

260 MADISON

11,867 SF RETAIL SPACE

SOUTHWEST CORNER OF EAST 39TH STREET

AmTrustRE 
NEWMARK



260 MADISON

A 500,000-SF REDEVELOPMENT

AmTrustRE is undertaking a comprehensive redevelopment of the 550,000-SF Class A office tower, featuring a striking new façade, a dramatic double-height lobby, and a host of premium building enhancements.

Positioned in the heart of Midtown Manhattan, 260 Madison Avenue is surrounded by one of New York City's most dynamic business and retail districts. Steps from Grand Central Terminal, Bryant Park, and the New York Public Library, the location benefits from exceptional commuter access, a dense daytime office population, and a vibrant mix of restaurants, hotels, and retail destinations.

NEIGHBORING TENANTS

zuma **COGNAC** **ETON** **TENSHOU** 天匠
COMING SOON **CAVA** **THE BAR**

WATCHES OF SWITZERLAND **BENJAMIN** A CUT ABOVE THE REST STEAK HOUSE
Panera BREAD® **JP** juicepress® **DIG** **EQUINOX** **CIPRIANI**



5 Minute Walk From

One Vanderbilt
1.7M-SF OFFICE SPACE

From 175 Park Avenue
2.2M-SF MIXED-USE SPACE

Grand Central Station
21M+ ANNUAL VISITORS



APPROXIMATE SIZE

Ground Floor	6,006 SF*
Lower Level	5,861 SF
Total	11,867 SF

*DIVISIBLE

FRONTAGE

90 FT on Madison Avenue
75 FT on East 39th Street

CEILING HEIGHT

Ground Floor	15 FT
Lower Level	11 FT - 6 IN

TERM

Negotiable

SITE STATUS

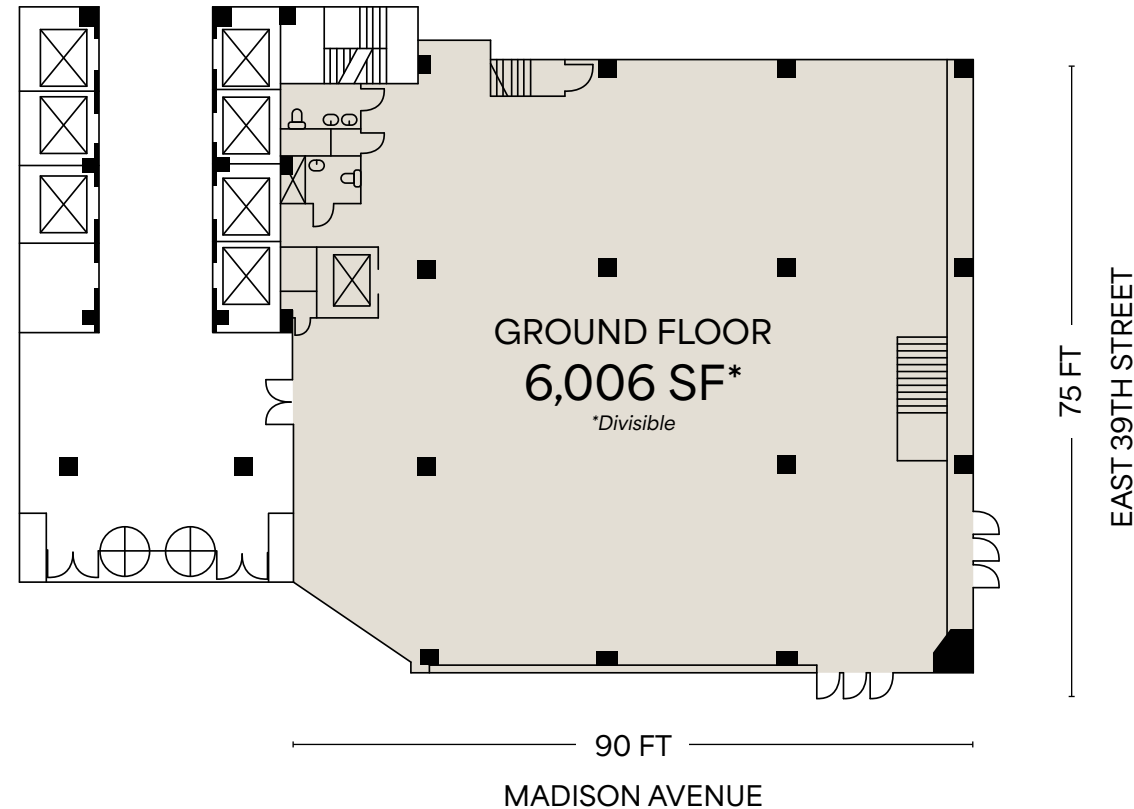
Vacant

POSSESSION

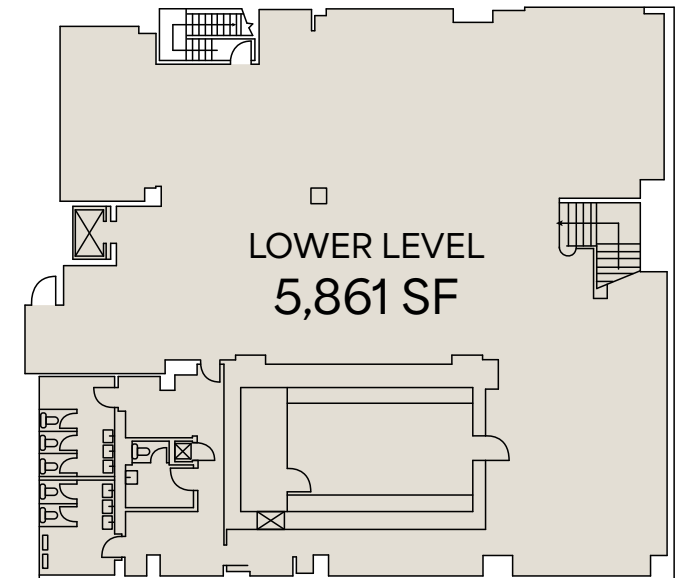
Immediate

NOTES

- Gas and venting available
- Dedicated loading dock and freight elevator



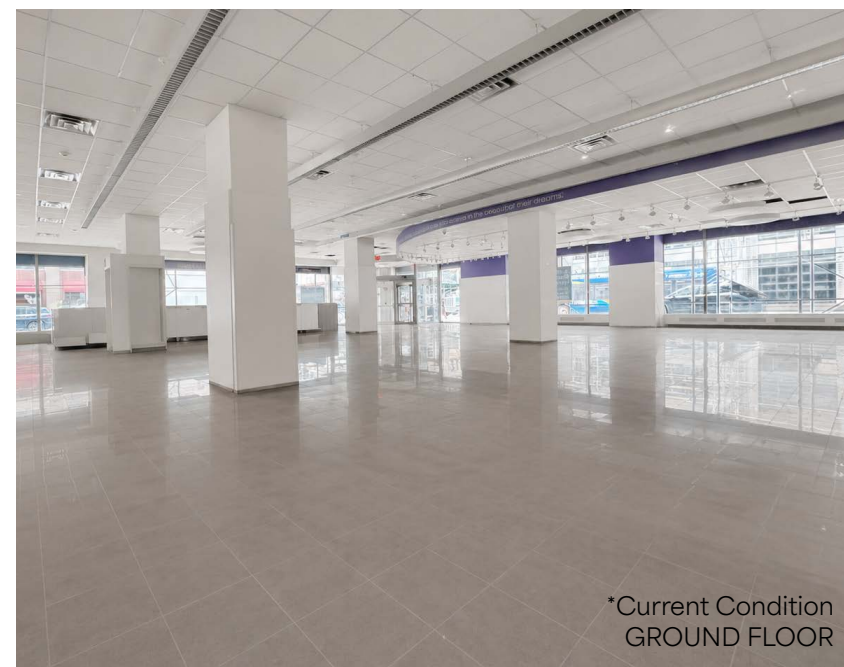
PROPERTY DETAILS



*Conceptual Rendering
GROUND FLOOR

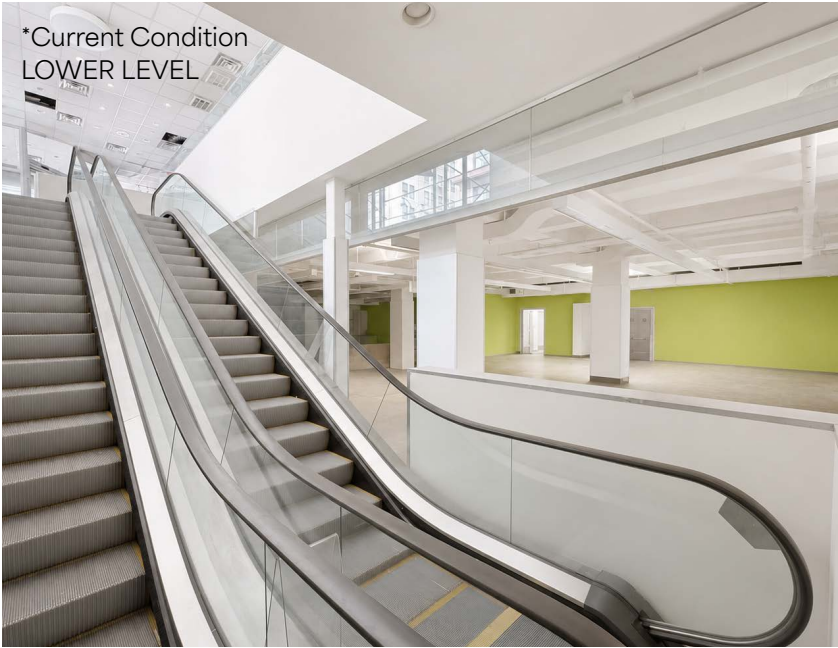


*Current Condition
GROUND FLOOR

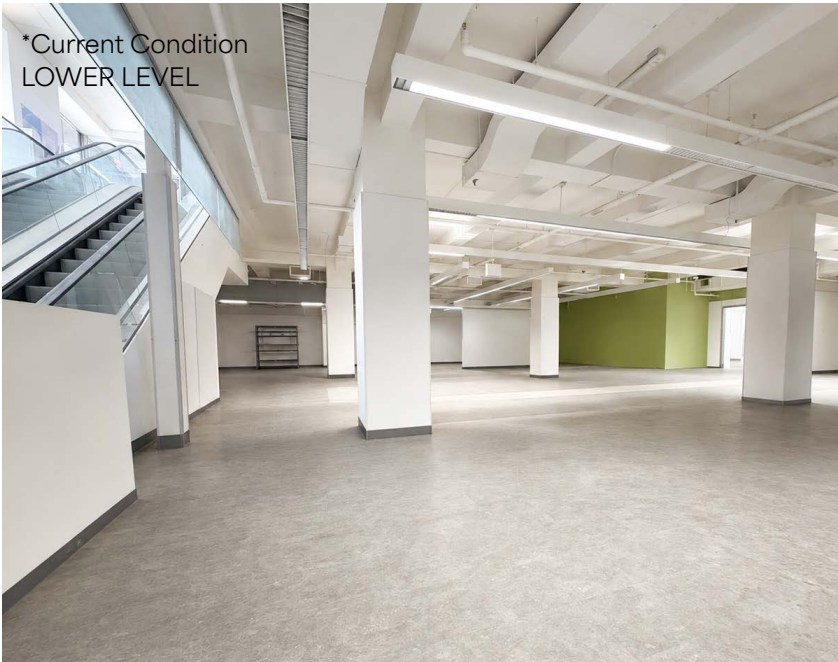


*Current Condition
GROUND FLOOR

*Current Condition
LOWER LEVEL



*Current Condition
LOWER LEVEL



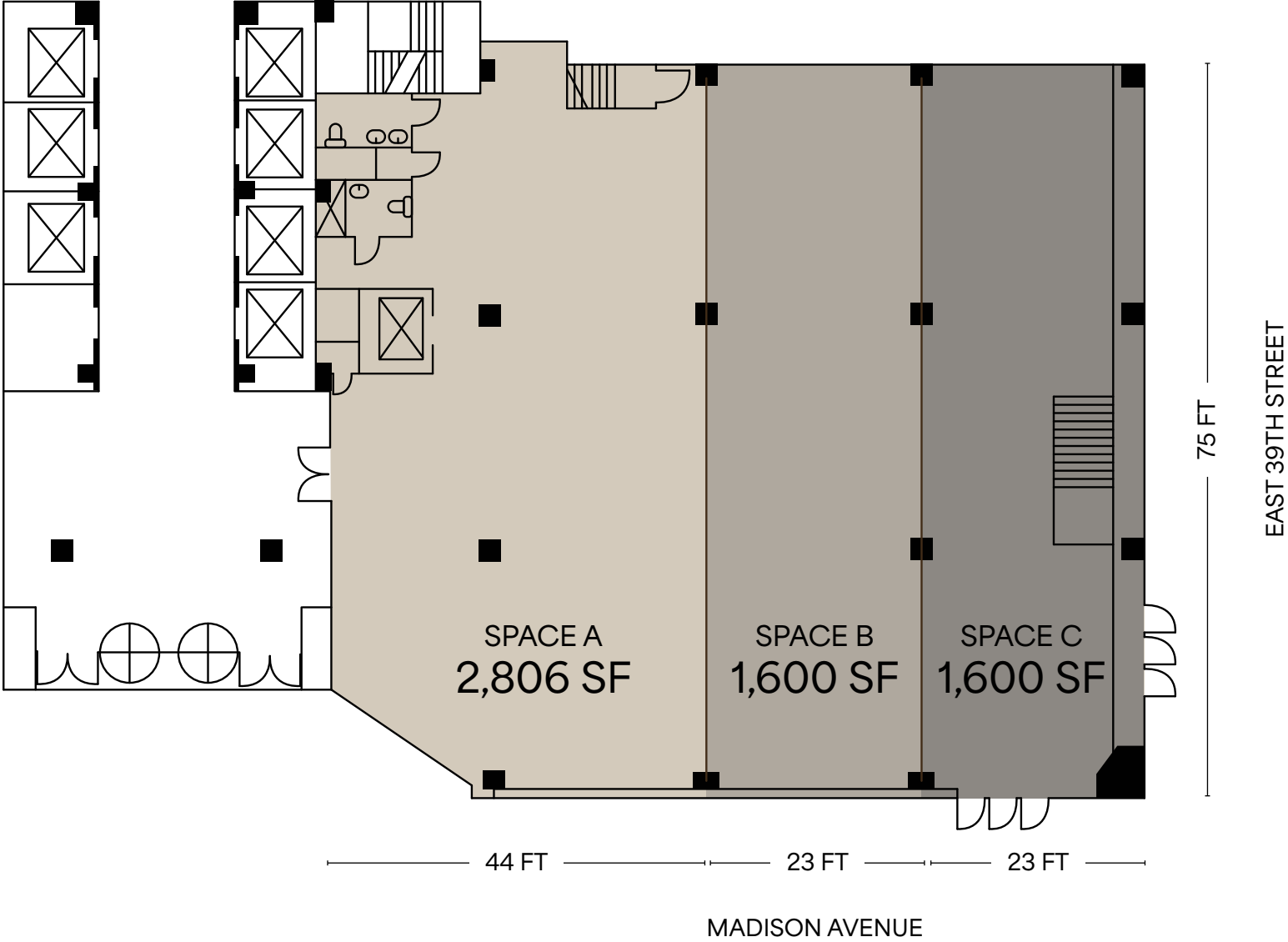
*Conceptual Rendering
LOWER LEVEL



PROPOSED DIVISIONS

GROUND FLOOR

APPROXIMATE SIZE	
Space A	2,806 SF
Space B	1,600 SF
Space C	1,600 SF
Total	6,006 SF
FRONTAGE	
Space A	44 FT on Madison Avenue
Space B	23 FT on Madison Avenue
Space C	23 FT on Madison Avenue
	75 FT on East 39th Street
CEILING HEIGHT	
Ground Floor	15 FT





*Conceptual Rendering
3-TENANT SCENARIO

260

SPACE A

SPACE B

SPACE C

BREADS

JUS+SALAD

PURE VITA

Eat with Purpose



MIDTOWN EAST

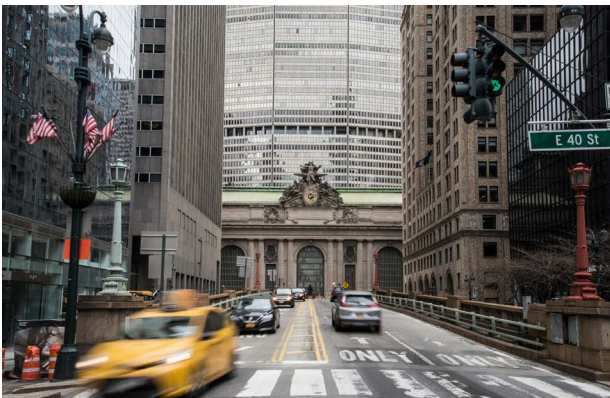
400K+
OFFICE WORKERS
WITHIN .5 MILES

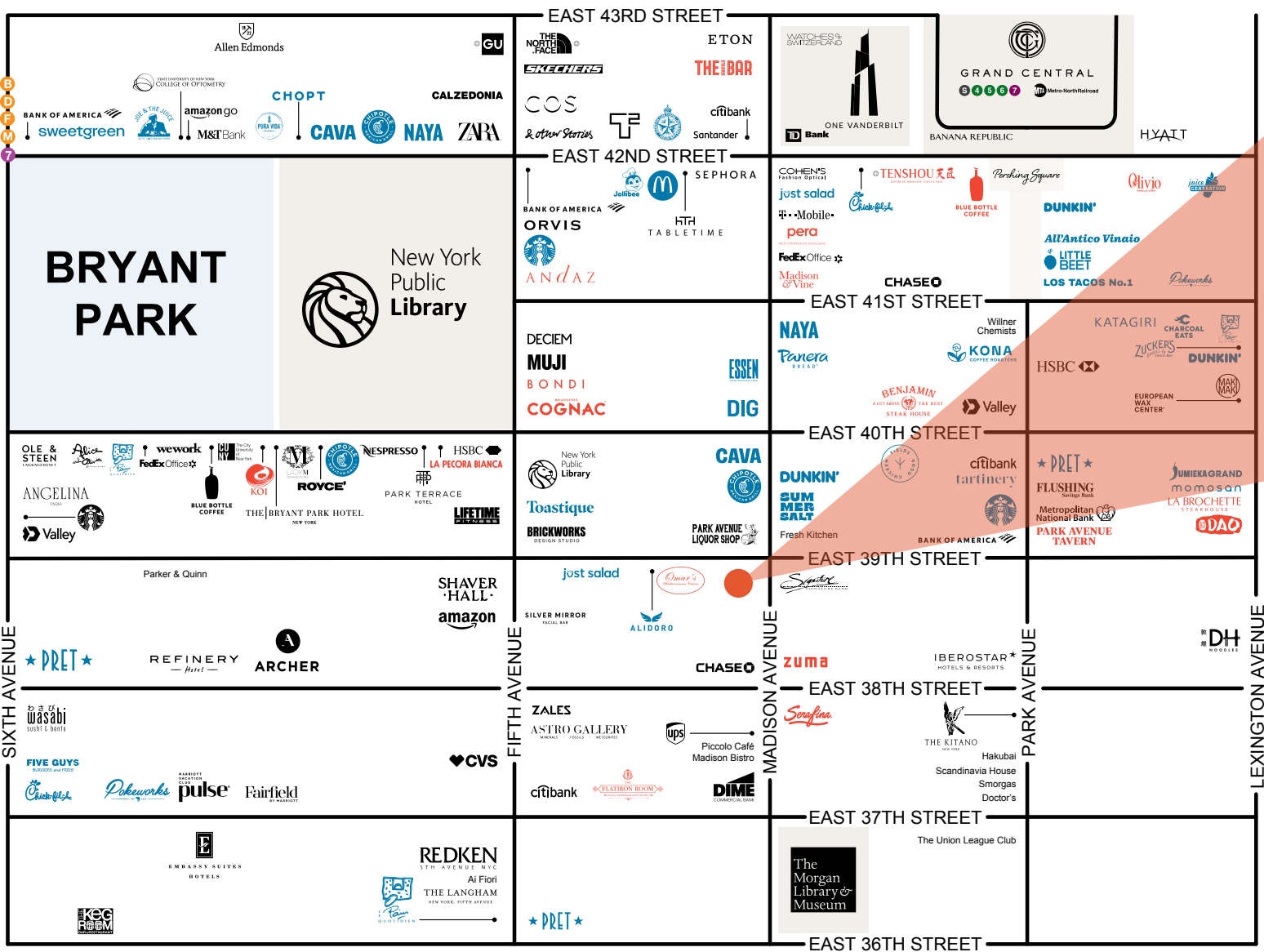


67M+
ANNUAL TRANSIT RIDERS
GRAND CENTRAL



6M+
ANNUAL VISITORS
BRYANT PARK





© COMING SOON

260
MADISON

CONTACT
EXCLUSIVE AGENTS

ANDREW STERN
andrew.stern@nmrk.com
(212)-351-9353

RAVI IDNANI
ravi.idnani@nmrk.com
(212)-916-2938

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