



622 3 AVENUE 3 RD

LARGE SPACE
AVAILABILITIES

exclusively leased by

BA BRADFORD
ALLEN

EXCEPTIONAL VALUE IN GRAND CENTRAL WITH SPECTACULAR NATURAL LIGHT AND VIEWS

DESIGNED BY EMERY ROTH & SONS, 622 THIRD AVENUE IS A 39-STORY
CLASS A OFFICE TOWER

UPDATED AND SPACIOUS LOBBY WITH RECENTLY RENOVATED
ELEVATOR CABS

STEPS FROM GRAND CENTRAL TERMINAL AND IN THE MIDDLE OF THE
MIDTOWN EAST OFFICE MARKET

BLOCK-THROUGH PLAZA WITH LANDSCAPING AND OUTDOOR
SEATING

LOBBY ATTENDED 24/7

LARGE ROOF DECK AVAILABLE FOR ALL TENANTS

IN CLOSE PROXIMITY TO ALL MAJOR PUBLIC TRANSPORTATION

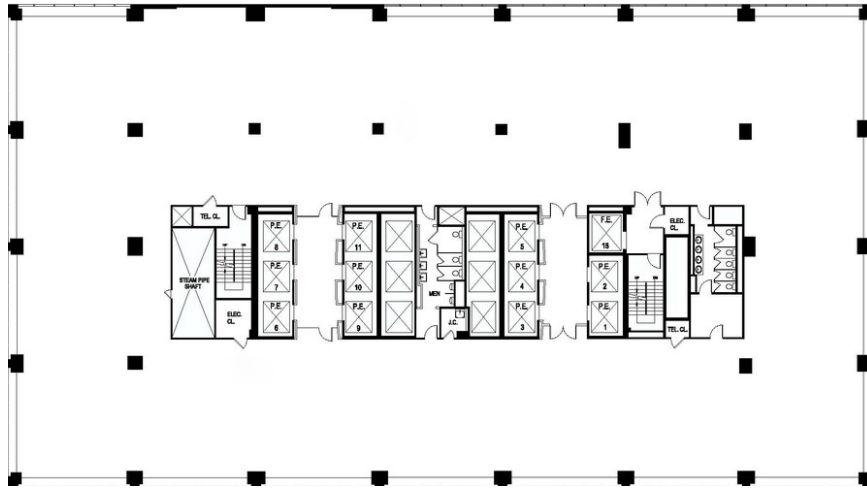


622 3RD AVENUE

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AVAILABILITIES FROM 6,966–26,500 RSF



TYPICAL FLOOR PLAN

26,500 RSF

FLOOR/SUITE	RSF	CONTIGUOUS	SUITE NOTES
PARTIAL 6	8,850	-	The space is built with 6 windowed offices, 4 windowed conference rooms, 1 interior conference room, a wet pantry, and an open area.
PARTIAL 7	20,000	26,500	Office-intensive installation featuring exposed ceilings and an executive restroom with shower.
PARTIAL 9	7,367	-	Raw space.
PARTIAL 9	6,966	-	Raw space.
ENTIRE 14	26,500		Built, furnished creative installation with an interconnecting staircase between floors 14-16.
ENTIRE 15	26,500	66,500	Built, furnished creative installation with an interconnecting staircase between floors 14-16.
PARTIAL 16	13,500		Built, furnished creative installation with 7 offices, 1 conference room, a wet pantry, and an open area, featuring an interconnecting staircase between floors 14-16.
ENTIRE 30	9,500		Raw full floor with 24' ceilings, offering great natural light and views.
ENTIRE 31	26,500	62,500	A built creative installation featuring great natural light and views.
ENTIRE 32	26,500		Built, office-intensive installation with great natural light and views.
ENTIRE 36	26,500	41,511	Above-standard creative installation with great natural light and views, featuring an interconnecting staircase between floors 36-37.
PARTIAL 37	15,011		Above-standard creative installation with great natural light and views, featuring an interconnecting staircase between floors 36-37.
PARTIAL 38	9,500	13,170	Office-intensive installation with exceptional natural light and views. The landlord will consider reasonable modifications.



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IN IMMEDIATE PROXIMITY TO GRAND CENTRAL

622³ AVENUE
3RD



<p>VANDERBILT AVENUE</p> <p>ONE VANDERBILT</p> <p>TD Bank</p>		<p>EAST 45TH STREET</p> <p>METLIFE BUILDING</p> <p>NYSC</p> <p>CIPRIANI</p> <p>GRAND CENTRAL</p> <p>S 4 5 6 7</p> <p>MTA Metro-North Railroad</p> <p>NEUHAUS</p> <p>BANANA REPUBLIC</p>		<p>EAST 43RD STREET</p> <p>FedEx</p> <p>UNITED STATES POSTAL SERVICE</p> <p>Starbucks</p> <p>EQUINOX</p> <p>BLUEMERCURY</p> <p>GRAYBAR BUILDING</p> <p>verizon</p> <p>Capital One</p> <p>HYATT</p>		<p>EAST 45TH STREET</p> <p>TD Bank</p> <p>Starbucks</p> <p>T Mobile</p> <p>SUBWAY</p> <p>sweetgreen</p> <p>Wendy's</p> <p>DUNKIN'</p> <p>Bath & Body Works</p> <p>Santander</p> <p>DUANEREADE by <i>Waldgreens</i></p> <p>BANK OF AMERICA</p>	
		<p>EAST 44TH STREET</p> <p>AT&T</p> <p>POTBELLY</p> <p>PRET</p> <p>Starbucks</p> <p>BANK OF AMERICA</p> <p>FIVE GUYS</p> <p>Starbucks</p> <p>TD Bank</p> <p>LUKE'S</p> <p>True Value</p>		<p>EAST 43RD STREET</p> <p>CHASE</p> <p>UPS</p> <p>HER BLOCK</p> <p>rōti</p> <p>CHOPT</p> <p>CHRYSLER BUILDING</p> <p>Le Botaniste</p> <p>E*TRADE from Morgan Stanley</p> <p>WELLS FARGO</p> <p>Staples</p> <p>CHASE</p> <p>BANK OF AMERICA</p> <p>citi</p> <p>PRET</p> <p>PFIZER OFFICE BUILDING</p>			
<p>MADISON AVENUE</p> <p>DOS TOROS TAQUERIA</p> <p>POPULAR</p> <p>Valley</p>		<p>EAST 42ND STREET</p> <p>COHEN'S Fashion Optical</p> <p>JUST SALAD</p> <p>T Mobile</p> <p>perera</p> <p>FedEx</p> <p>CHASE</p> <p>TD Bank</p> <p>CIPRIANI</p> <p>juice GENERATION</p> <p>DUANEREADE by <i>Waldgreens</i></p> <p>Starbucks</p> <p>blink fitness</p>		<p>EAST 42ND STREET</p> <p>LOFT</p> <p>Starbucks</p> <p>Foot Locker</p> <p>CVS</p> <p>GAP</p> <p>GAP KIDS</p> <p>WESTIN HOTELS & RESORTS</p> <p>ups</p> <p>THE NEWS BUILDING</p> <p>Starbucks</p> <p>PRET</p>			
<p>PARK AVENUE</p> <p>Valley</p> <p>citi</p> <p>tartinery</p> <p>Starbucks</p> <p>BANK OF AMERICA</p>		<p>EAST 41ST STREET</p> <p>LE PAIN QUOTIDIEN</p> <p>HSBC</p> <p>DUNKIN'</p> <p>Starbucks</p> <p>EUROPEAN WAX CENTER</p> <p>pressed JUICERY</p> <p>HALE & HEARTY</p> <p>CHASE</p> <p>622</p>		<p>EAST 41ST STREET</p> <p>CHASE</p> <p>NYSC</p>			
<p>EAST 40TH STREET</p> <p>citi</p> <p>PRET</p> <p>FLUSHING Bank</p> <p>Metropolitan Commercial Bank</p>		<p>EAST 40TH STREET</p> <p>BANK OF AMERICA</p> <p>SHAKE SHACK</p> <p>blink fitness</p> <p>JUST SALAD</p> <p>FedEx</p>		<p>EAST 40TH STREET</p> <p>CHASE</p> <p>HSBC</p> <p>Starbucks</p> <p>Orangetheory FITNESS</p> <p>wagamama</p>			
<p>EAST 39TH STREET</p>		<p>EAST 39TH STREET</p>		<p>EAST 39TH STREET</p> <p>DUNKIN'</p> <p>BASKIN BR ROBBINS</p> <p>SUBWAY</p>			

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