

THE FUTURE IS LOOKING

Last-Casual

285

MADISON
avenue



AVAILABLE 04.01.19

BUILT OUT AND READY FOR IMMEDIATE FOOD SERVICE

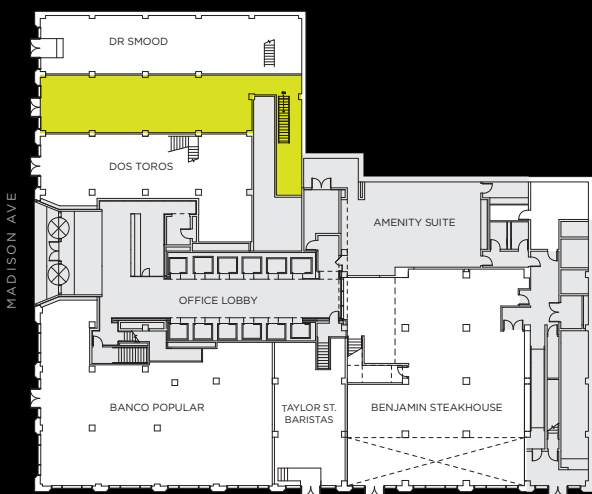
LOCATION FEATURES & HIGHLIGHTS

- 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
- FIRE ALARM SYSTEM TIED INTO BUILDING PANEL
- SPRINKLER CONTROL VALVE TO SPACE
- EXISTING 2" SUBMETERED STEAM LINE FOR TENANT USE

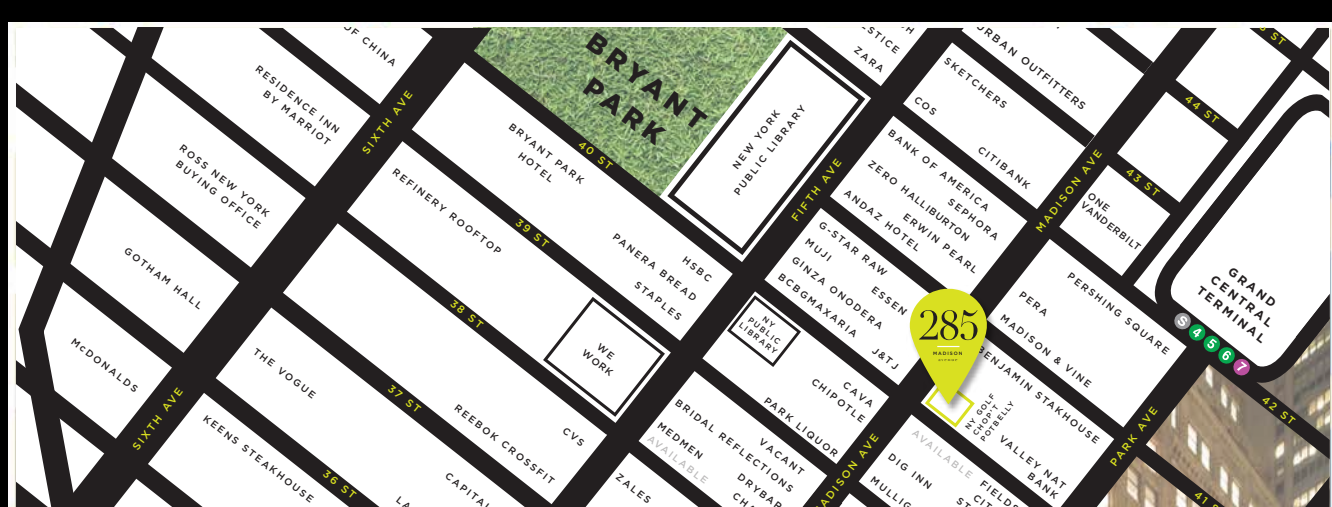


GROUND FLOOR
1650 SF



MEZZANINE
1150 SF

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



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