

THE FUTURE IS LOOKING

Last-Casual

285

MADISON
avenue



AVAILABLE 04.01.19

BUILT OUT AND READY FOR
IMMEDIATE FOOD SERVICE

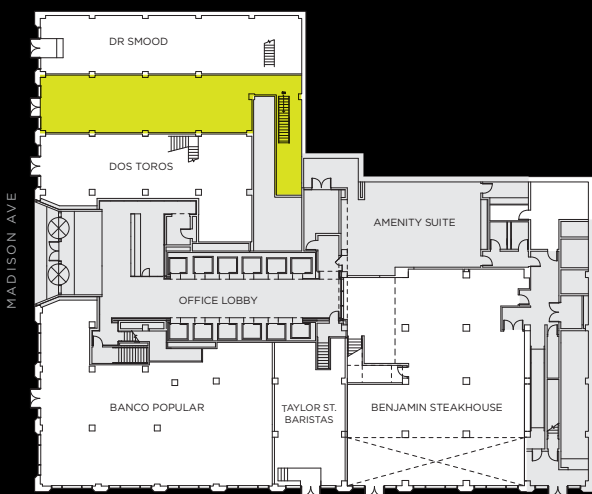
LOCATION FEATURES & HIGHLIGHTS

- 22FT FRONTAGE ON MADISON
- 20FT CEILING HEIGHT
- 1 BLOCK FROM GRAND CENTRAL AND BRYANT PARK
- SURROUNDED BY OVER 1 MILLION OFFICE WORKERS
- PEDESTRIAN COUNT AVERAGES OVER 5K PER HOUR

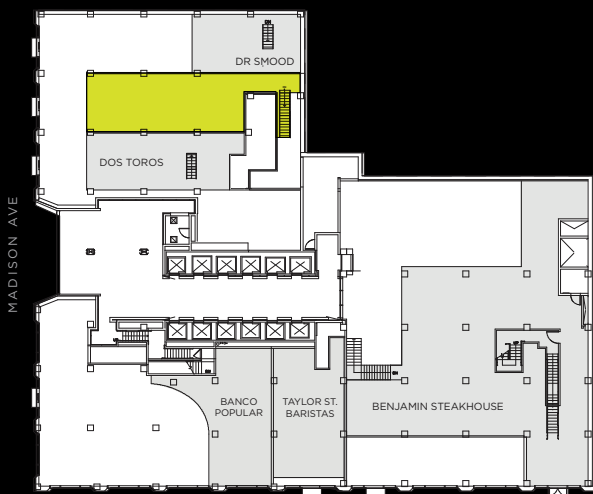
EASE & CONVENIENCE IN AN
INVITING SIT-DOWN ATMOSPHERE...
OR, JUST GRAB-N-GO!

CURRENTLY EXISTING IN SPACE

- 400 AMP FUSED AT 350 AMP
- SUBMETERED IN BUILDING S/G ROOM
- 3 WATER COOLED UNITS TOTALING 14 TONS A/C
- OAF @1500 CFM
- EF @1350 CFM
- 3" CWS/R LINES
- EXISTING 20X12 DUCT TIED INTO BUILDING SMOKE PURGE
- ENTRANCE ELECTRIC CURTAIN 16KW & 2700CFM
- 2" GAS LINE TO SPACE (NOT COMPLETED) NEEDS TO BE LEAK CHECKED ADD SOLENOID TO SHUT GAS SUPPLY ON ALARM
- FIRE ALARM SYSTEM TIED INTO BUILDING PANEL (HONEYWELL NOTIFIER)
- SPRINKLER CONTROL VALVE TO SPACE
- EXISTING 2" SUBMETERED STEAM LINE FOR TENANT USE. (NEEDS TO BE PIPED FROM STEAM ROOM TO TENANT SPACE)



GROUND FLOOR
1650 SF



MEZZANINE
1150 SF

IDEAL OPPORTUNITY ON THE
NE CORNER OF MADISON AVE & 40TH ST



JORDAN S. CLAFFEY

D 212.308.2061 M 917.242.8320

JCLAFFEY@RFR.COM

