



850

THIRD AVENUE

The Opportunity



Comprehensive Redevelopment

- All new and expanded lobby
- All new windows, spandrels and retail storefront
- All new floor-by-floor DX units
- 14,000 sq. ft. conference center and social space with 200 seat capacity
- Elimination of perimeter induction units
- New elevator cabs and mechanicals

Certainty of Execution

The building is 100% owned by a joint venture between HPS and Waterman Interests. There is no lender or any other approval needed to fund capital.

Control and Customization

A large tenant can have design input, including a private lobby or a private reception desk in the main lobby.

LOBBY RENDERING



SECOND-FLOOR AMENITY LAYOUT



CONFERENCE RENDERING



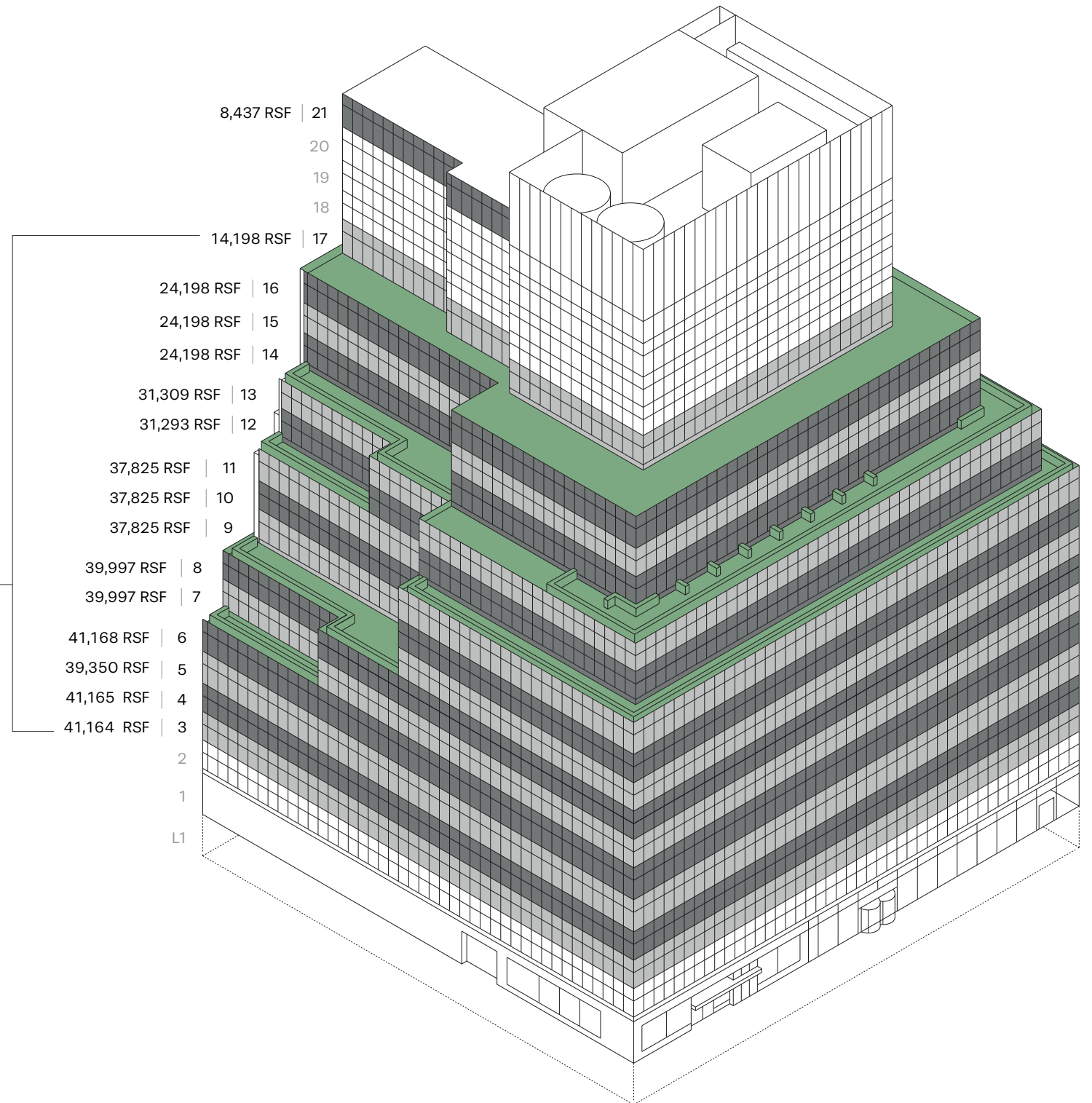
AMENITY SPACE RENDERING



Availability

505,710 RSF

contiguous block
on floors 3-17



CORNER OFFICE RENDERING



ELEVATOR RENDERING



EXTERIOR RENDERING



LOCATION

- Amenity
- Corporate neighbor
- All trains stop
- Local service only

47-50 STS
ROCKEFELLER CTR
B D F M

GRAND CENTRAL
-42 ST
4 5 6 7 S
 Metro-North Railroad
 Long Island Rail Road

57 ST
F

5 AV/59 ST
N R W

5 AV/53 ST
E M

59 ST
4 5 6

LEXINGTON
AV/59 ST
N R W

Rockefeller Center



CITADEL

Blackstone

J.P.Morgan

KIRKLAND & ELLIS LLP

Bloomberg

The GRILL
The Lobster Club
Le Jardinier
The Hugh
P.J. Clarke's

SUGARFISH

Equinox

NE Entrance
to Grand Central

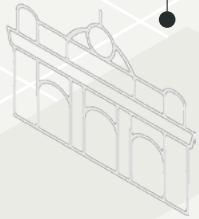
UrbanSpace

Avra

51 ST
6

LEXINGTON
AV/53 ST
E M

Rosa
Mexicano



Equinox

Smith &
Wollensky

La Pecora
Bianca

The Smith

E 42nd St

Lexington Ave

3rd Ave

2nd Ave

1st Ave



6th Ave

W 57th St

5th Ave

Madison Ave

E 57th St

E 59th St

Park Ave

3rd Floor

Typical Office Test Fit | High Density

FLOORS 3-11 (COLLABORATIVE)

Space Type	Seats
Work Points	196
Private Offices	24
Workspaces	159
Phone Room	13
TOTAL	196

Collaboration	Rooms	Seats
Large Board Room (22p)	2	44
Conference Room (13p)	1	13
Conference Room (12p)	2	24
Conference Room (17p)	5	35
Team Room (4p)	2	8
Open Team (8p)	2	16
Open Team (2-3p)	2	4
Collaboration Total	16	144

Arrival/Café	Rooms	Seats
Work Café	1	30
Arrival	1	20
Arrival/Café Total	2	50

Support	Rooms
Copy/Print	2
Storage	4
All Gender Restroom	2
Mother's Room	1
Wellness Room	1
IDF	1
MER	1
Mail Room	1
Lockers	1



3RD AVENUE

52ND STREET

3rd Floor

Typical Office Test Fit | High Density

FLOORS 3-11 (OFFICE INTENSIVE)

Space Type

Work Points	Seats
Private Offices	86
Workstations	26
TOTAL	122

Collaboration

	Rooms	Seats
Large Board Room (20p)	1	20
Conference Room (8p)	3	24
Team Room (4p)	3	12
Collaboration Total	7	56

Arrival/Café

	Rooms	Seats
Work Café	1	20
Arrival	1	6
Arrival/Café Total	2	26

Support

	Rooms
Copy/Print	2
Storage	4
All Gender Restroom	1
Wellness Room	1
IDF	1
MER	1
Tech Room	1
Mail Room	1
File Room	1
Lockers	4



3RD AVENUE

52ND STREET

850

THIRD AVENUE

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HPS

W WATERMAN
INTERESTS

JLL