

340

Midtown East | Grand Central Corner Retail Opportunity

Southwest Corner of E. 44th Street | New York, NY

MADISON AVENUE



Ground Floor
1,674 SF
14'4" Ceilings

Lower Level
850 SF
11' Ceilings

80'
Wraparound
Frontage

Immediate
Possession

- Centrally located in the heart of Midtown, across from Grand Central Terminal's LIRR entrance
- At the base of a 760,000-SF Class-A office tower, home to a robust tenant roster of top-tier finance, banking, law and real estate firms
- Surrounded by an upscale mix of professional apparel, accessories and Midtown's best F&B
- Steps from the JPMC's 4M SF Global Headquarters campus

Matt Ogle
(212) 812-5982
Matt.Ogle@jll.com

Amanda Sujak
(212) 479-9865
Amanda.Sujak@jll.com

Elissa Powers
(212) 812-5846
Elissa.Powers@jll.com

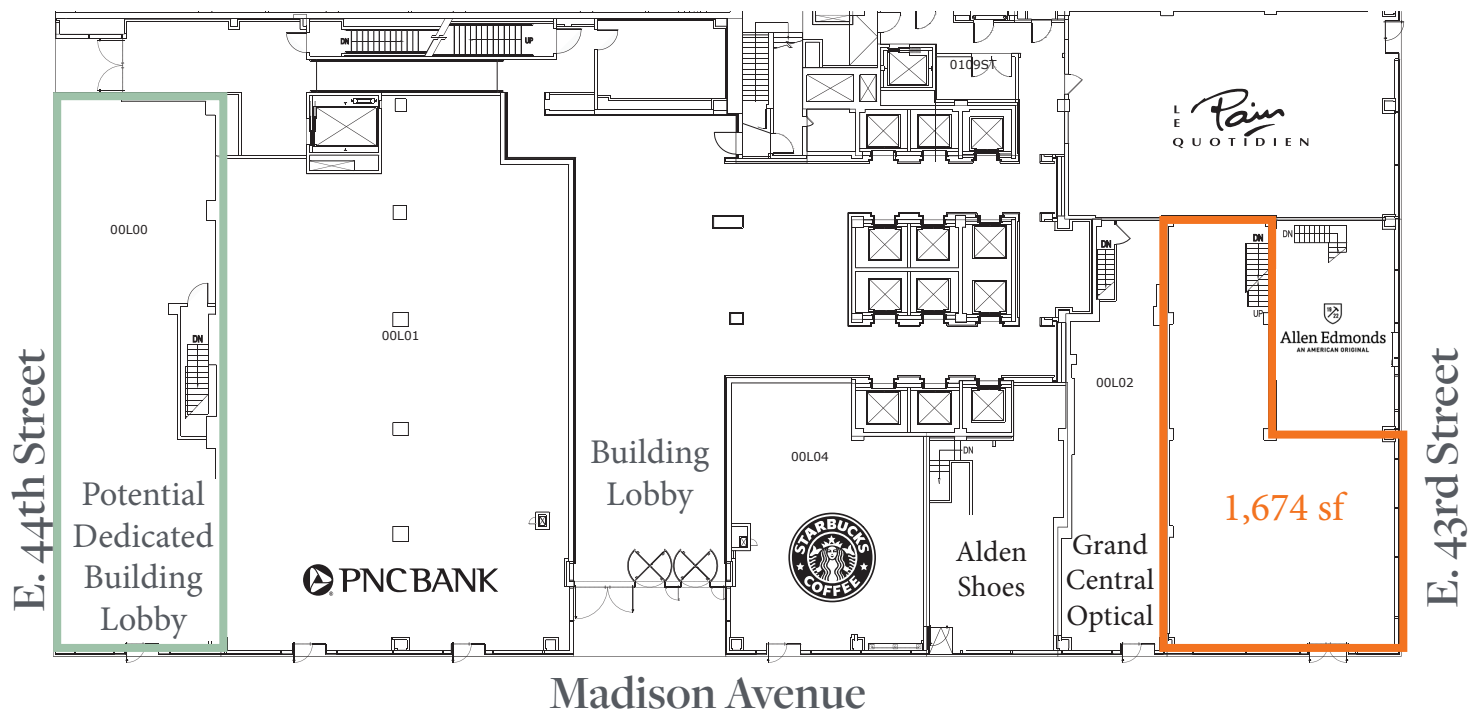
Patrick A. Smith
(212) 812-5888
PatrickA.Smith@jll.com



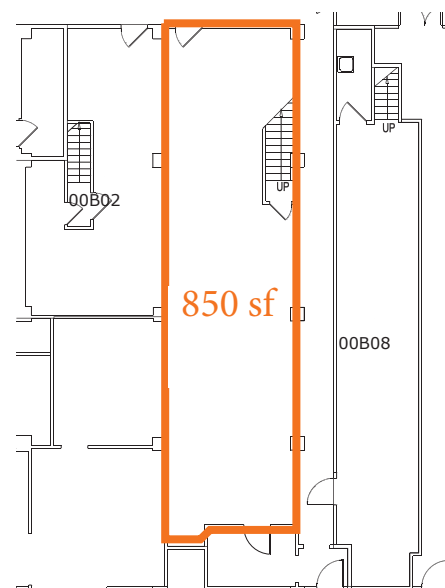
340 MADISON AVENUE

Floor Plans

Ground Floor



Lower Level



Jones Lang LaSalle Brokerage, Inc.

330 Madison Avenue New York, NY 10017

DISCLAIMER Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

©2025 Jones Lang LaSalle IP, Inc. All rights reserved.



The Neighborhood

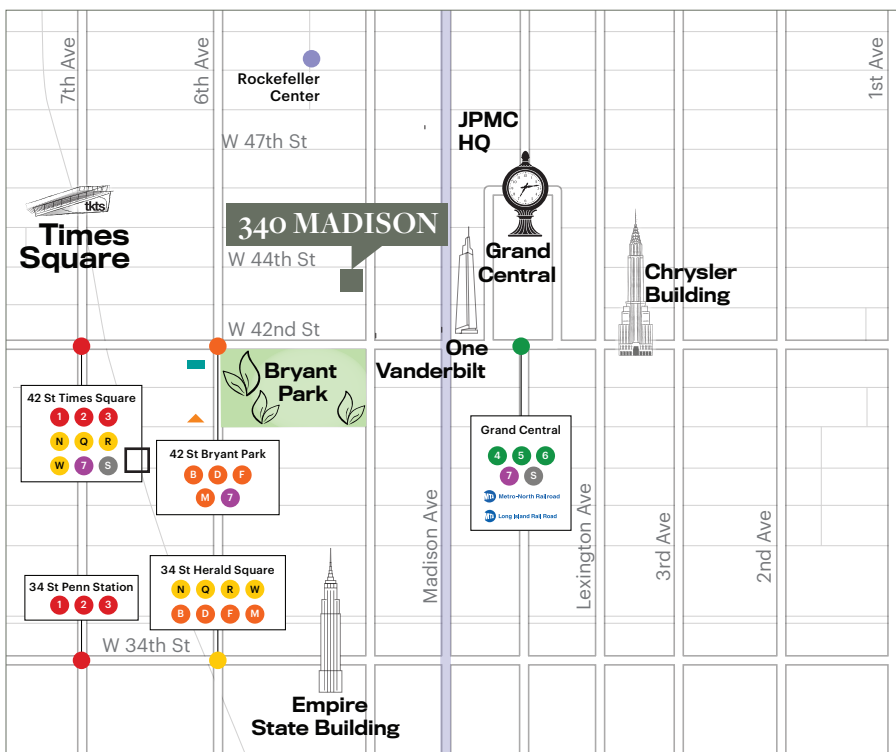
Allen Edmonds — Watches of Switzerland — Sephora — Eton
The Granola Bar — Charles Tyrwhitt — MySuit — Paul Stuart
(coming soon)
Equinox — Le Pain Quotidien — Alden Shoes — Lululemon



One Vanderbilt
1,75M SF



Grand Central Terminal
750,000 daily visitors (2024)



270 Park Avenue
2.5M SF