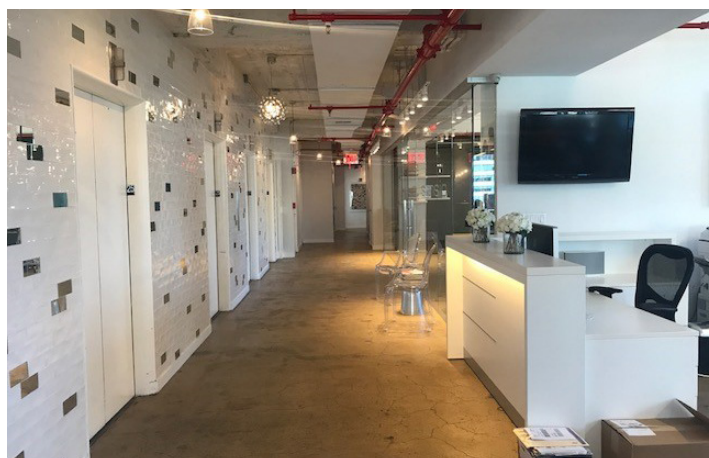
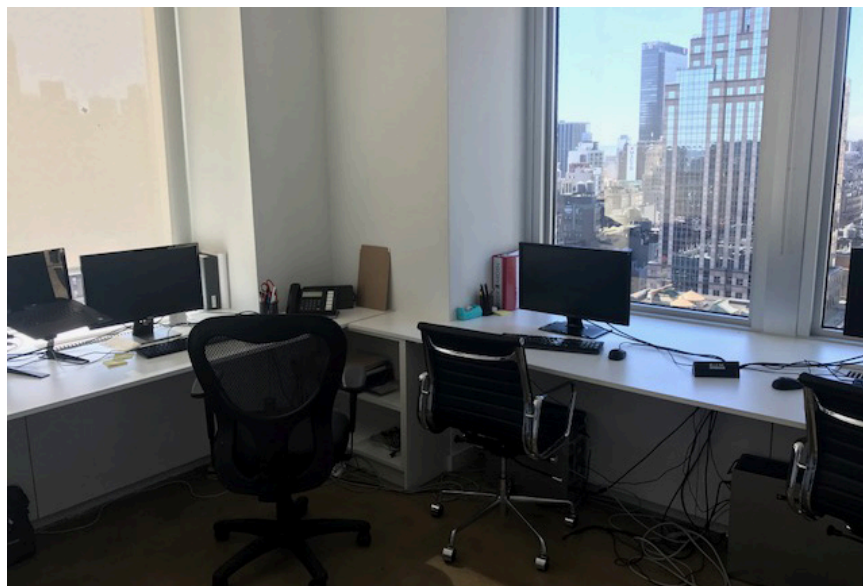
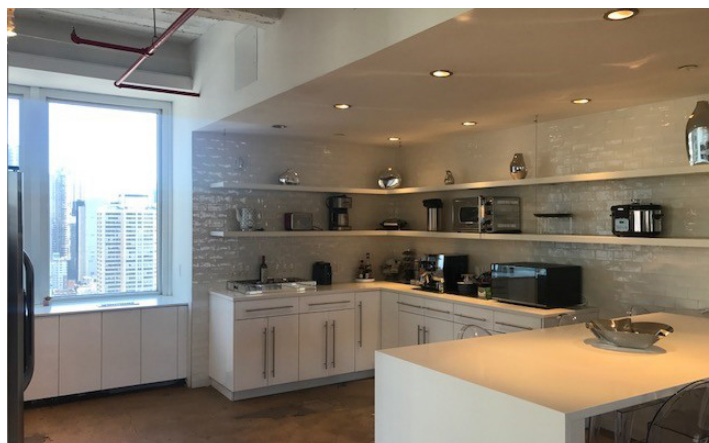


PRICE REDUCED

261 MADISON

Entire 25th Floor | 6,000 SF | Sublease

TERM	12/30/2024
FEATURES	Four sides of unobstructed views
	Creative space with high-end finishes, exposed ceilings and cement floors
	6-7 offices, large conference room, open area and pantry
	Building system HVAC; 8 am – 6 pm
	Submetered electric
	24/7 attended new modernized lobby
	Steps away from Bryant Park & Grand Central



CONTACT

ROBERT GALLUCCI

Real Estate Salesperson
DIR +1 212 716 3621
robert.gallucci@colliers.com

TIFFANY BENTON

Real Estate Salesperson
DIR +1 212 716 3578
tiffany.benton@colliers.com

COLLIERS INTERNATIONAL NY LLC
666 FIFTH AVENUE
NEW YORK, NY 10103



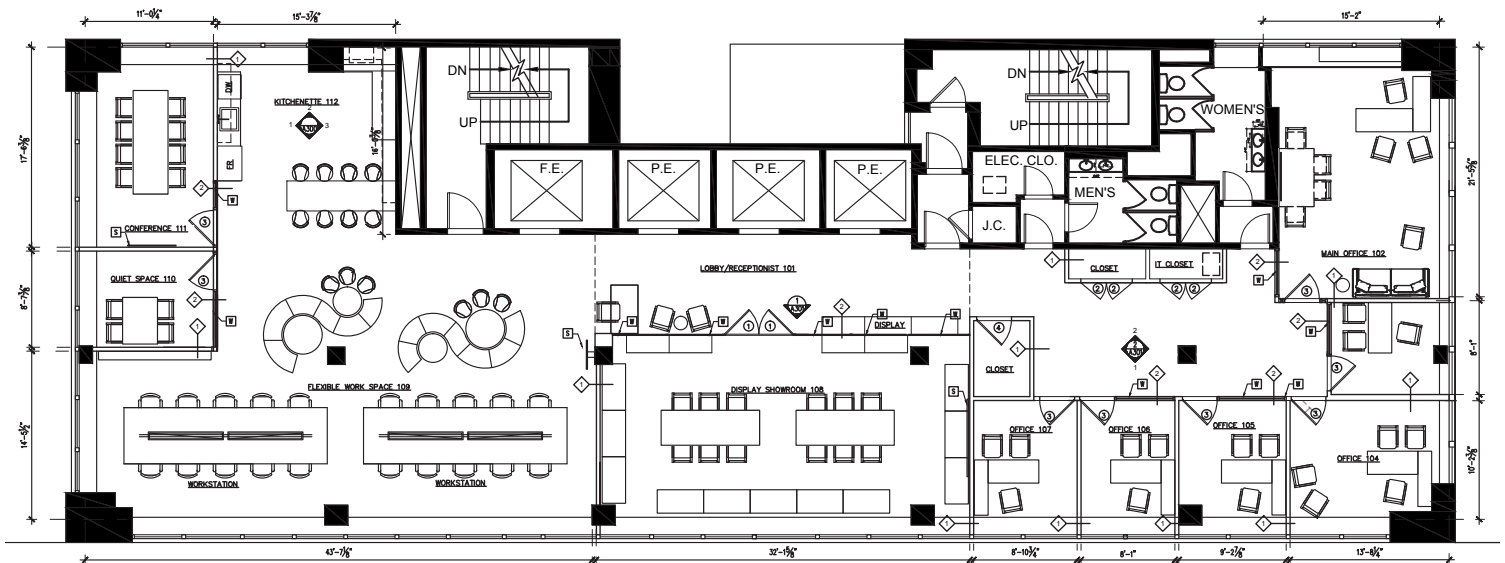
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Floor Plan



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