



622 3 AVENUE 3 RD

SMALL 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

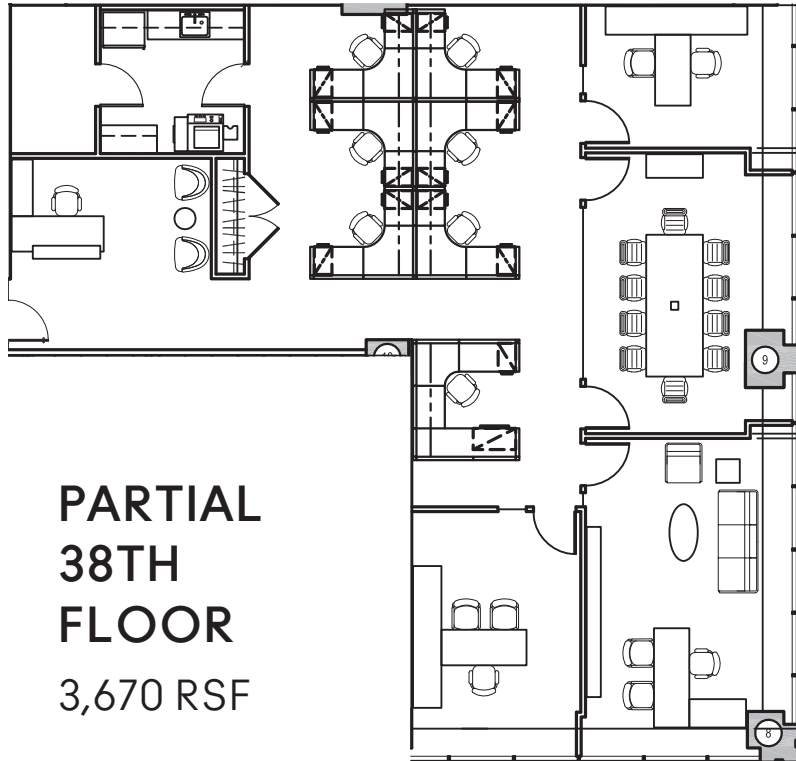


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AVAILABILITIES FROM 2,435-6,000 RSF



FLOOR/SUITE	RSF	SUITE NOTES
PARTIAL 7	2,435	3 offices, 1 conference room, a wet pantry, and a small open area.
PARTIAL 34	4,500	3 offices, 1 conference room, a wet pantry, and an open area.
PARTIAL 35	4,580	Delivered in white-box condition and features great natural light and views.
PARTIAL 38	3,670	3 offices, 1 conference room, a wet pantry, and a small open area.
PARTIAL 39	6,000	11 offices, an open area for 30+, and a wet pantry.



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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>THE NEWS BUILDING</p> <p>Starbucks</p> <p>ups</p> <p>PRET</p>			
<p>PARK AVENUE</p> <p>Valley</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>tartinery</p> <p>Starbucks</p> <p>BANK OF AMERICA</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>DUNKIN'</p> <p>BASKIN ROBBINS</p> <p>SUBWAY</p>			
<p>MADISON AVENUE</p>		<p>LEXINGTON AVENUE</p>		<p>THIRD AVENUE</p>		<p>SECOND AVENUE</p>	
		<p>EAST 39TH STREET</p>					

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