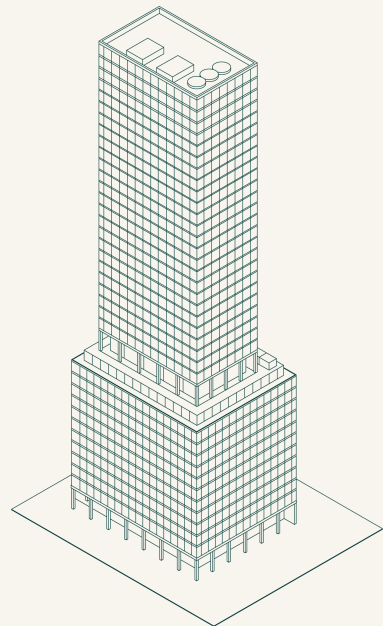
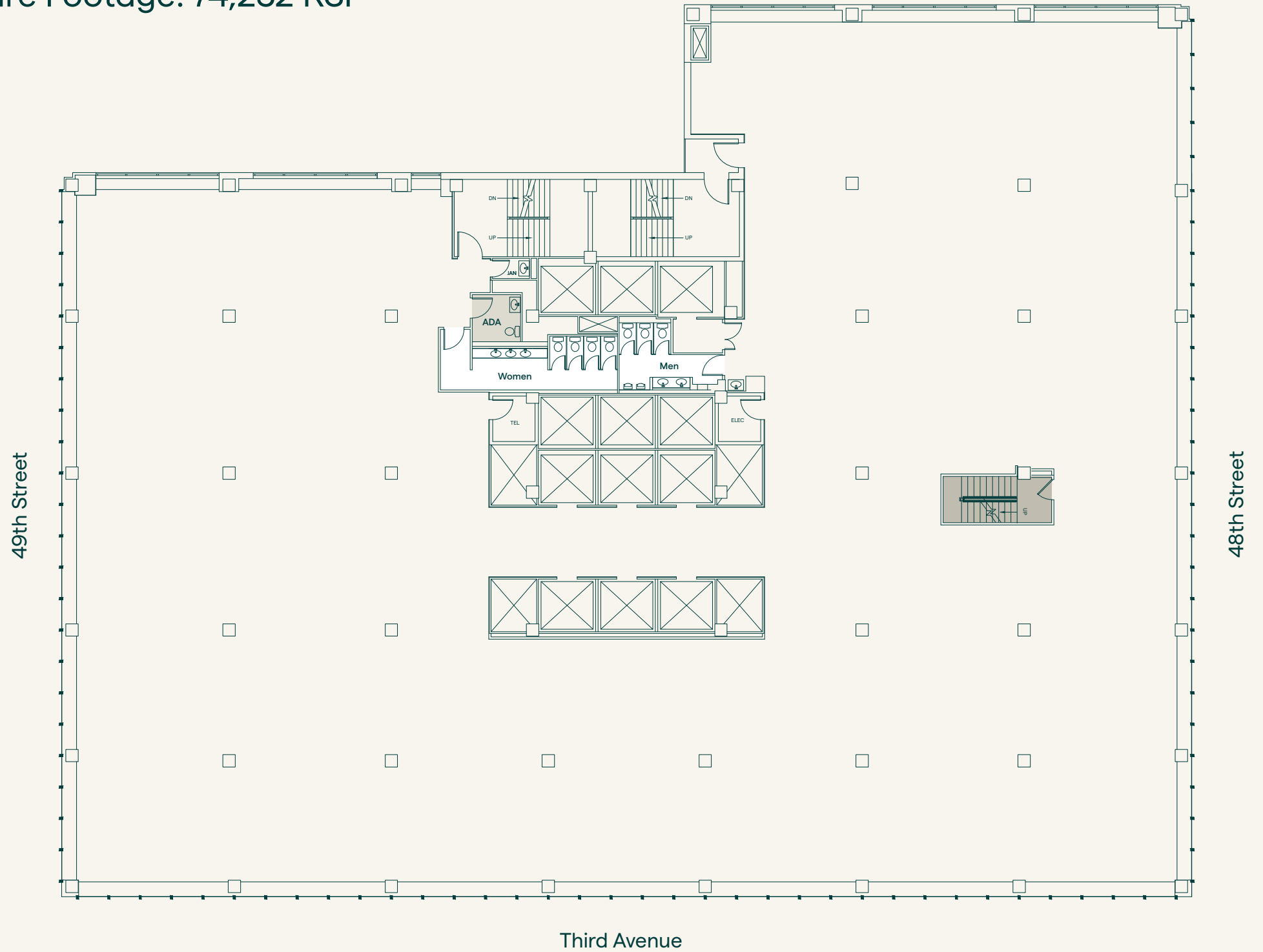


# 777 Third Avenue

Entire 10th Floor | 24,832 RSF

Triplex includes Floors 10-12 | Total Square Footage: 74,252 RSF

Core & Shell



**Michael Lenchner**  
Sage EVP & Director of Leasing  
+1 212 758 0437  
mlenchner@sagerealty.com

**Jack Brennan**  
Sage Senior Leasing Associate  
+1 212 758 0437  
jbrennan@sagerealty.com

**A Sage Property**

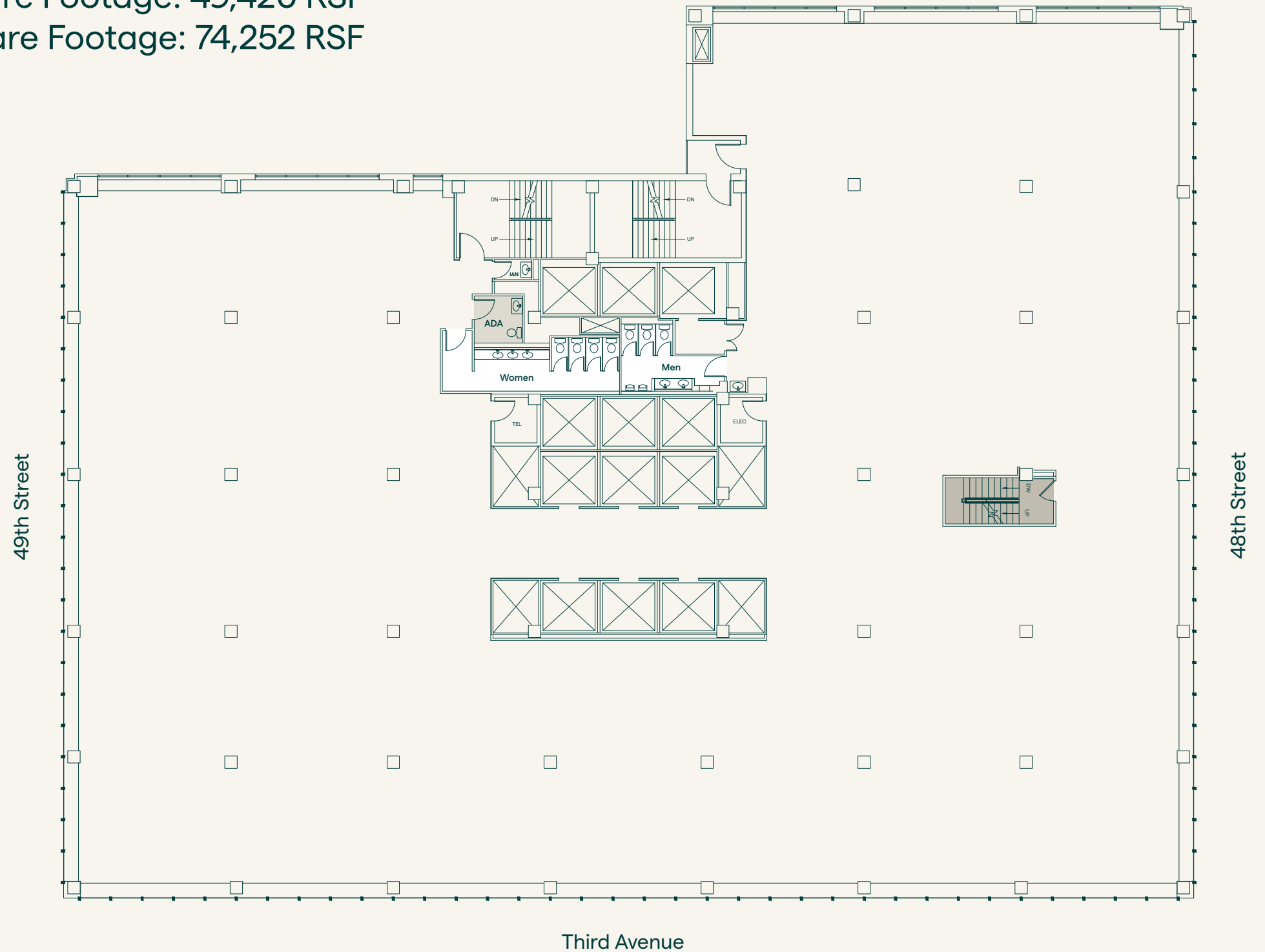
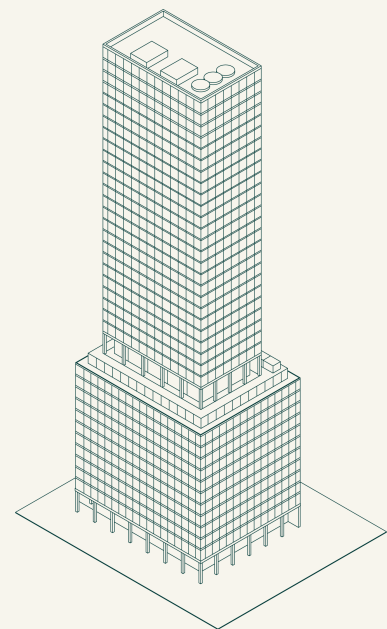
# 777 Third Avenue

Entire 11th Floor | 24,710 RSF

Duplex includes Floors 11-12 | Total Square Footage: 49,420 RSF

Triplex includes Floors 10-12 | Total Square Footage: 74,252 RSF

Core & Shell



**Michael Lenchner**  
Sage EVP & Director of Leasing  
+1 212 758 0437  
mlenchner@sagerealty.com

**Jack Brennan**  
Sage Senior Leasing Associate  
+1 212 758 0437  
jbrennan@sagerealty.com

**A Sage Property**

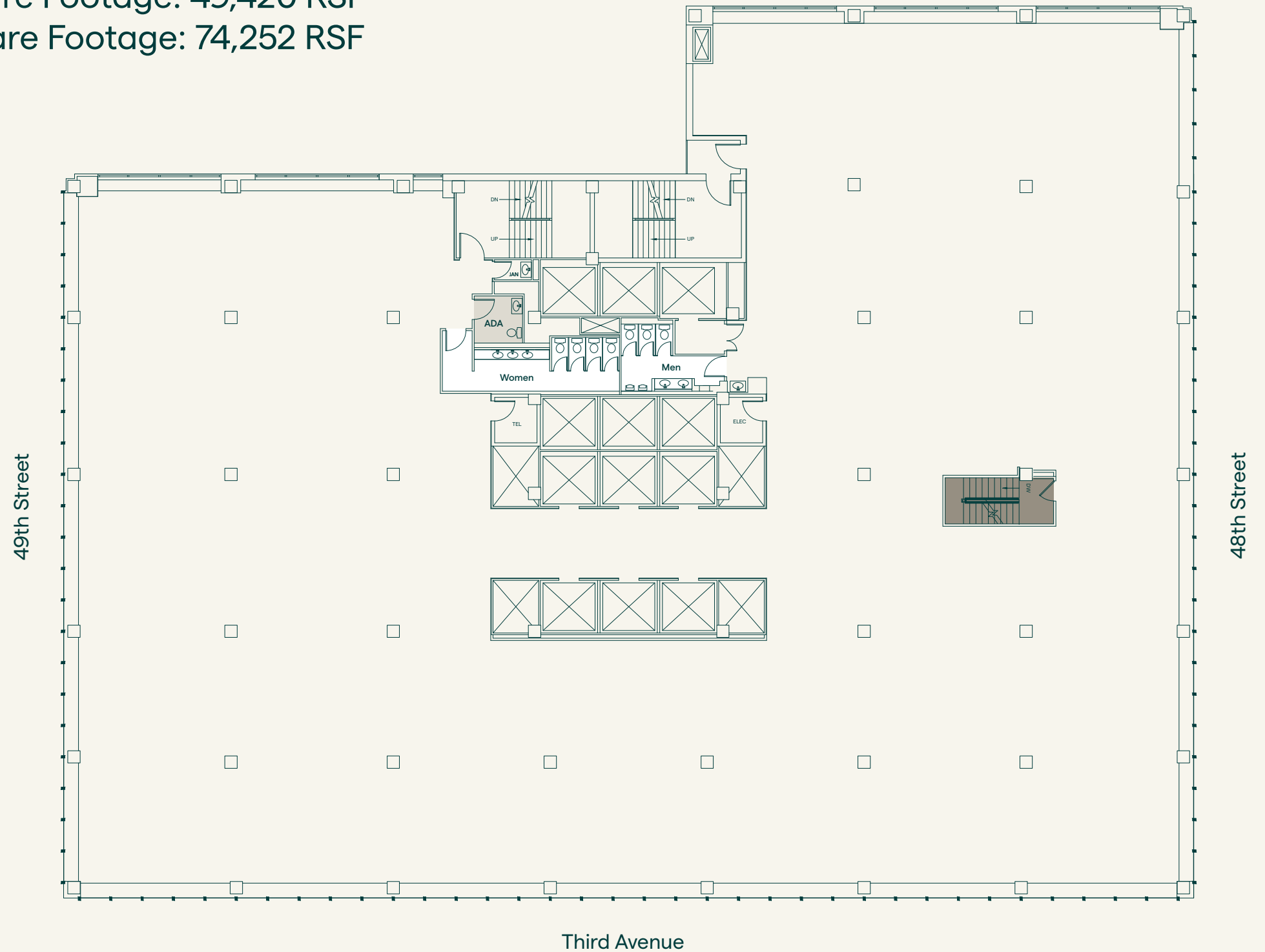
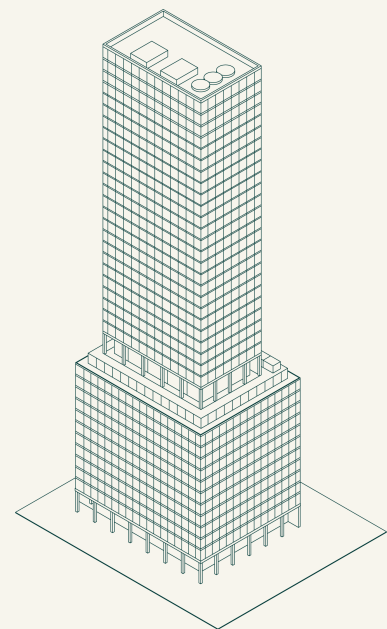
# 777 Third Avenue

Entire 12th Floor | 24,710 RSF

Duplex includes Floors 11-12 | Total Square Footage: 49,420 RSF

Triplex includes Floors 10-12 | Total Square Footage: 74,252 RSF

Core & Shell



**Michael Lenchner**  
Sage EVP & Director of Leasing  
+1 212 758 0437  
mlenchner@sagerealty.com

**Jack Brennan**  
Sage Senior Leasing Associate  
+1 212 758 0437  
jbrennan@sagerealty.com

**A Sage Property**

# 777 Third Avenue

Typical Entire Floor | 10th Floor | 24,832 RSF

Typical Entire Floor | 11th - 12th Floors | 24,710 RSF

## Proposed Open Layout



### Bespoke

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

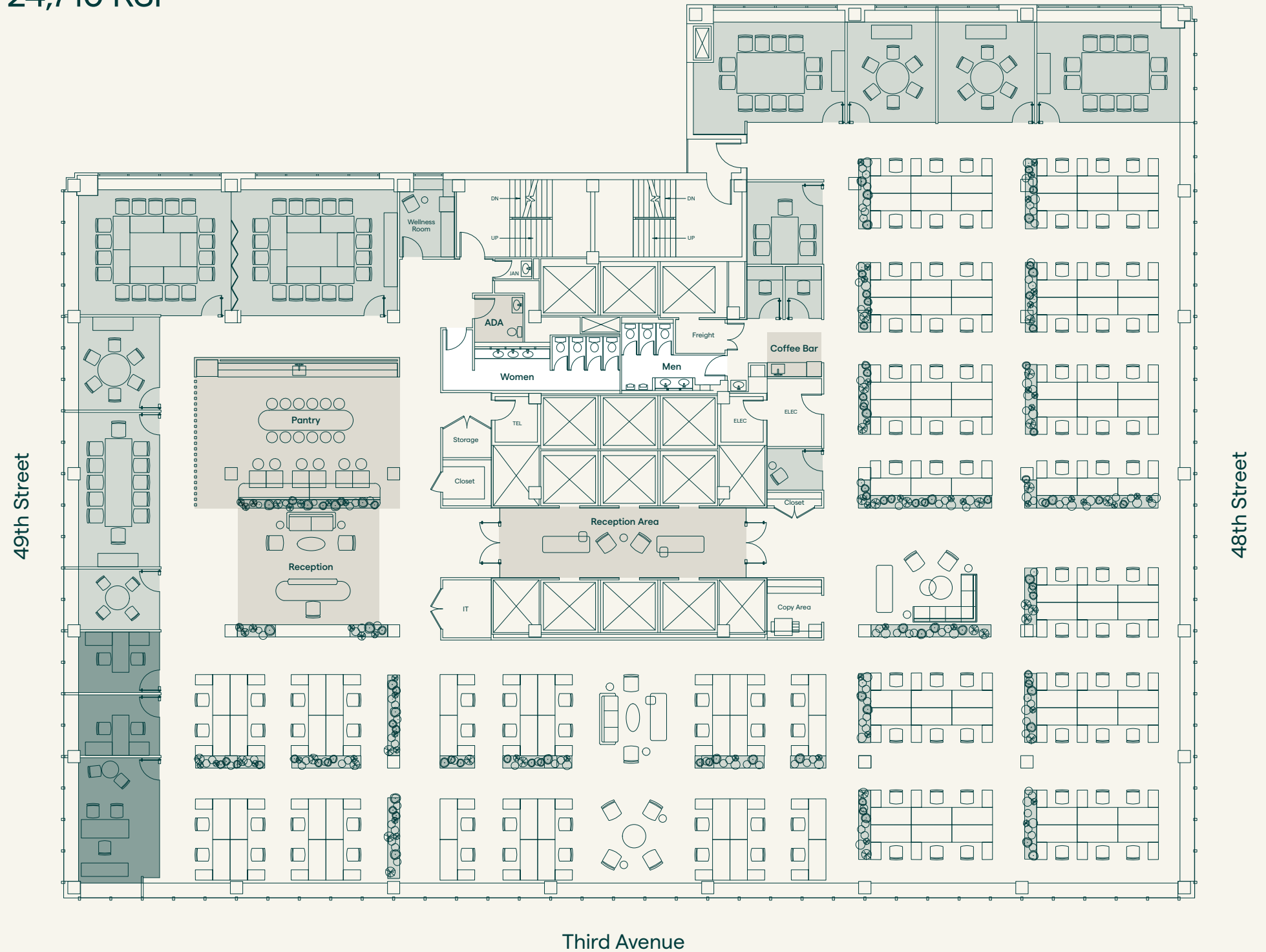
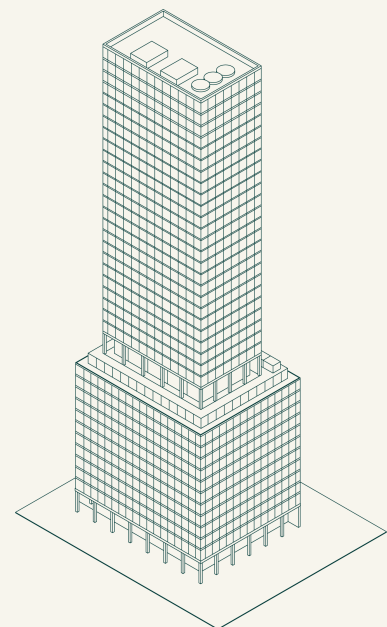
**Total Headcount** 116

**Open Spaces**  
Workstations 112

**Private Spaces**  
Offices 3

**Collaborative Spaces**  
Conference Rooms 5  
Meeting Rooms 5  
Phone Rooms 3  
Wellness Room 1

**Communal Spaces**  
Pantry 1  
Coffee Bar 1  
Reception 1  
ADA 1



**Michael Lenchner**  
Sage EVP & Director of Leasing  
+1 212 758 0437  
mlenchner@sagerealty.com

**Jack Brennan**  
Sage Senior Leasing Associate  
+1 212 758 0437  
jbrennan@sagerealty.com

# 777 Third Avenue

Typical Entire Floor | 10th Floor | 24,832 RSF

Typical Entire Floor | 11th - 12th Floors | 24,710 RSF

## Proposed Office Intensive Layout

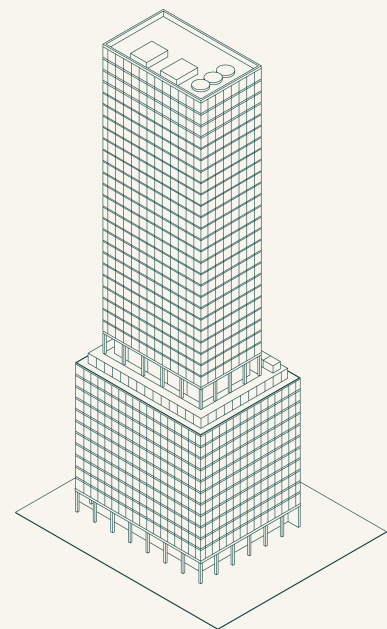
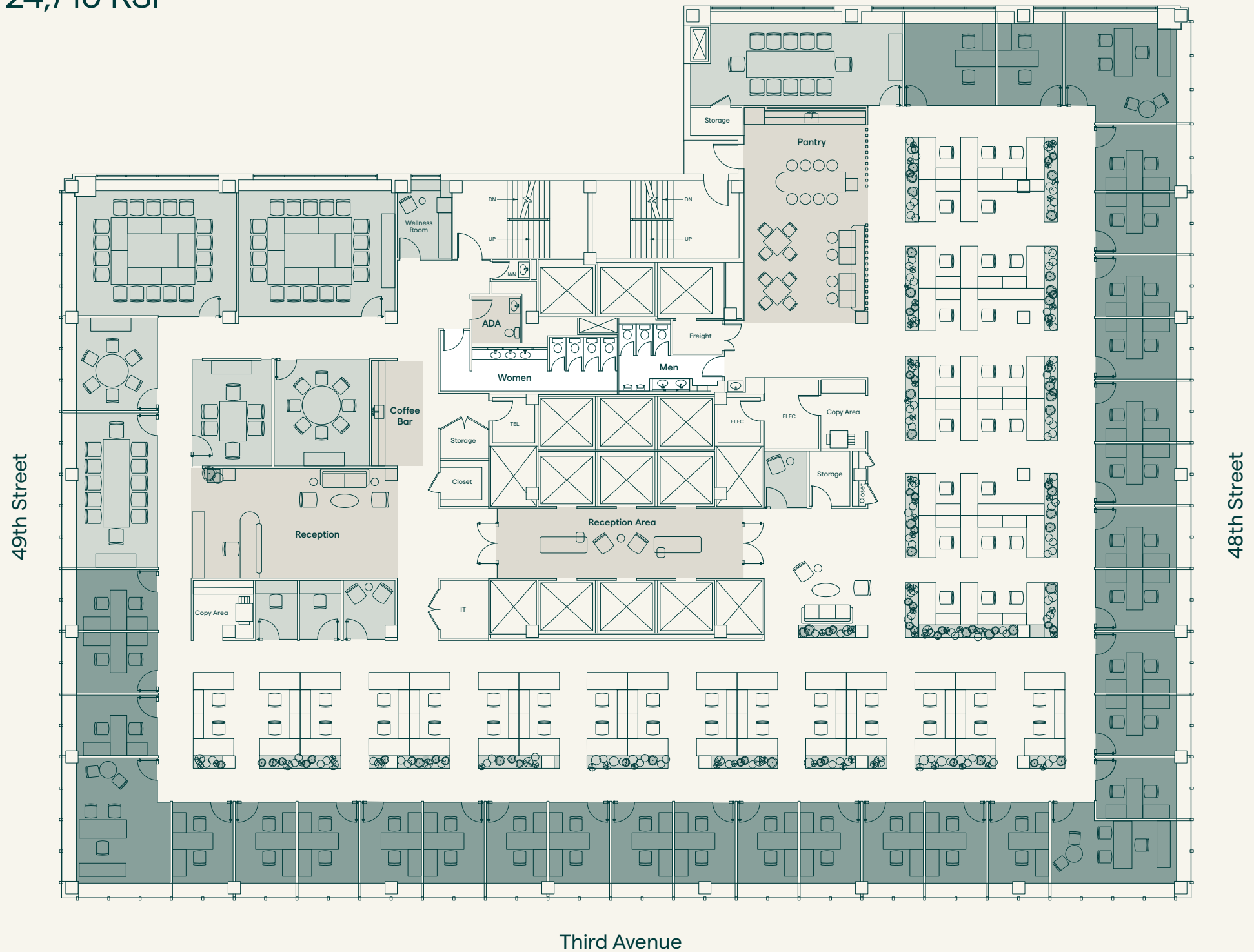


### Bespoke

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

**Total Headcount** 90

<b>Private Spaces</b>	
Offices	33
<b>Collaborative Spaces</b>	
Conference Rooms	5
Meeting Rooms	2
Phone Rooms	4
Wellness Room	1
<b>Open Spaces</b>	
Workstations	56
<b>Communal Spaces</b>	
Pantry	1
Coffee Bar	1
Reception	1
ADA	1



**Michael Lenchner**  
Sage EVP & Director of Leasing  
+1 212 758 0437  
mlenchner@sagerealty.com

**Jack Brennan**  
Sage Senior Leasing Associate  
+1 212 758 0437  
jbrennan@sagerealty.com

# 777 Third Avenue

Typical Entire Floor | 10th Floor | 24,832 RSF

Typical Entire Floor | 11th - 12th Floors | 24,710 RSF

## Proposed Hybrid Layout



### Bespoke

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

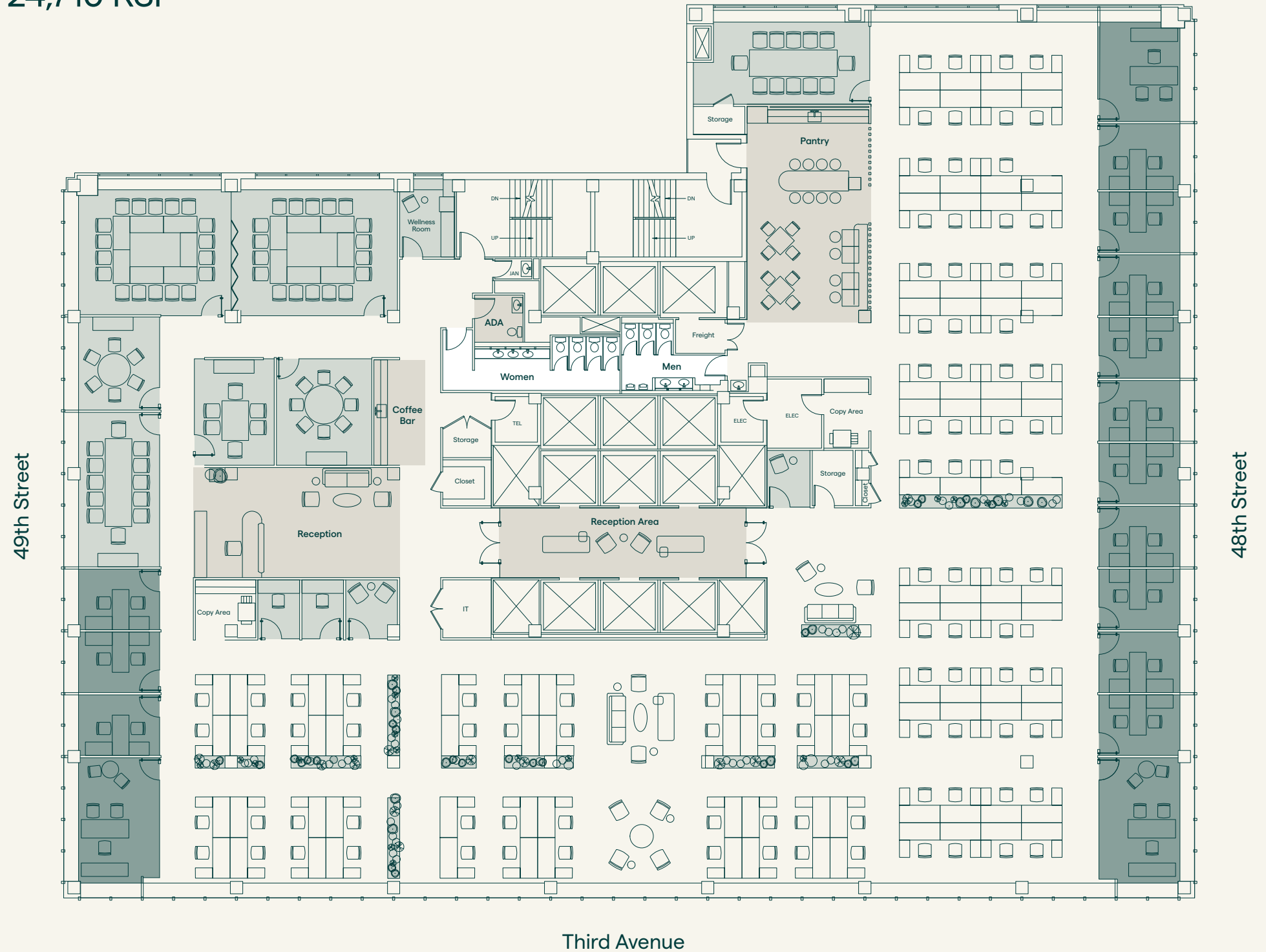
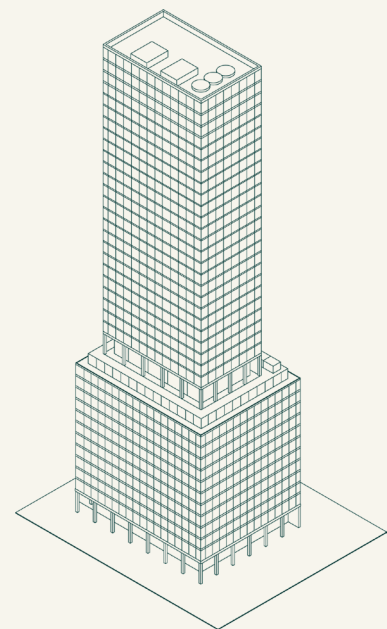
**Total Headcount** 117

□ **Open Spaces**  
Workstations 100

■ **Private Spaces**  
Offices 16

■ **Collaborative Spaces**  
Conference Rooms 5  
Meeting Rooms 2  
Phone Rooms 4  
Wellness Room 1

■ **Communal Spaces**  
Pantry 1  
Coffee Bar 1  
Reception 1  
ADA 1



**Michael Lenchner**  
Sage EVP & Director of Leasing  
+1 212 758 0437  
mlenchner@sagerealty.com

**Jack Brennan**  
Sage Senior Leasing Associate  
+1 212 758 0437  
jbrennan@sagerealty.com

# 777 Third Avenue

Entire 11th Floor | 24,710 RSF

Proposed Open Layout | Duplex

Duplex includes Floors 11-12 | Total Square Footage: 49,420 RSF



## Bespoke

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

**11th Floor Total Headcount** 122

**Open Spaces**  
Workstations 116

**Private Spaces**  
Offices 5

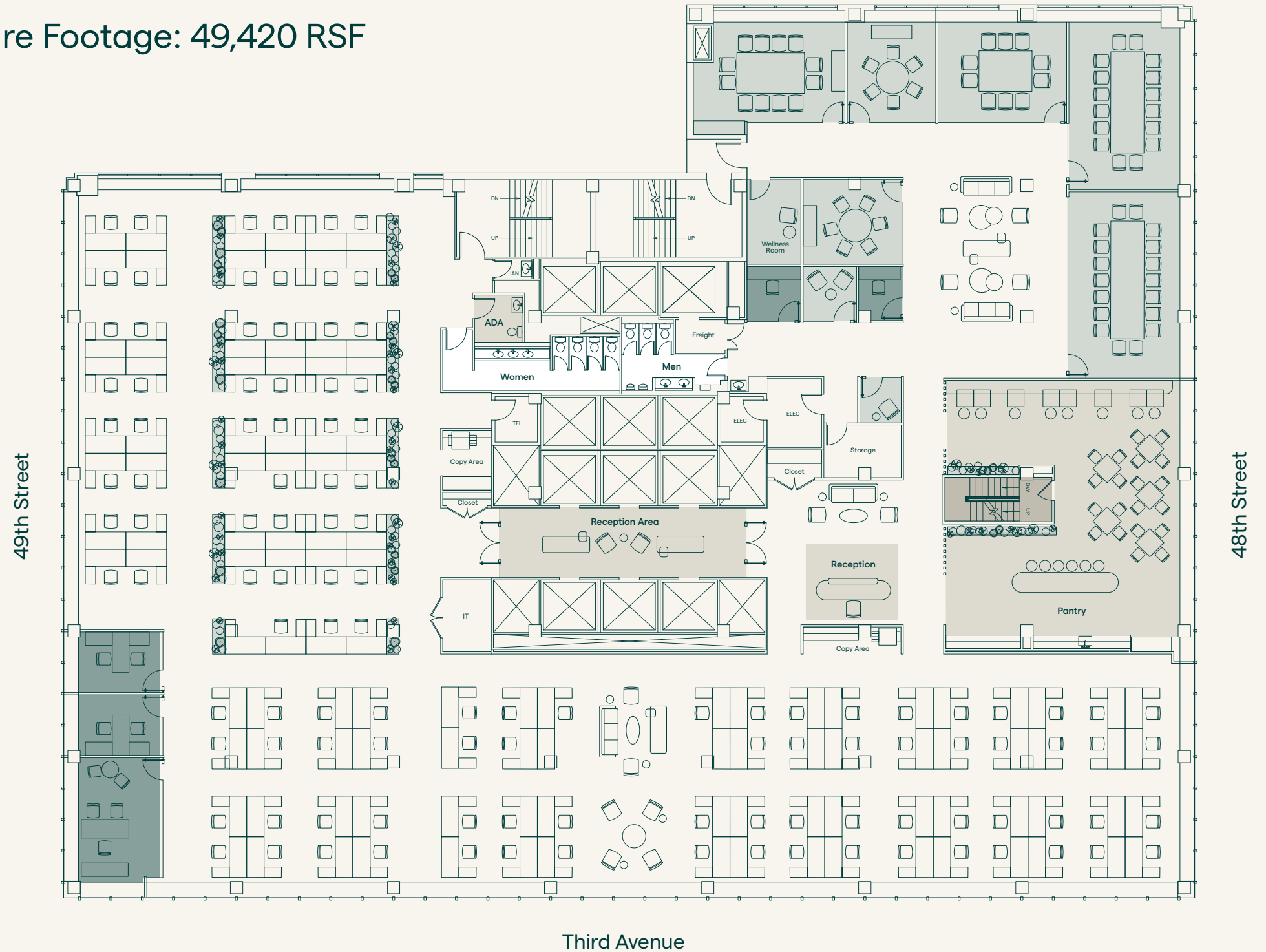
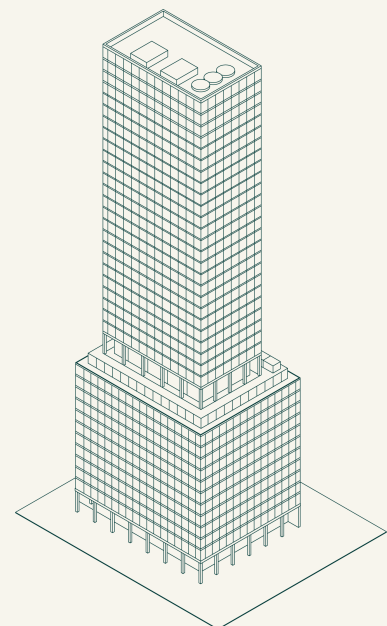
**Collaborative Spaces**  
Conference Rooms 4  
Meeting Rooms 2  
Phone Rooms 2  
Wellness Room 1

**Communal Spaces**  
Pantry 1  
Reception 1  
ADA 1

**11th Floor Total Headcount** 122

**12th Floor Total Headcount** 130

**Duplex Total Headcount** 252



**Michael Lenchner**  
Sage EVP & Director of Leasing  
+1 212 758 0437  
mlenchner@sagerealty.com

**Jack Brennan**  
Sage Senior Leasing Associate  
+1 212 758 0437  
jbrennan@sagerealty.com

# 777 Third Avenue

Entire 12th Floor | 24,710 RSF

Proposed Open Layout | Duplex

Duplex includes Floors 11-12 | Total Square Footage: 49,420 RSF



## Bespoke

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

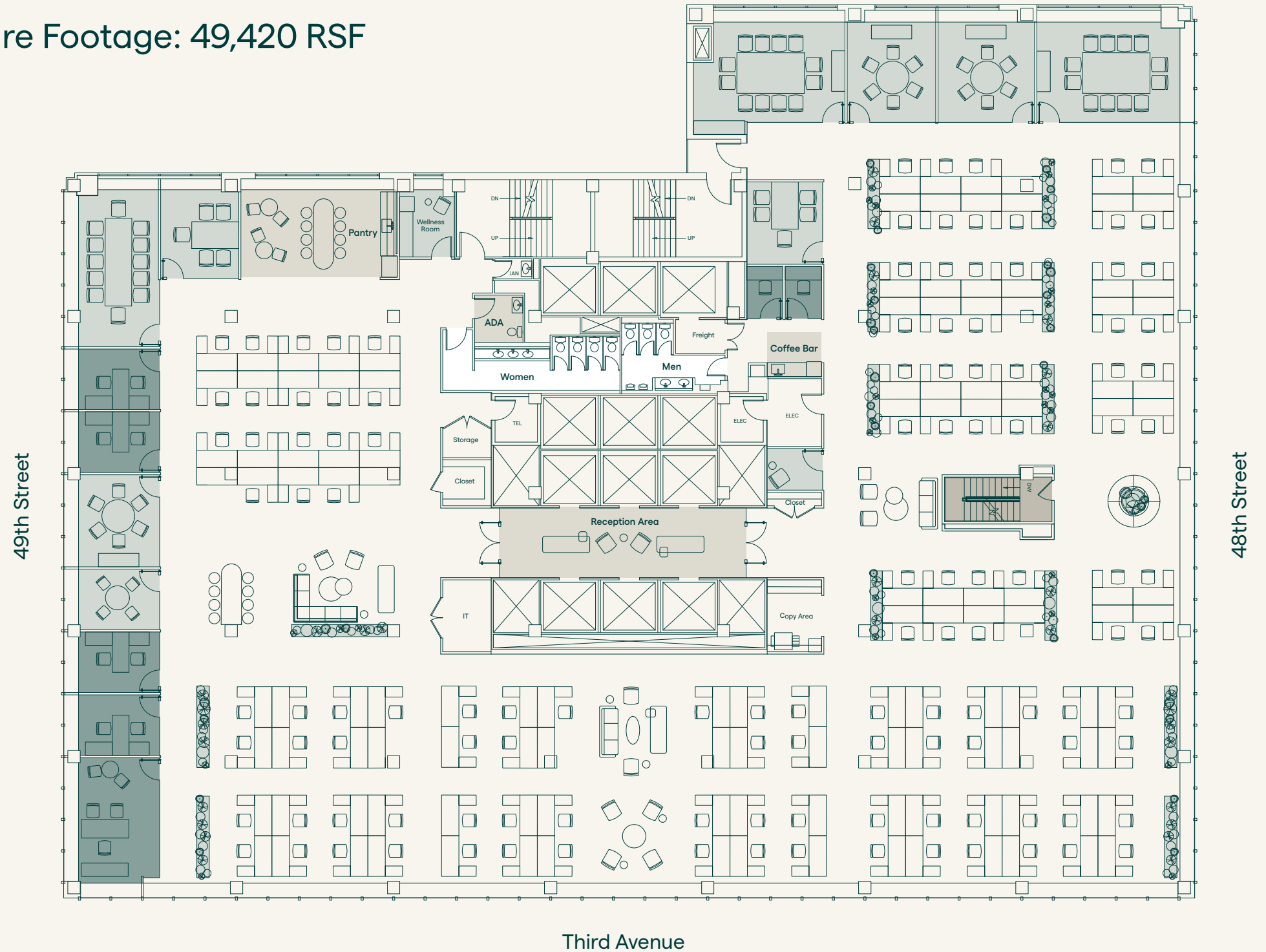
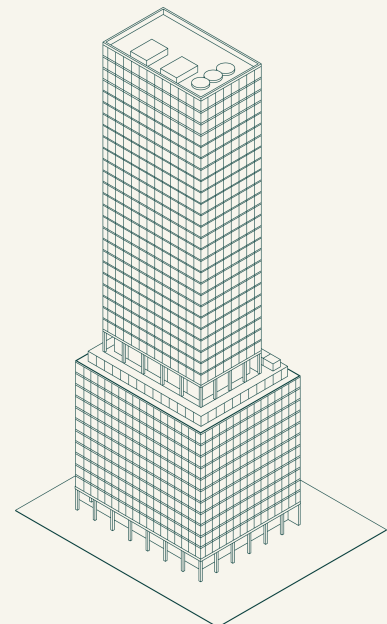
**12th Floor Total Headcount 130**

<input type="checkbox"/> <b>Open Spaces</b>	
Workstations	123
<input checked="" type="checkbox"/> <b>Private Spaces</b>	
Offices	7
<input checked="" type="checkbox"/> <b>Collaborative Spaces</b>	
Conference Rooms	3
Meeting Rooms	6
Phone Room	1
Wellness Room	1
<input checked="" type="checkbox"/> <b>Communal Spaces</b>	
Pantry	1
Coffee Bar	1
ADA	1

**11th Floor Total Headcount 122**

**12th Floor Total Headcount 130**

**Duplex Total Headcount 252**



**Michael Lenchner**  
Sage EVP & Director of Leasing  
+1 212 758 0437  
mlenchner@sagerealty.com

**Jack Brennan**  
Sage Senior Leasing Associate  
+1 212 758 0437  
jbrennan@sagerealty.com

# 777 Third Avenue

Entire 11th Floor | 24,710 RSF

Proposed Office Intensive Layout | Duplex

Duplex includes Floors 11-12 | Total Square Footage: 49,420 RSF



## Bespoke

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

**11th Floor Total Headcount 72**

- **Private Spaces**
- Offices 26
- **Collaborative Spaces**
- Conference Rooms 5
- Meeting Rooms 4
- Phone Rooms 3
- Wellness Room 1

□ **Open Spaces**

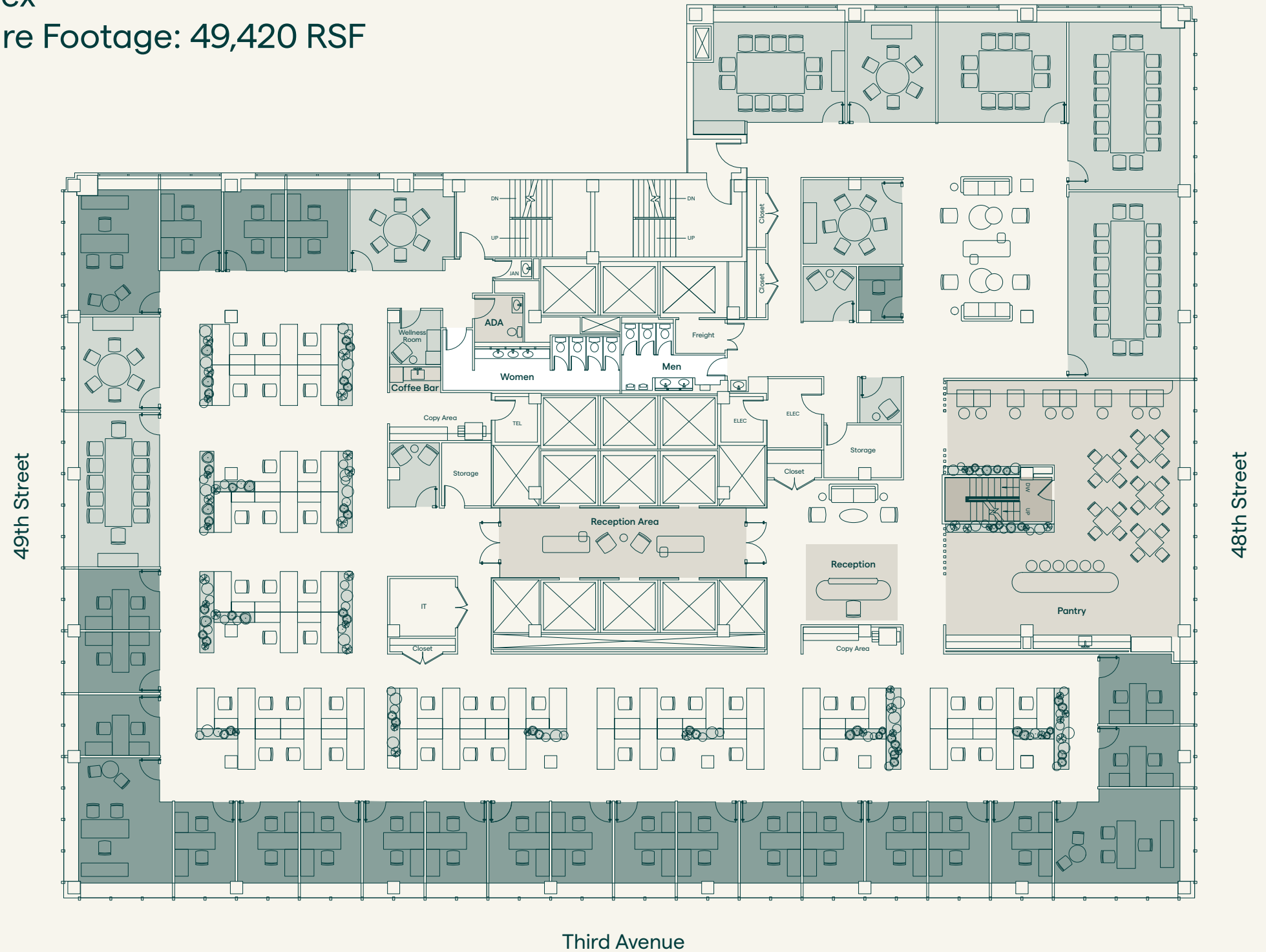
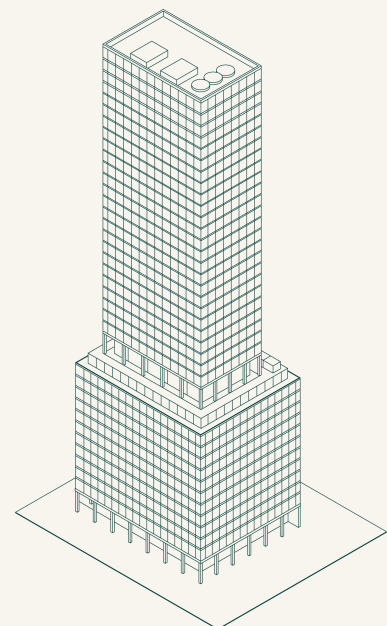
Workstations 45

- **Communal Spaces**
- Pantry 1
- Coffee Bar 1
- Reception 1
- ADA 1

**11th Floor Total Headcount 72**

**12th Floor Total Headcount 105**

**Duplex Total Headcount 177**



**Michael Lenchner**  
Sage EVP & Director of Leasing  
+1 212 758 0437  
mlenchner@sagerealty.com

**Jack Brennan**  
Sage Senior Leasing Associate  
+1 212 758 0437  
jbrennan@sagerealty.com

# 777 Third Avenue

Entire 12th Floor | 24,710 RSF

Proposed Office Intensive Layout | Duplex

Duplex includes Floors 11-12 | Total Square Footage: 49,420 RSF



## Bespoke

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

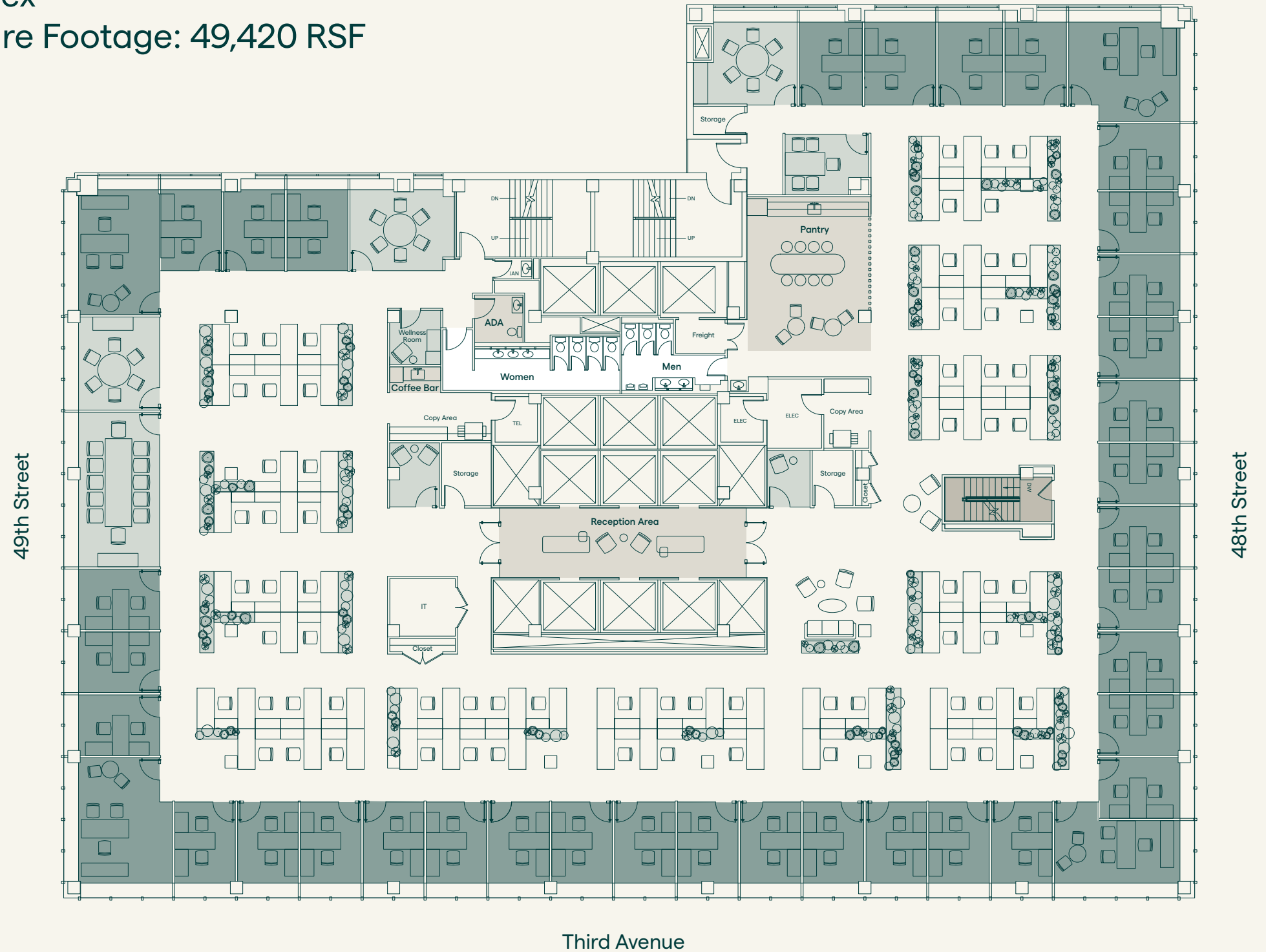
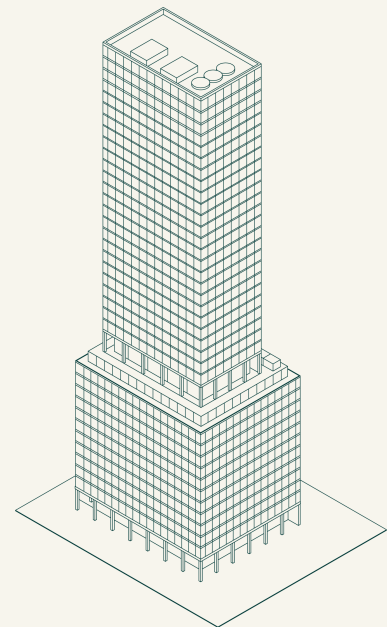
**12th Floor Total Headcount 105**

<b>Private Spaces</b>	
Offices	39
<b>Collaborative Spaces</b>	
Conference Rooms	1
Meeting Rooms	4
Phone Rooms	2
Wellness Room	1
<b>Open Spaces</b>	
Workstations	66
<b>Communal Spaces</b>	
Pantry	1
Coffee Bar	1
ADA	1

**11th Floor Total Headcount 72**

**12th Floor Total Headcount 105**

**Duplex Total Headcount 177**



**Michael Lenchner**  
Sage EVP & Director of Leasing  
+1 212 758 0437  
mlenchner@sagerealty.com

**Jack Brennan**  
Sage Senior Leasing Associate  
+1 212 758 0437  
jbrennan@sagerealty.com

# 777 Third Avenue

Entire 11th Floor | 24,710 RSF

Proposed Hybrid Layout | Duplex

Duplex includes Floors 11-12 | Total Square Footage: 49,420 RSF



## Bespoke

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

**11th Floor Total Headcount 109**

□ **Open Spaces**  
Workstations 102

■ **Private Spaces**  
Offices 6

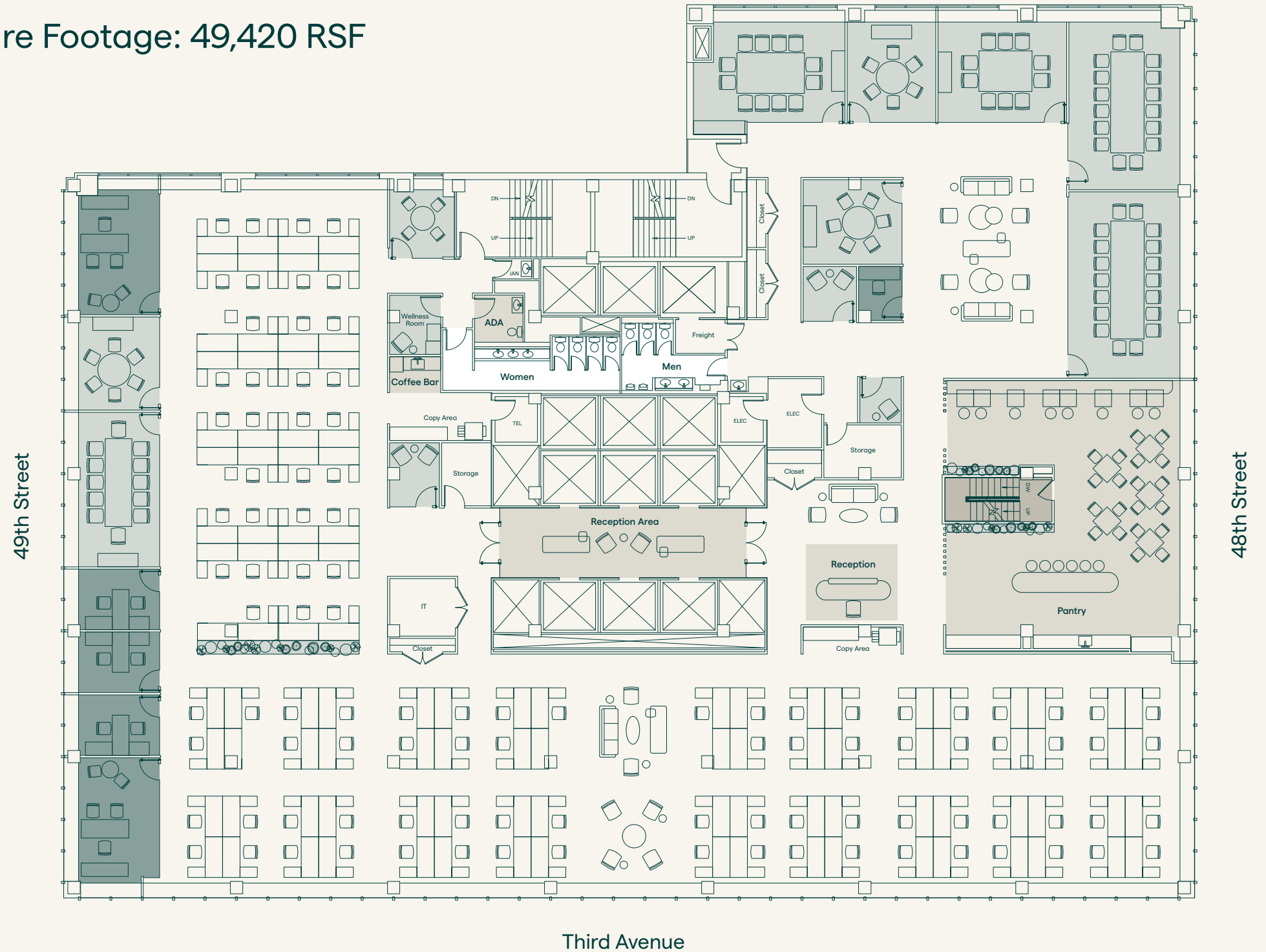
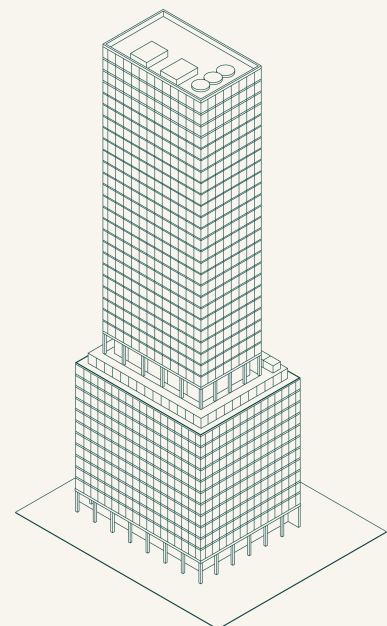
■ **Collaborative Spaces**  
Conference Rooms 5  
Meeting Rooms 4  
Phone Rooms 3  
Wellness Room 1

■ **Communal Spaces**  
Pantry 1  
Coffee Bar 1  
Reception 1  
ADA 1

**11th Floor Total Headcount 109**

**12th Floor Total Headcount 148**

**Duplex Total Headcount 257**



**Michael Lenchner**  
Sage EVP & Director of Leasing  
+1 212 758 0437  
mlenchner@sagerealty.com

**Jack Brennan**  
Sage Senior Leasing Associate  
+1 212 758 0437  
jbrennan@sagerealty.com

# 777 Third Avenue

Entire 12th Floor | 24,710 RSF

Proposed Hybrid Layout | Duplex

Duplex includes Floors 11-12 | Total Square Footage: 49,420 RSF



## Bespoke

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

**12th Floor Total Headcount 148**

□ **Open Spaces**  
Workstations 113

■ **Private Spaces**  
Offices 17

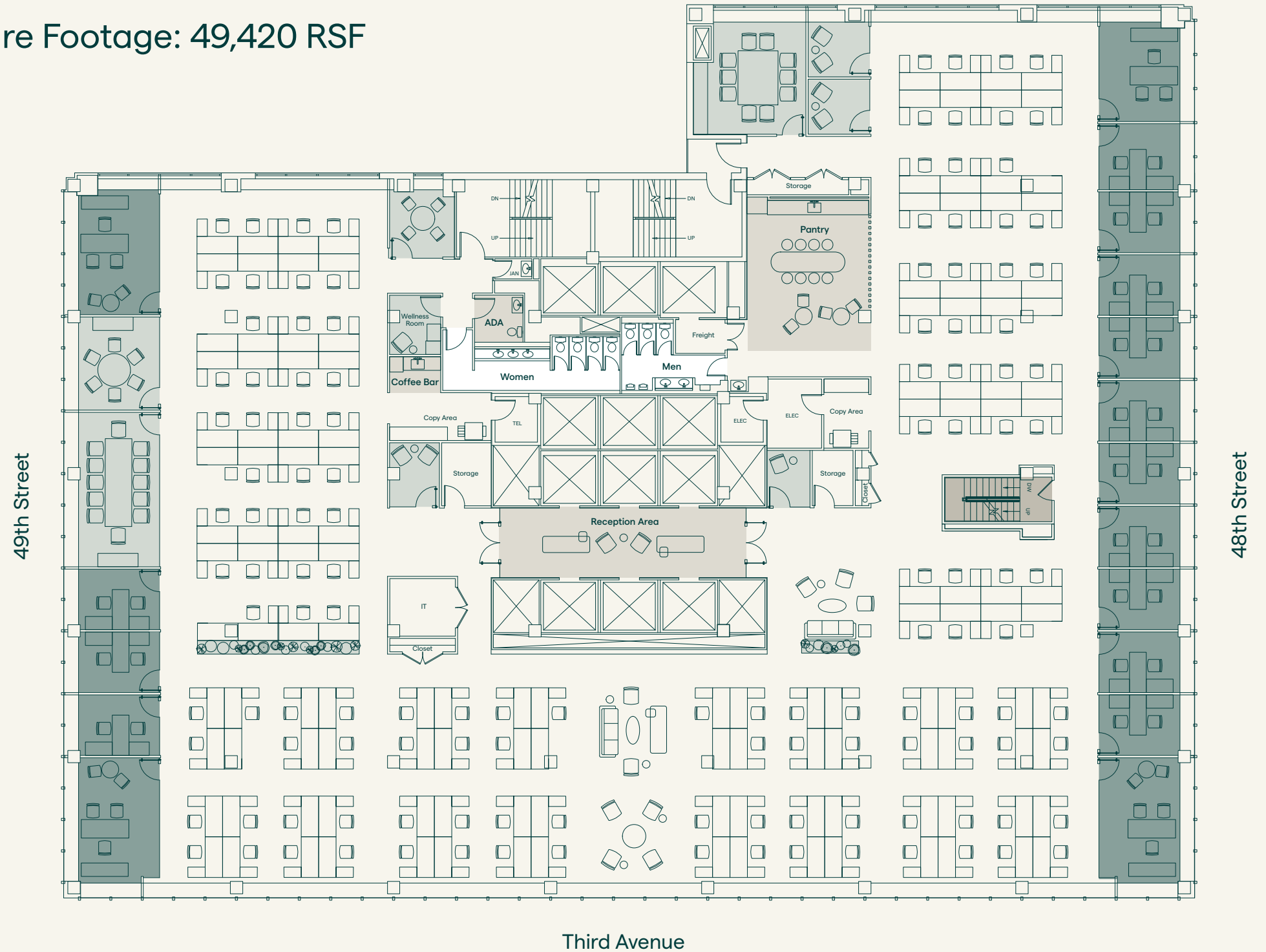
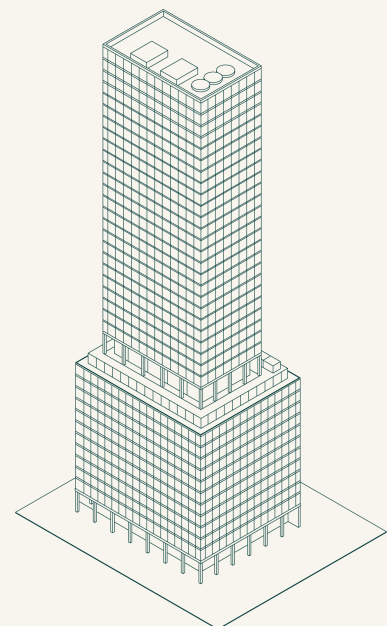
■ **Collaborative Spaces**  
Conference Rooms 2  
Meeting Rooms 2  
Phone Rooms 4  
Wellness Room 1

■ **Communal Spaces**  
Pantry 1  
Coffee Bar 1  
ADA 1

**11th Floor Total Headcount 109**

**12th Floor Total Headcount 148**

**Duplex Total Headcount 257**



**Michael Lenchner**  
Sage EVP & Director of Leasing  
+1 212 758 0437  
mlenchner@sagerealty.com

**Jack Brennan**  
Sage Senior Leasing Associate  
+1 212 758 0437  
jbrennan@sagerealty.com

# 777 Third Avenue

Entire 10th Floor | 24,832 RSF

Proposed Open Layout | Triplex

Triplex includes Floors 10-12 | Triplex Total Square Footage: 74,252 RSF



## Bespoke

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

**10th Floor Total Headcount** 131

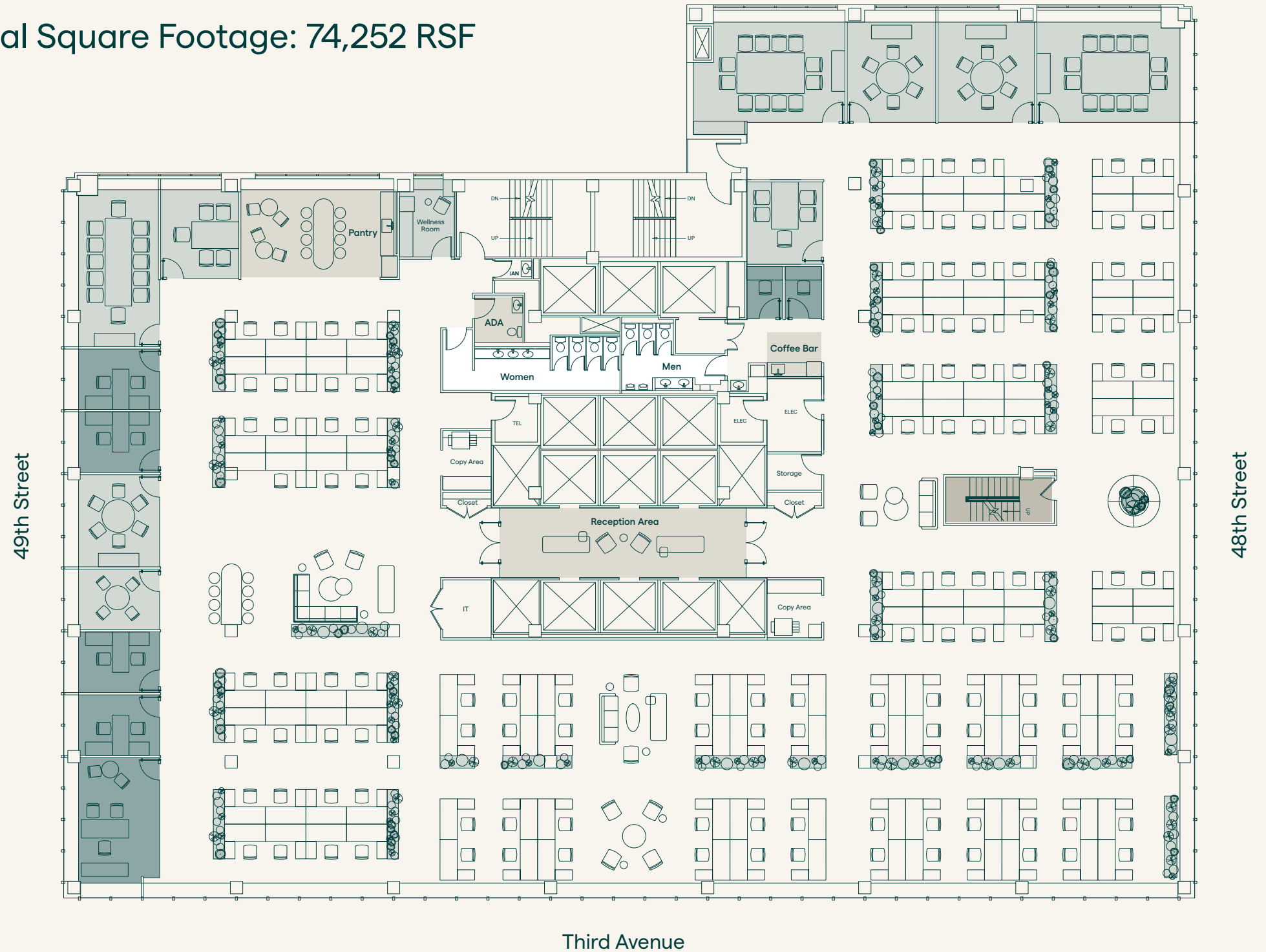
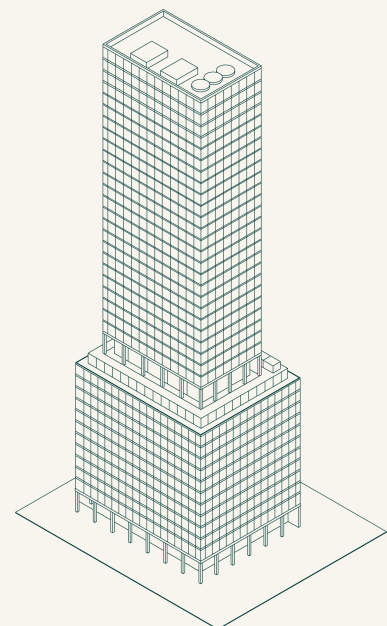
□ <b>Open Spaces</b>	
Workstations	124
■ <b>Private Spaces</b>	
Offices	7
■ <b>Collaborative Spaces</b>	
Conference Rooms	3
Meeting Rooms	6
Wellness Room	1
■ <b>Communal Spaces</b>	
Pantry	1
Coffee Bar	1
ADA	1

**10th Floor Total Headcount** 131

**11th Floor Total Headcount** 106

**12th Floor Total Headcount** 130

**Triplex Total Headcount** 367



**Michael Lenchner**  
Sage EVP & Director of Leasing  
+1 212 758 0437  
mlenchner@sagerealty.com

**Jack Brennan**  
Sage Senior Leasing Associate  
+1 212 758 0437  
jbrennan@sagerealty.com

# 777 Third Avenue

Entire 11th Floor | 24,710 RSF

Proposed Open Layout | Triplex

Triplex includes Floors 10-12 | Triplex Total Square Footage: 74,252 RSF



## Bespoke

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

**11th Floor Total Headcount** 106

**Open Spaces**  
Workstations 100

**Private Spaces**  
Offices 5

**Collaborative Spaces**  
Conference Rooms 6  
Meeting Rooms 2  
Phone Rooms 2  
Wellness Room 1

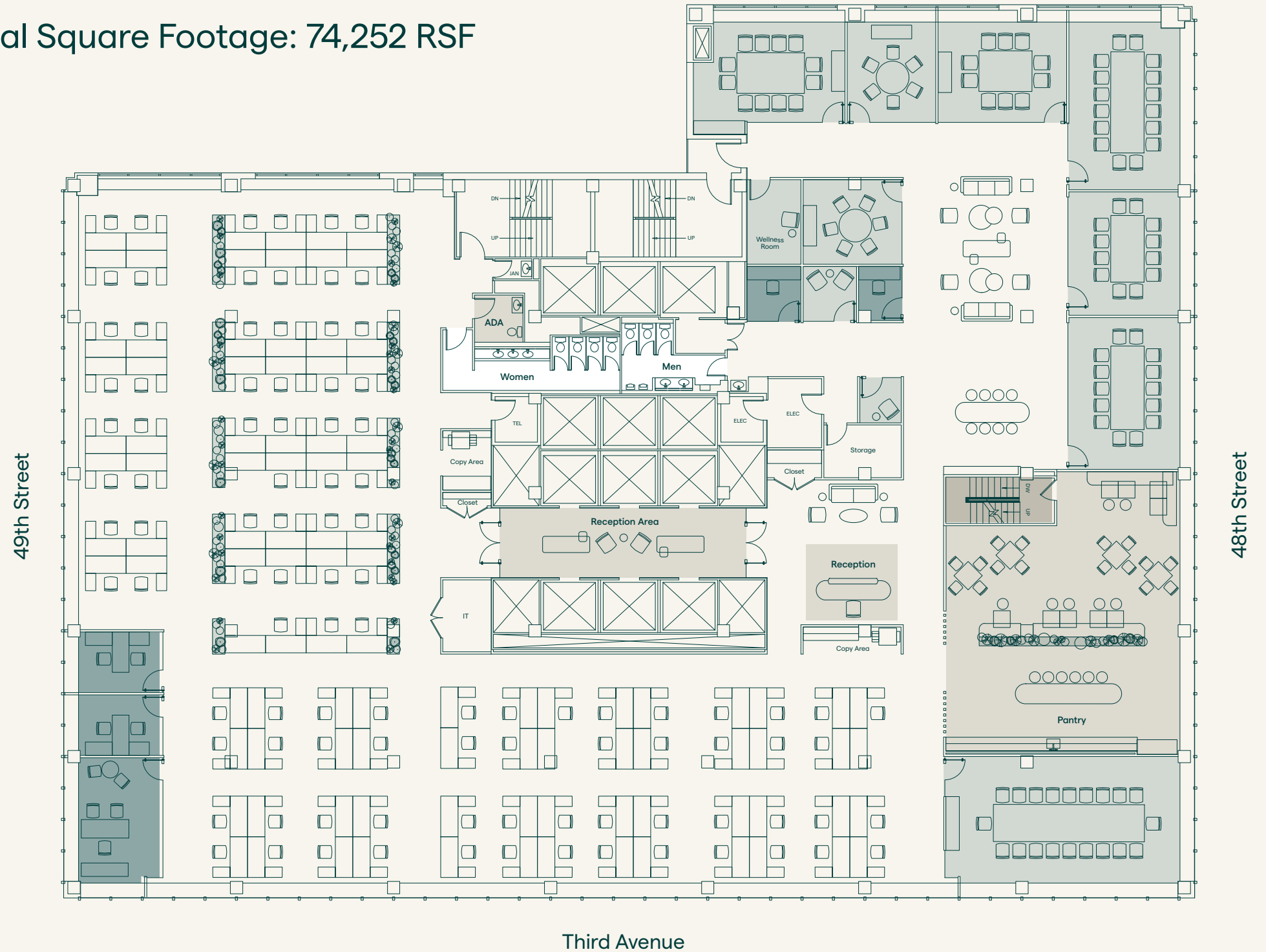
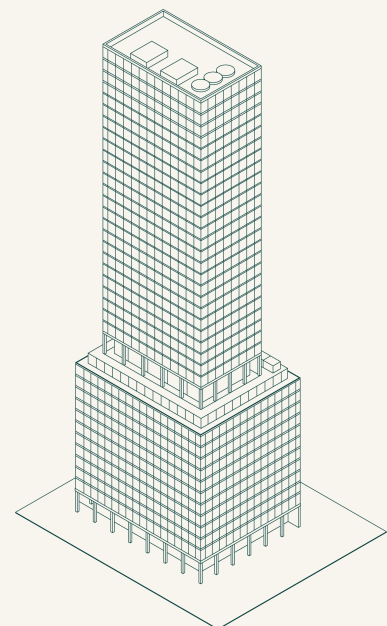
**Communal Spaces**  
Pantry 1  
Reception 1  
ADA 1

**10th Floor Total Headcount** 131

**11th Floor Total Headcount** 106

**12th Floor Total Headcount** 130

**Triplex Total Headcount** 367



**Michael Lenchner**  
Sage EVP & Director of Leasing  
+1 212 758 0437  
mlenchner@sagerealty.com

**Jack Brennan**  
Sage Senior Leasing Associate  
+1 212 758 0437  
jbrennan@sagerealty.com

# 777 Third Avenue

Entire 12th Floor | 24,710 RSF

Proposed Open Layout | Triplex

Triplex includes Floors 10-12 | Triplex Total Square Footage: 74,252 RSF



## Bespoke

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

**12th Floor Total Headcount 130**

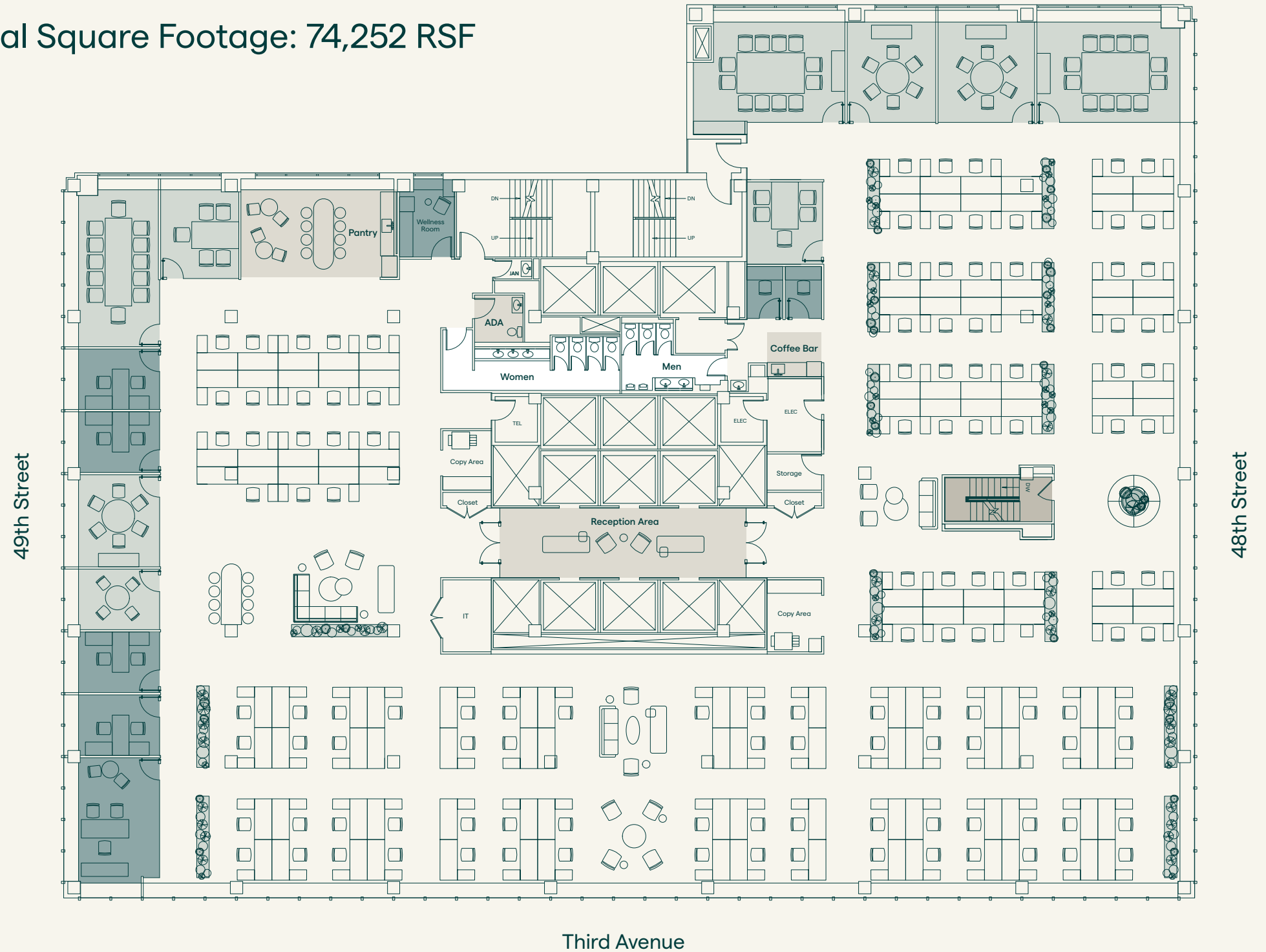
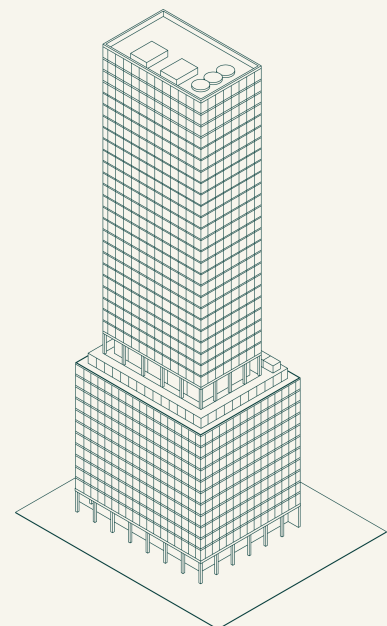
<span style="display:inline-block; width:10px; height:10px; border:1px solid black; background-color:white;"></span> <b>Open Spaces</b>	
Workstations	123
<span style="display:inline-block; width:10px; height:10px; background-color:gray;"></span> <b>Private Spaces</b>	
Offices	7
<span style="display:inline-block; width:10px; height:10px; background-color:lightgray;"></span> <b>Collaborative Spaces</b>	
Conference Rooms	3
Meeting Rooms	5
Wellness Room	1
<span style="display:inline-block; width:10px; height:10px; background-color:lightgray;"></span> <b>Communal Spaces</b>	
Pantry	1
Coffee Bar	1
ADA	1

**10th Floor Total Headcount 131**

**11th Floor Total Headcount 106**

**12th Floor Total Headcount 130**

**Triplex Total Headcount 367**



**Michael Lenchner**  
Sage EVP & Director of Leasing  
+1 212 758 0437  
mlenchner@sagerealty.com

**Jack Brennan**  
Sage Senior Leasing Associate  
+1 212 758 0437  
jbrennan@sagerealty.com

# 777 Third Avenue

Entire 10th Floor | 24,832 RSF

Proposed Office Intensive Layout | Triplex

Triplex includes Floors 10-12 | Triplex Total Square Footage: 74,252 RSF



## Bespoke

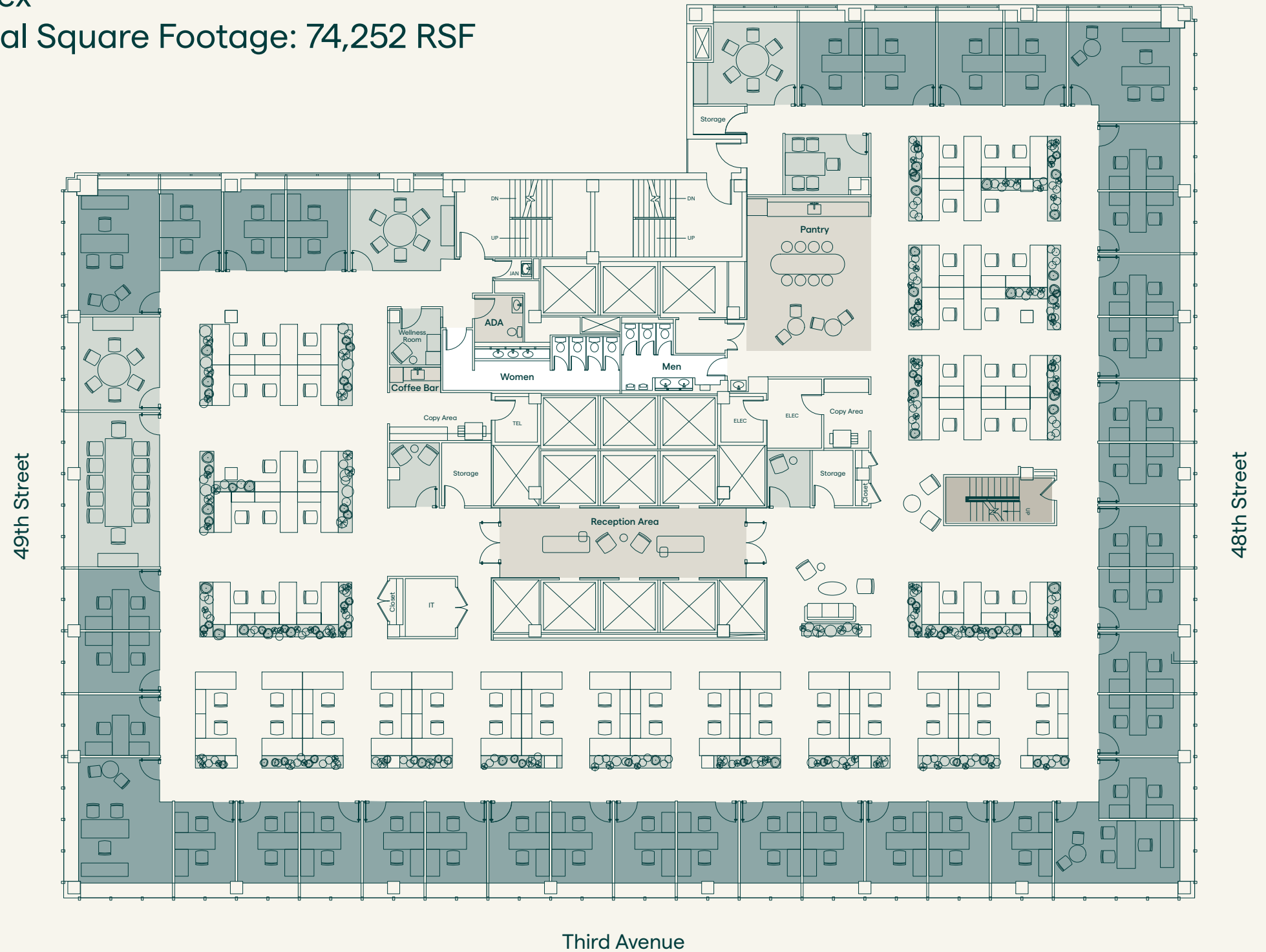
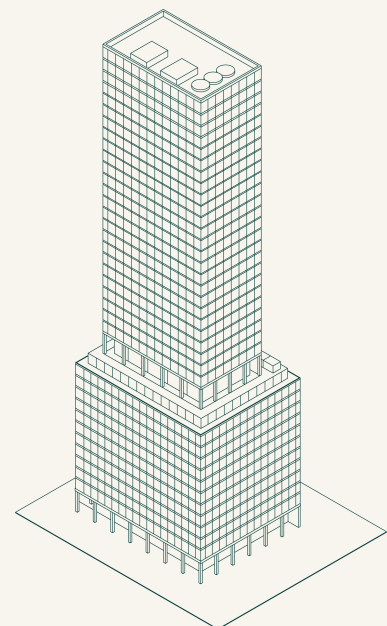
Built-to-suit office space, prepped for demolition. Ready to be optimized, built, and specifically designed to meet your needs.

**10th Floor Total Headcount 104**

<b>Private Spaces</b>	
Offices	39
<b>Collaborative Spaces</b>	
Conference Room	1
Meeting Rooms	4
Phone Rooms	2
Wellness Room	1
<b>Open Spaces</b>	
Workstations	65
<b>Communal Spaces</b>	
Pantry	1
Coffee Bar	1
ADA	1

**10th Floor Total Headcount 104**  
**11th Floor Total Headcount 63**  
**12th Floor Total Headcount 105**

**Triplex Total Headcount 272**



**Michael Lenchner**  
 Sage EVP & Director of Leasing  
 +1 212 758 0437  
 mlenchner@sagerealty.com

**Jack Brennan**  
 Sage Senior Leasing Associate  
 +1 212 758 0437  
 jrbrennan@sagerealty.com

# 777 Third Avenue

Entire 11th Floor | 24,710 RSF

Proposed Office Intensive Layout | Triplex

Triplex includes Floors 10-12 | Triplex Total Square Footage: 74,252 RSF



## Bespoke

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

**11th Floor Total Headcount** 63

■ **Private Spaces**  
Offices 22

■ **Collaborative Spaces**  
Conference Rooms 7  
Meeting Rooms 4  
Phone Rooms 2  
Wellness Room 1

□ **Open Spaces**  
Workstations 40

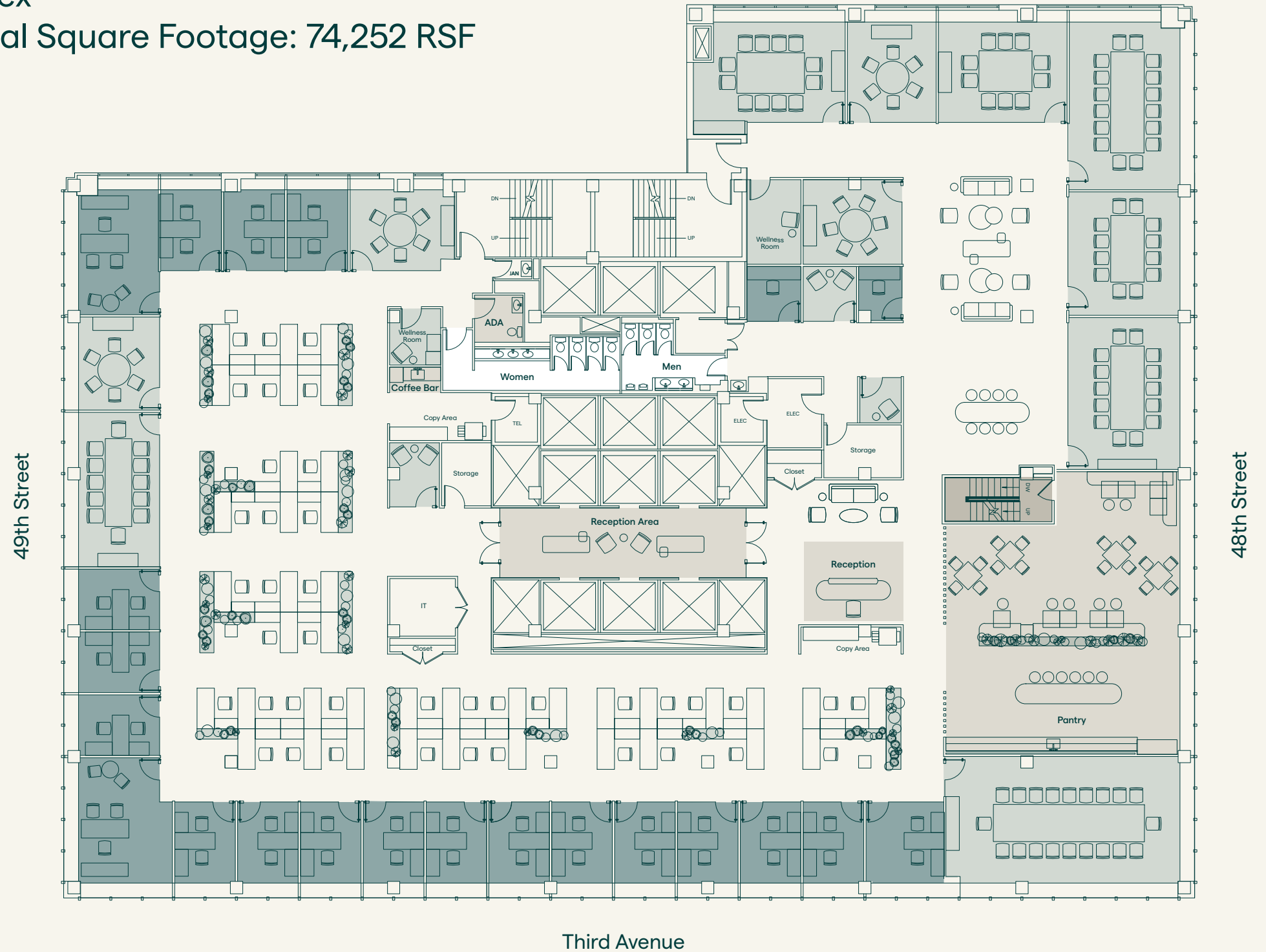
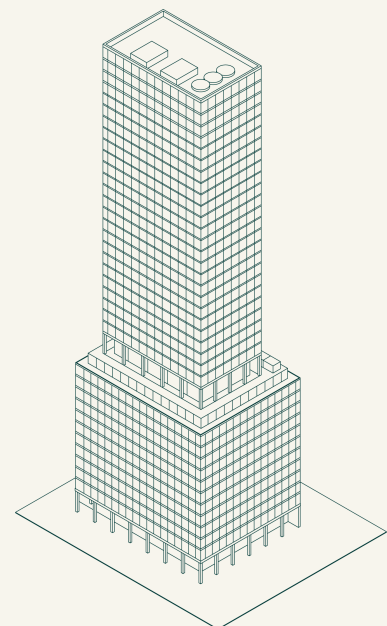
■ **Communal Spaces**  
Pantry 1  
Coffee Bar 1  
Reception 1  
ADA 1

**10th Floor Total Headcount** 104

**11th Floor Total Headcount** 63

**12th Floor Total Headcount** 105

**Triplex Total Headcount** 272



**Michael Lenchner**  
Sage EVP & Director of Leasing  
+1 212 758 0437  
mlenchner@sagerealty.com

**Jack Brennan**  
Sage Senior Leasing Associate  
+1 212 758 0437  
jbrennan@sagerealty.com

# 777 Third Avenue

Entire 12th Floor | 24,710 RSF

Proposed Office Intensive Layout | Triplex

Triplex includes Floors 10-12 | Triplex Total Square Footage: 74,252 RSF



## Bespoke

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

**12th Floor Total Headcount 105**

■ **Private Spaces**  
Offices 39

■ **Collaborative Spaces**  
Conference Room 1  
Meeting Rooms 4  
Phone Rooms 2  
Wellness Room 1

□ **Open Spaces**  
Workstations 66

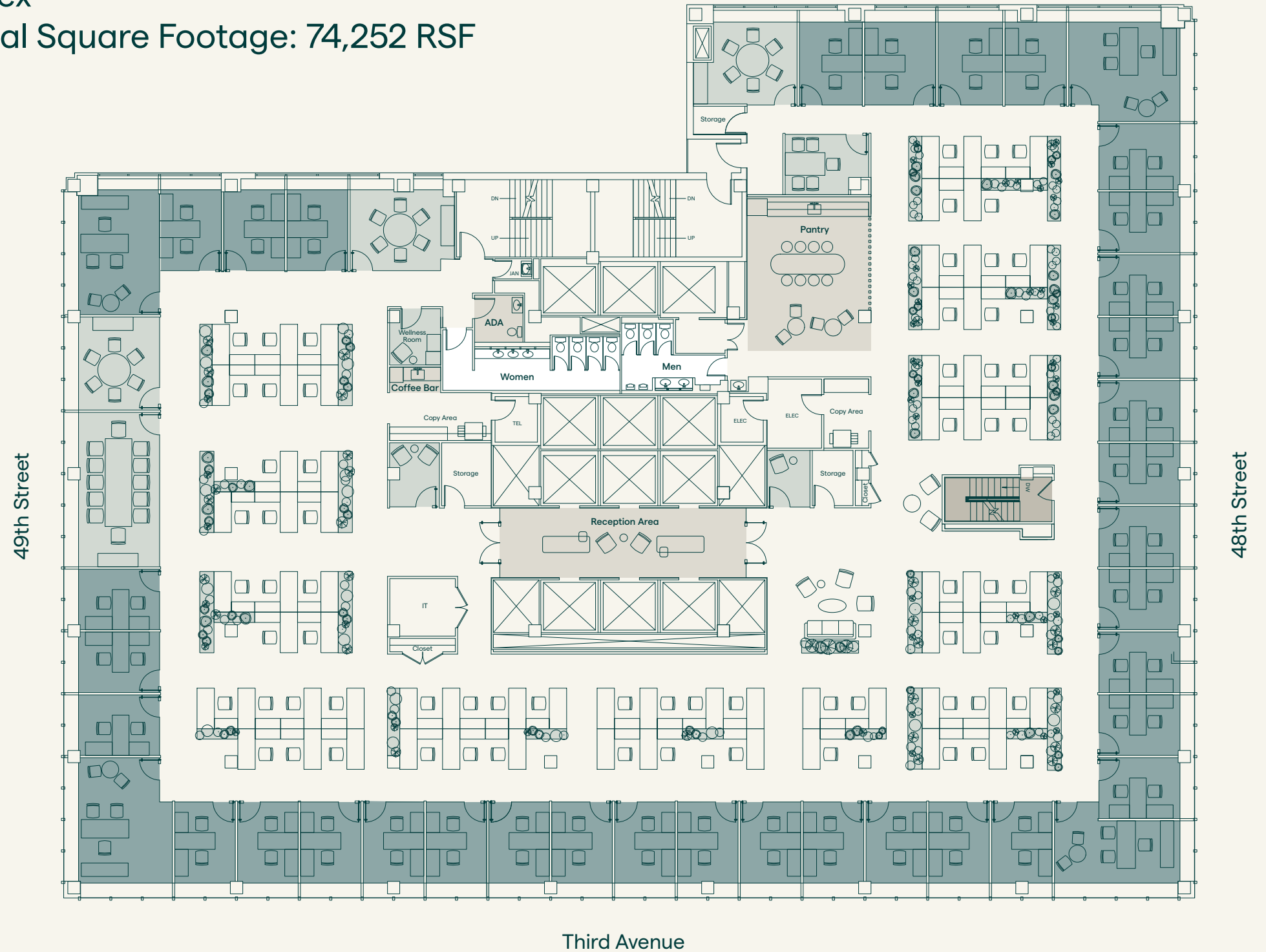
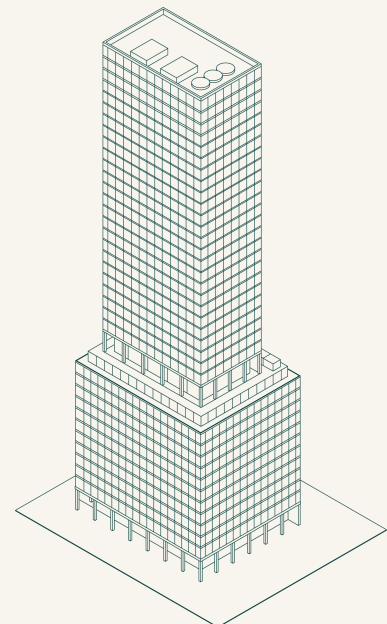
■ **Communal Spaces**  
Pantry 1  
Coffee Bar 1  
ADA 1

**10th Floor Total Headcount 104**

**11th Floor Total Headcount 63**

**12th Floor Total Headcount 105**

**Triplex Total Headcount 272**



**Michael Lenchner**  
Sage EVP & Director of Leasing  
+1 212 758 0437  
mlenchner@sagerealty.com

**Jack Brennan**  
Sage Senior Leasing Associate  
+1 212 758 0437  
jbrennan@sagerealty.com

# 777 Third Avenue

Entire 10th Floor | 24,832 RSF

Proposed Hybrid Layout | Triplex

Triplex includes Floors 10-12 | Triplex Total Square Footage: 74,252 RSF



## Bespoke

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

**10th Floor Total Headcount 147**

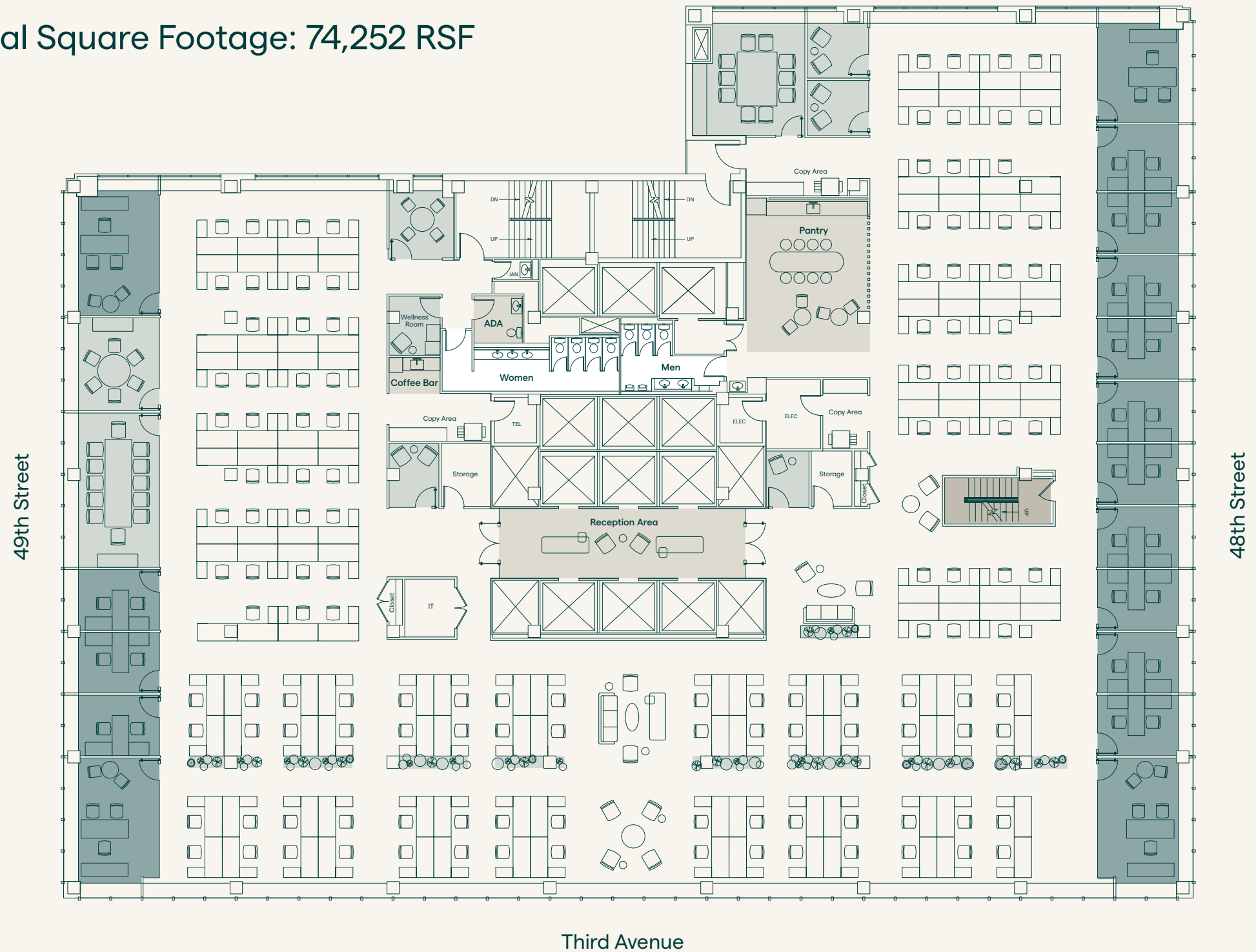
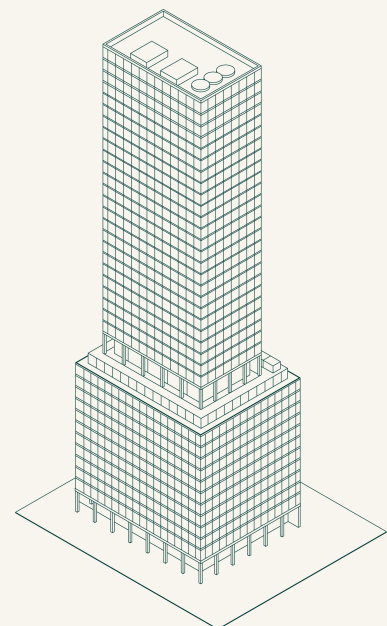
□ <b>Open Spaces</b>	
Workstations	130
■ <b>Private Spaces</b>	
Offices	17
■ <b>Collaborative Spaces</b>	
Conference Rooms	2
Meeting Rooms	2
Phone Rooms	4
Wellness Room	1
■ <b>Communal Spaces</b>	
Pantry	1
Coffee Bar	1
ADA	1

**10th Floor Total Headcount 147**

**11th Floor Total Headcount 85**

**12th Floor Total Headcount 143**

**Triplex Total Headcount 375**



**Michael Lenchner**  
Sage EVP & Director of Leasing  
+1 212 758 0437  
mlenchner@sagerealty.com

**Jack Brennan**  
Sage Senior Leasing Associate  
+1 212 758 0437  
jbrennan@sagerealty.com

# 777 Third Avenue

Entire 11th Floor | 24,710 RSF

Proposed Hybrid Layout | Triplex

Triplex includes Floors 10-12 | Triplex Total Square Footage: 74,252 RSF



## Bespoke

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

**11th Floor Total Headcount 85**

□ **Open Spaces**  
Workstations 77

■ **Private Spaces**  
Offices 7

■ **Collaborative Spaces**  
Conference Rooms 7  
Meeting Rooms 4  
Phone Rooms 3  
Wellness Rooms 2

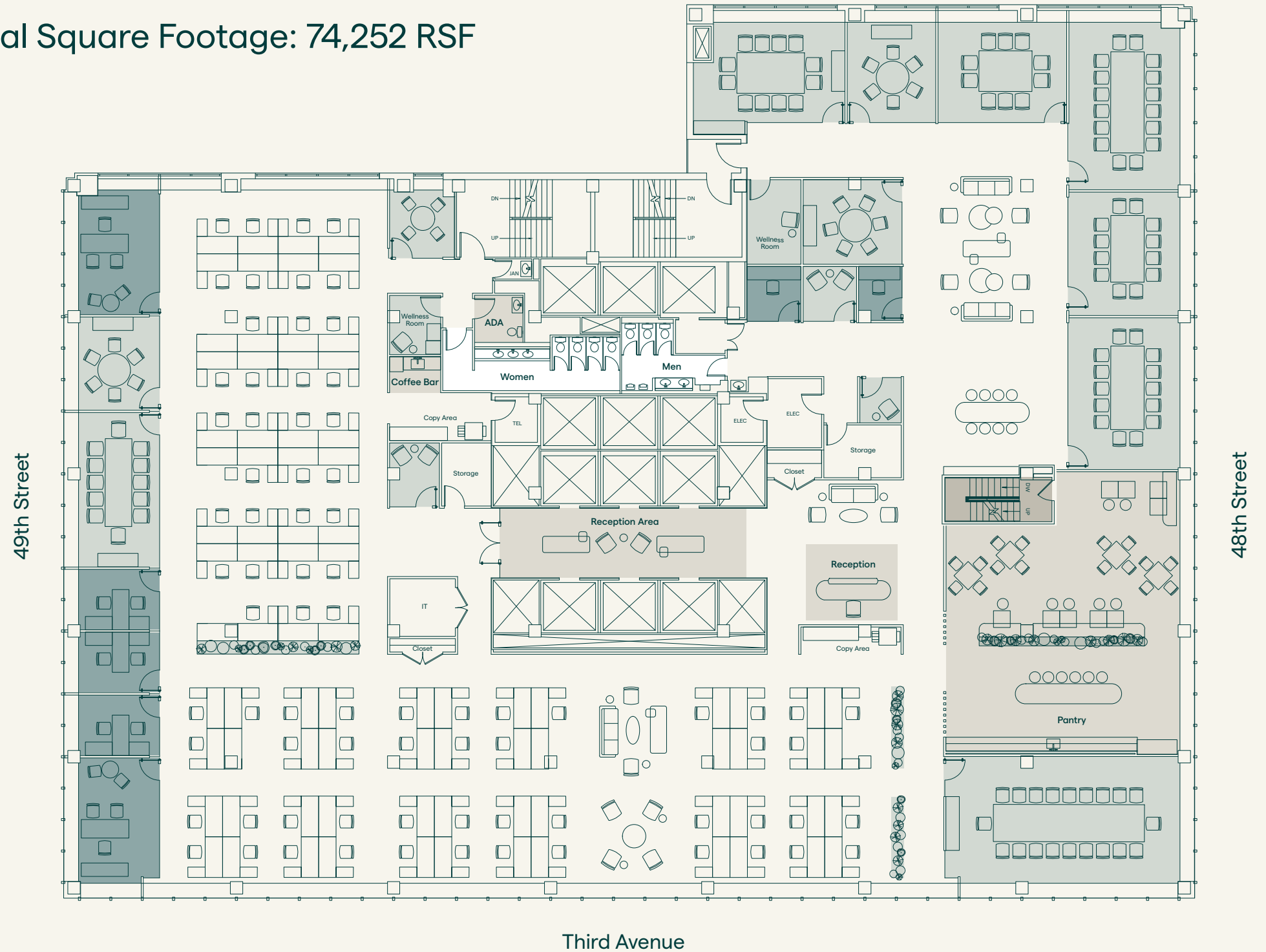
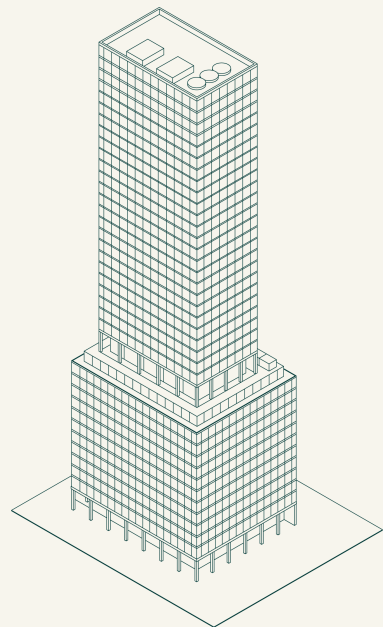
■ **Communal Spaces**  
Pantry 1  
Coffee Bar 1  
Reception 1  
ADA 1

**10th Floor Total Headcount 147**

**11th Floor Total Headcount 85**

**12th Floor Total Headcount 143**

**Triplex Total Headcount 375**



**Michael Lenchner**  
Sage EVP & Director of Leasing  
+1 212 758 0437  
mlenchner@sagerealty.com

**Jack Brennan**  
Sage Senior Leasing Associate  
+1 212 758 0437  
jbrennan@sagerealty.com

# 777 Third Avenue

Entire 12th Floor | 24,710 RSF

Proposed Hybrid Layout | Triplex

Triplex includes Floors 10-12 | Triplex Total Square Footage: 74,252 RSF



## Bespoke

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

**Total Headcount** 143

□ **Open Spaces**  
Workstations 126

■ **Private Spaces**  
Offices 17

■ **Collaborative Spaces**  
Conference Rooms 2  
Meeting Rooms 2  
Phone Rooms 4  
Wellness Room 1

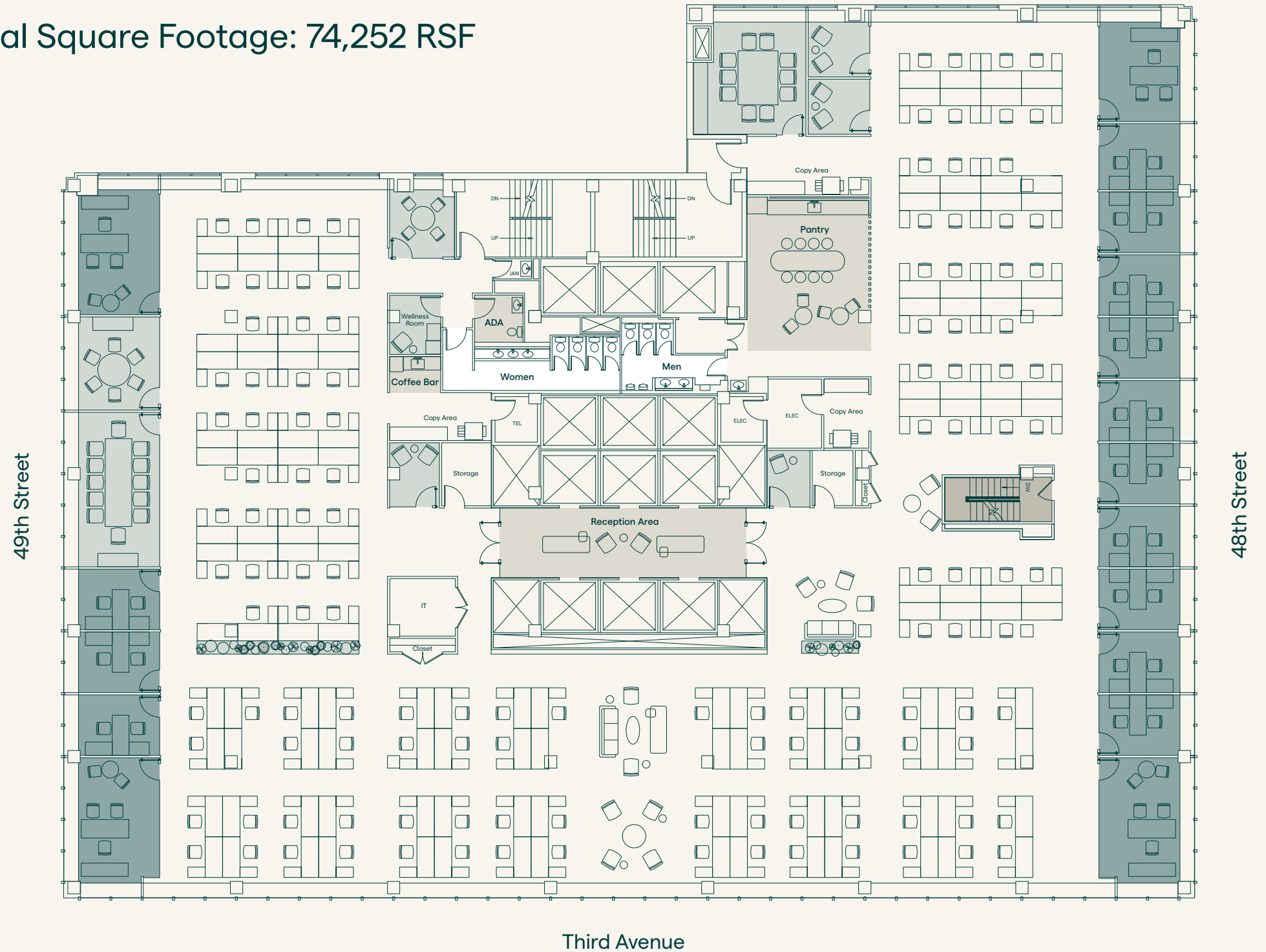
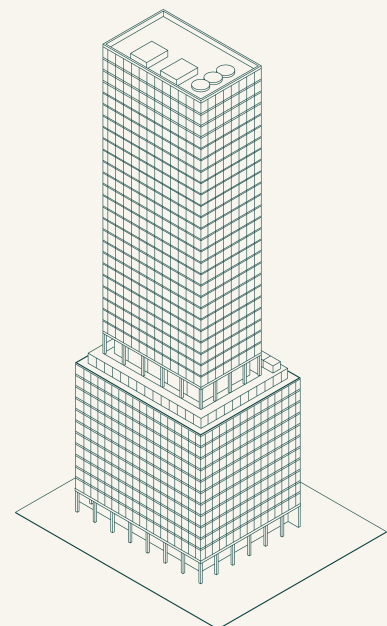
■ **Communal Spaces**  
Pantry 1  
Coffee Bar 1  
ADA 1

**10th Floor Total Headcount** 147

**11th Floor Total Headcount** 85

**12th Floor Total Headcount** 143

**Triplex Total Headcount** 375



**Michael Lenchner**  
Sage EVP & Director of Leasing  
+1 212 758 0437  
mlenchner@sagerealty.com

**Jack Brennan**  
Sage Senior Leasing Associate  
+1 212 758 0437  
jbrennan@sagerealty.com