

777 THIRD AVENUE

A Sage Property



Contemporary Class-A
Tower in Manhattan's
Grand Central Business
District



The Property



777 THIRD AVENUE

Designed using an international architecture style, 777 Third Avenue pairs simplicity and balance with an elegant plaza, featuring sculptures made by Beverly Pepper and Theodore Ceraldi.

This Class-A property is a leading destination for Midtown-based firms, and is proud to house multiple blue-chip companies. 777 Third Avenue hosts a 24/7 Attended Lobby, a dedicated Messenger Center, and a Parking Garage.



Highlights

Enhanced Air Quality & Monitoring



MERV-14 filtered HVAC systems (one level higher than the ASHRAE recommendation). Indoor air quality sensors installed, with a live dashboard accessible on Sage Connected.

Cleaning Solutions / Enhanced Cleaning Procedures



Chemical-free, non-toxic disinfecting solutions and cleaning protocols, backed by Tersano, are used throughout the property. Tersano works using water and stabilized aqueous ozone, a highly effective cleaning agent that breaks down dirt, grease, and other contaminants.

Connectivity / Telecom



Selection of 8 unique high-speed fiber connectivity sources available to Tenants.

Green Lease Leader



Certified as a Green Lease Leader at the Silver level, reflecting our commitment to energy-aligned leasing practices and sustainability leadership.

GBAC Star



GBAC Star accreditation. Sage is the first commercial real estate owner/operator to earn the GBAC STAR accreditation for its entire portfolio of properties.

Messenger Center



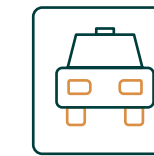
Inbound and outbound services, open Monday through Friday from 8:00 AM - 8:00 PM.

Bicycle Parking



Bicycle racks located on 48th Street.

Parking Garage



Parking garage located within the property on 49th Street.

Powered Security



Darktrace Cyber Security (leading cyber-AI company).

KOLO



Smart Restroom Monitoring System.

Back-Up Generator



Back-up generator on-site for Fire and Life Safety.

Specifications

Location	Third Avenue between 48th and 49th Streets.	Number of Floors	38	Attended Lobby	24/7 year-round
Year Built	1963	Elevators	+ Floors 2 – 12: 6 cabs + Floors 14 – 39: 5 cabs	HVAC	+ Monday through Friday 8:00 AM – 8:00 PM. + Enhanced with MERV-14 filters.
Year Renovated	2010	Typical Floor Size	+ Floors 2 – 12: 24,832 RSF + Floor 14: 17,459 RSF + Floors 17 – 38: 13,104 RSF	Watts	6 watts PSF
Owners	William Kaufman Organization and The Travelers Companies, Inc.	Ceiling Heights Slab-to-Slab	+ Floors 2 – 12: 10'7" + Floor 14: 11'7" + Floors 17 – 38: 10'7"	Floor Load Capacity	50 pounds PSF
Property Management, Member Experience, and Leasing	Sage	Security	24 hours, 7 days a week. Turnstile access via Sage Connected (or key card).		
Rentable Building Area	620,000 SF				

Connectivity

Connectivity Choice of 8 unique sources of high-speed fiber connectivity.

- Fiber Providers**
- + AT&T
 - + Cogent
 - + Crown Castle
 - + Lumen Technologies
 - + Pilot Fiber
 - + Standard Internet
 - + Verizon
 - + Zayo
-

Coaxial Spectrum

Number of POEs (Points of Entry) 3

Fiber ISPs The following ISPs fully distribute fiber throughout the property to support ease of Tenant access:

- + AT&T
 - + Cogent
 - + Crown Castle
 - + Pilot Fiber
 - + Standard Internet
 - + Verizon
 - + Zayo
-

Multiple Riser Pathways Multiple riser pathways support Tenant diversity requirements and allow for connections from independent locations.

Telecom Telecom cables are kept in protected, secure risers throughout the property to minimize risk of damage.

Additional Riser Shaft Spaces Additional riser shaft space available to support future needs of Tenants and ISPs throughout the entire property.

Seamless Service Sage has documented agreements in place with carriers to support seamless and timely provision of services to Tenants.

ISP Flexibility Sage offers capability to bring in new ISPs if requested by Tenants.

Introducing
Oasis: Sage's
New Amenity
Program



Work and play.
Board meeting to happy hour.
Oasis defines your ideal
work-life balance.

As a Sage Tenant, regardless of your headquarter property, Oasis defines your company's ideal work-life balance. Thus far, Sage has successfully brought Oasis to 767 Third Avenue and 437 Madison Avenue. Sage will be bringing Oasis to 77 Water Street next.



CAFE BAR - 437 MADISON AVENUE

Sage Passport



WINTER GARDEN – 437 MADISON AVENUE

As a Tenant of a Sage property, your employees become a Sage Member. Sage Members are granted access to Oasis amenities offered throughout all Sage properties. Oasis hosts the dynamic and curated spaces needed for productivity and wellness through every touchpoint.

Start your morning meeting at 777 Third Avenue. Host a conference meeting in the Board Room at 767 Third Avenue's Oasis, and plan an investor dinner in the Winter Garden at 437 Madison Avenue's Oasis. Oasis provides flexibility in your day-to-day, and allows your employees to work as efficiently and resourcefully as possible.



BOARD ROOM – 767 THIRD AVENUE



LOUNGE – 2 GANSEVOORT STREET

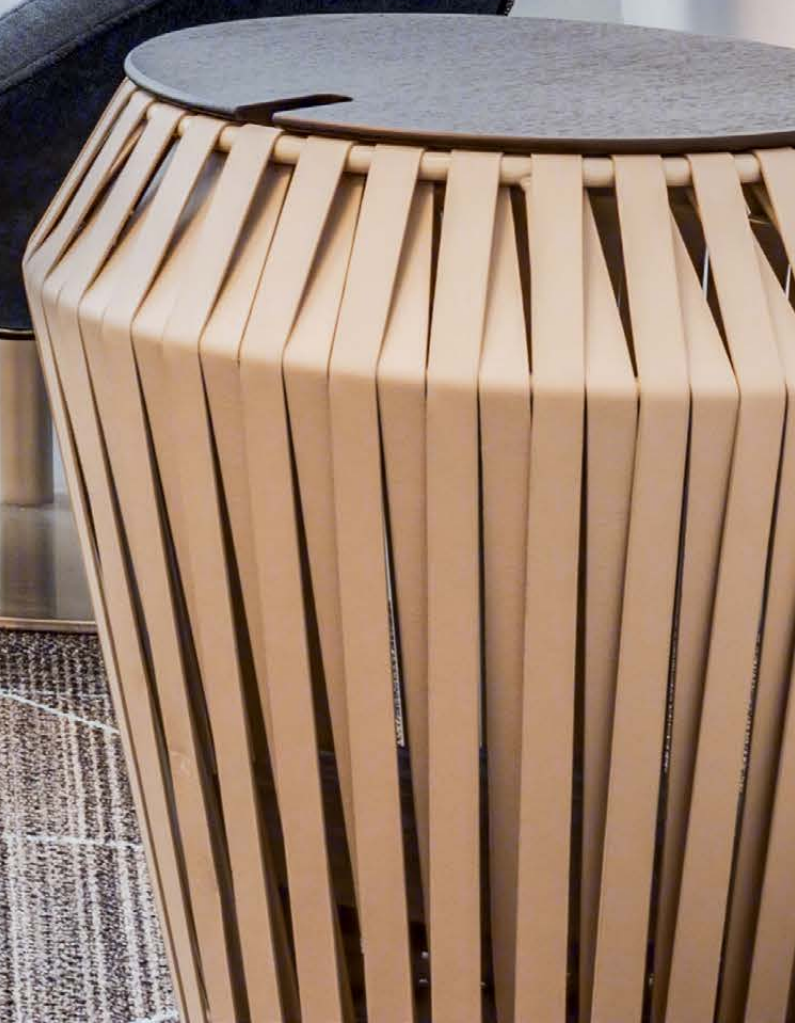
Office
Interiors
Palette



Expertly Built with Elevated Design

We build thoughtful office interiors, informed by workplace strategy, and design spaces to enhance your productivity and inspiration.





Contemporary

Sage's Contemporary design aesthetic is inspired by 777 Third Avenue's sleek and modern finishes. The matte black fixtures, combined with white onyx-inspired countertops, subway tiling backsplash, glass bulb chandeliers, industrial concrete floors, and open ceiling with decorative wood accents, create a contemporary balance that is both playful and sophisticated.



ICE ONYX TILE
COUNTERTOPS



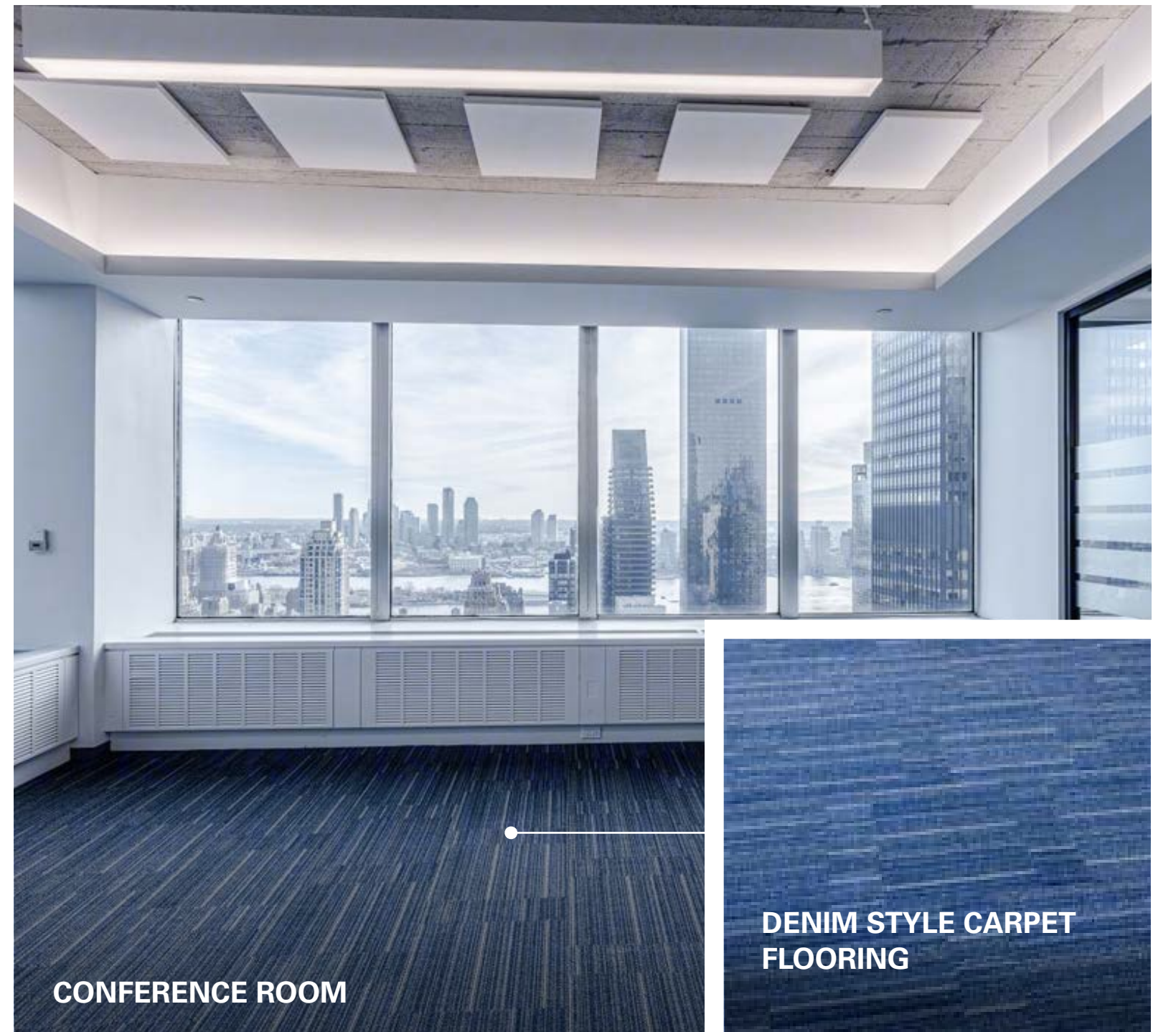
WHITE ONYX TILE
COUNTERTOPS



CRISTALLO TILE
COUNTERTOPS



POLISHED CONCRETE FLOOR
FLOORING



777 Third Avenue

AVAILABILITIES

Whether you're looking for a 2,000 RSF or 25,000 RSF workspace, the entire process from inquiry to touring, from construction to move in, is seamless. We provide curated service and support offerings to our Members at every stage.

38 Stories

620,000 SF RBA

Entire and Partial Floor Opportunities

Premier Suites

Brand new "pre-built" suites with modern finishes, optimized for productivity with flexible workspace layouts.

Equip by Sage Suites

Turnkey office spaces that are built, designed, and tech-enabled, with furnishings, decor, botanicals, and installed air quality sensors, prepped for immediate occupancy.

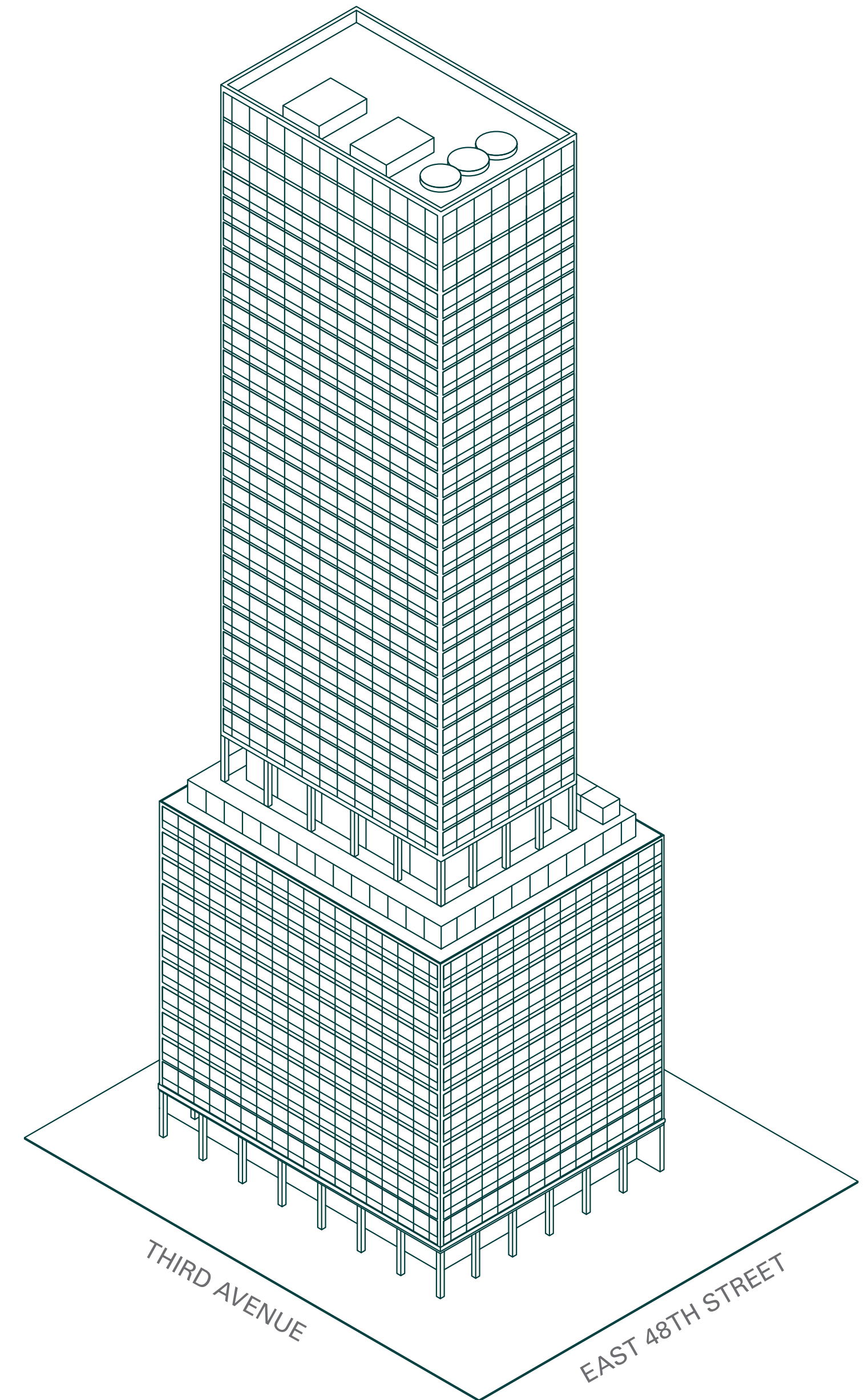
[View Availabilities](#)

Bespoke Suites

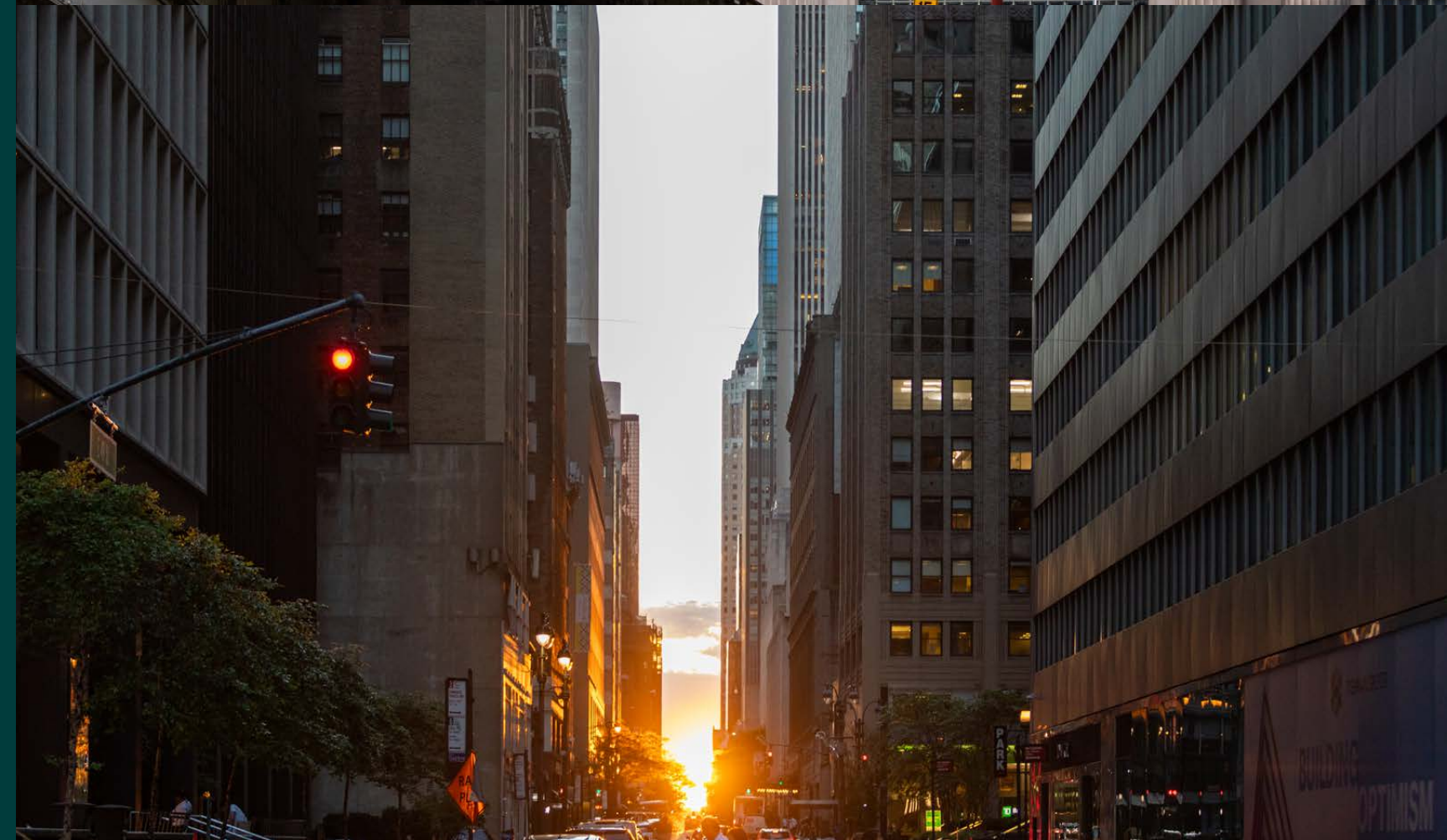
"Built-to-suit" office space, prepped for demolition. Ready to be optimized, built, and specifically designed to meet your needs.

Select Suites

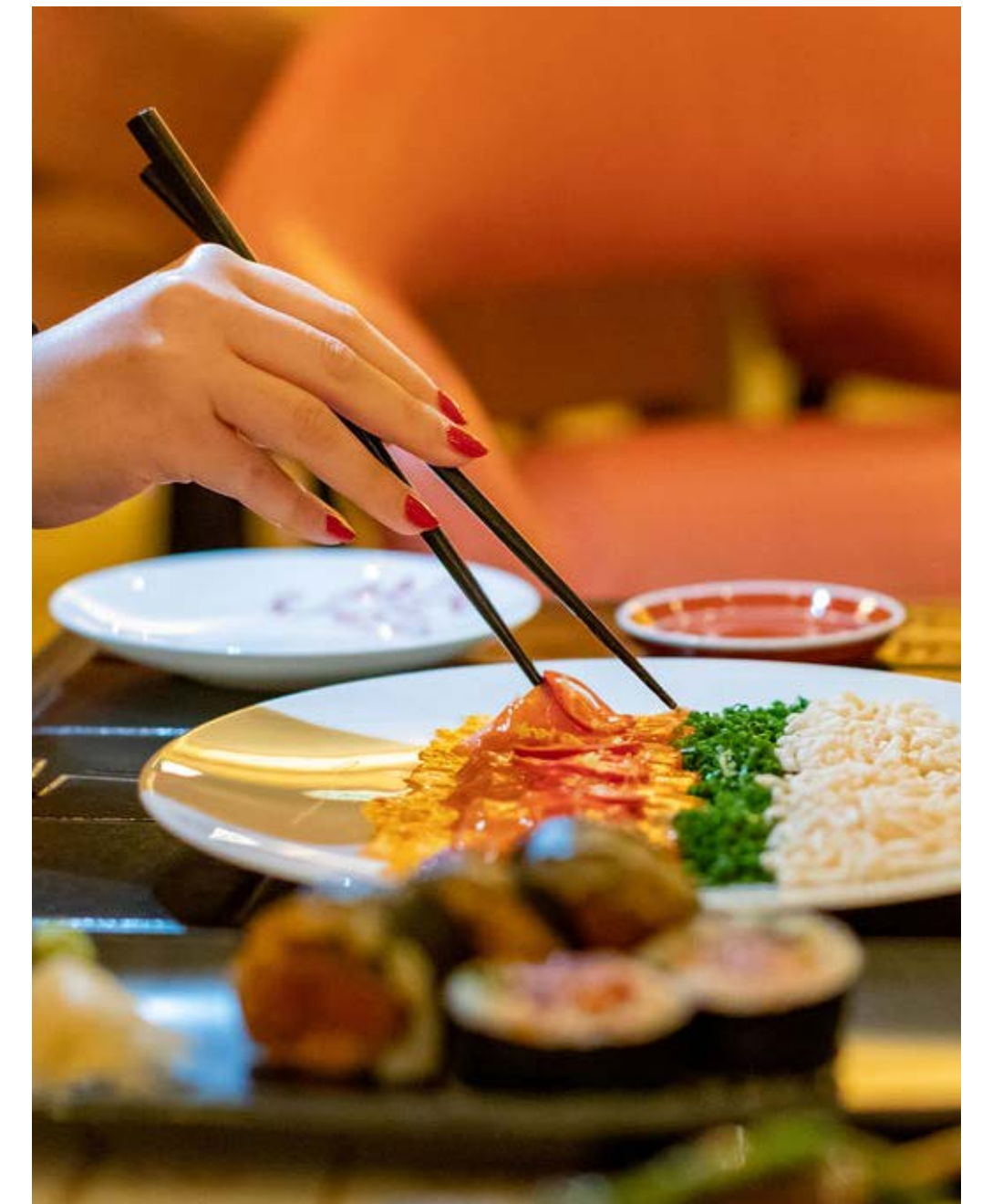
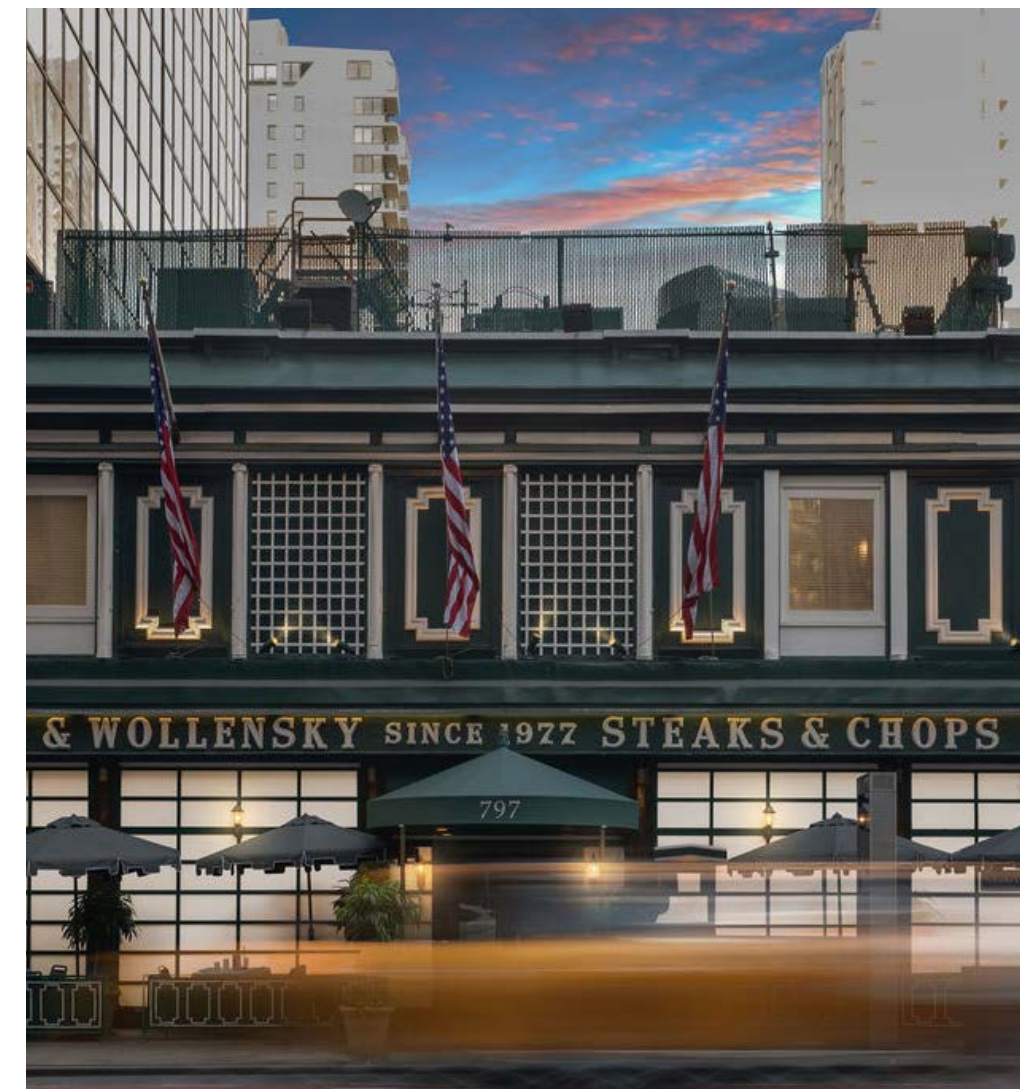
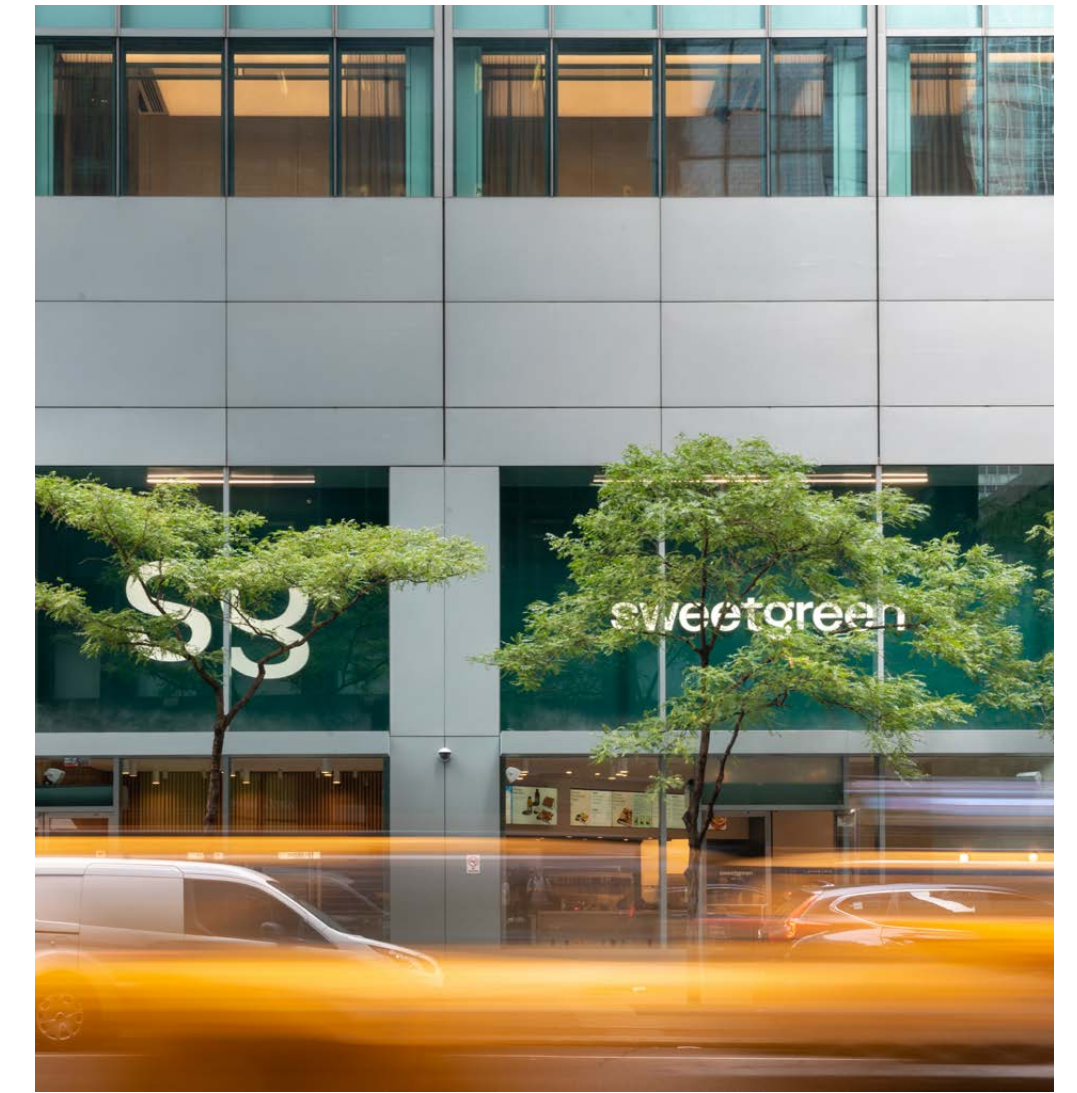
Existing, "built space" with customizable capabilities, geared to meet your design needs and move-in requirements. Select Suites are ideal for immediate or near-term occupancy with flexible lease terms.



Prime Manhattan:
Grand Central
Business District



THE NEIGHBORHOOD



Situated in the heart of the transit-rich Grand Central Business District, 777 Third Avenue is surrounded by business lunch hot spots, cafes, and happy hour bars, with a multitude of transportation options.

THE NEIGHBORHOOD

Around Town



Quick Bites

- 01 Just Salad
- 02 Dos Toros Taqueria
- 03 Ess-a-Bagel
- 04 Blank Slate Coffee & Kitchen
- 05 Inday
- 06 Juice Generation
- 07 Dr Smood
- 08 Hugh Food Hall
- 09 Urbanspace Lexington Food Hall
- 10 Urbanspace Vanderbilt Food Hall
- 11 Grand Central Market
- 12 Cafe Serafina



Business Lunch & Dinner

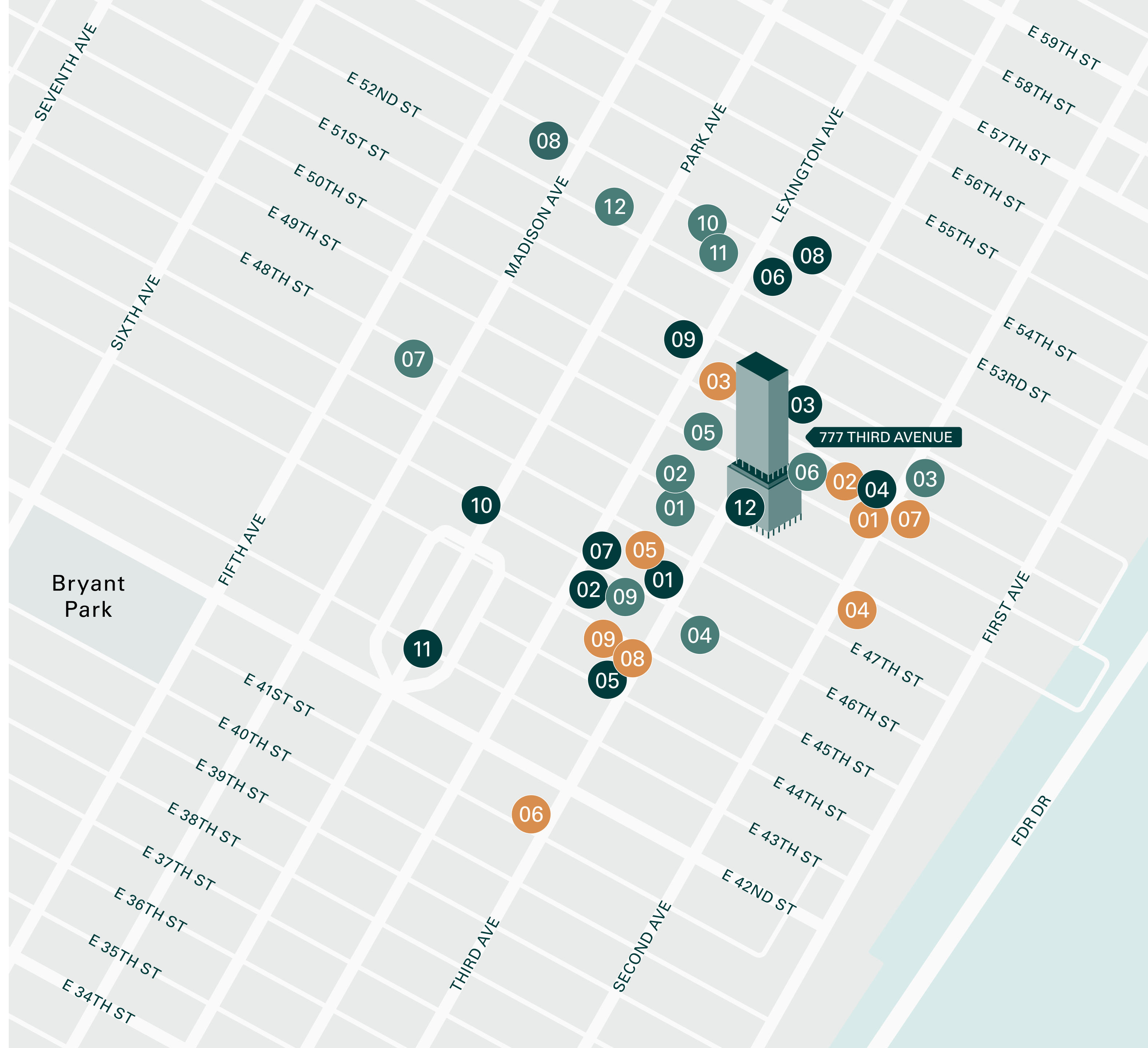
- 01 Sea Fire Grill
- 02 Avra Estiatorio
- 03 The Smith
- 04 Sparks Steak House



Happy Hour

- 01 La Cava
- 02 Sofia Wine Bar
- 03 Upstairs
- 04 Karaoke DUET 48
- 05 Foxy John's Bar & Kitchen
- 06 Sinigual
- 07 The Press Box
- 08 Bierhaus NYC
- 09 Aretsky's Patroon Rooftop

- 05 Toscana49
- 06 Smith & Wollensky
- 07 Wolf & Lamb
- 08 Empellón
- 09 Aretsky's Patroon
- 10 Lobster Club
- 11 The Grill
- 12 Casa Lever



TRANSPORTATION

Commute with Ease

Grand Central
3 minute walk

Penn Station
11 minute bike ride
19 minute train ride

Lincoln Tunnel
13 minute bike ride
26 minute train ride

East 34th Street Ferry Terminal
8 minute bike ride
22 minute walk

Queensboro Bridge
13 minute bike ride
26 minute train ride



777 THIRD AVENUE
A Sage Property



Leasing Contacts

Michael Lenchner
EVP & Director of Leasing
Mlenchner@sagerealty.com
212 758 0437

Jack Brennan
Senior Leasing Associate
Jbrennan@sagerealty.com
212 758 0437

777 Third Avenue
New York, NY 10017

[sagerealty.com](https://www.sagerealty.com)