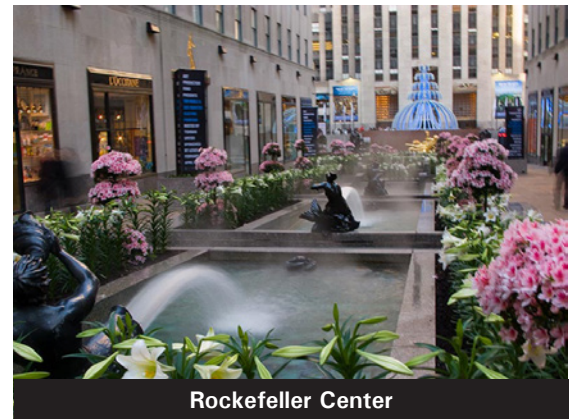
(Floor plan for descriptive purposes only; not to scale.)

SUITE 201 - 2,900 RSF  
(EXISTING CONDITIONS)





Grand Central Terminal



Rockefeller Center

For further information and/or inspection, please contact:

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