

# 825

THIRD AVENUE

A NEW CLASS OF CUTTING EDGE

## TOP OF HOUSE FLOORS 36-40 12,278 SF EACH



EXECUTIVE OFFICE



SOUTHERLY VIEW

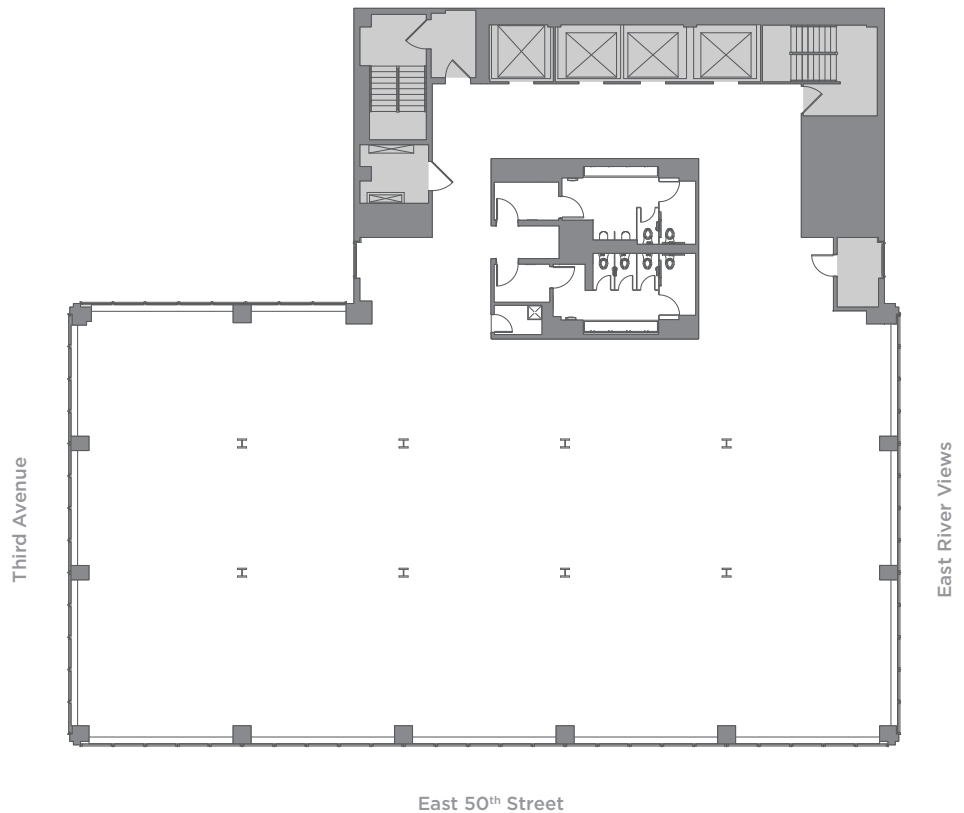
### AVAILABILITY

- Sweeping City and River Views
- Top-of-House Exclusivity
- Dynamic View Glass Installed in All Windows Automatically Tints to Mitigate Direct Sun and Reduce Glare
- 61,000 SF Contiguous Block Available

### PROPERTY FEATURES

- Recently completed \$150 Million+ capital improvement program
- State-of-the-art MEP systems with integrated BMS and digital twin
- New entrance, lobby, and retail storefronts
- Streamlined perimeter heating and cooling
- Hospitality-focused building amenity featuring wrap-around outdoor terrace
- Certified LEED Gold - Building Design and Construction: Core and Shell

### CORE & SHELL PLAN



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