

633 THIRD AVENUE

**SHORT-TERM
SWING SPACE**

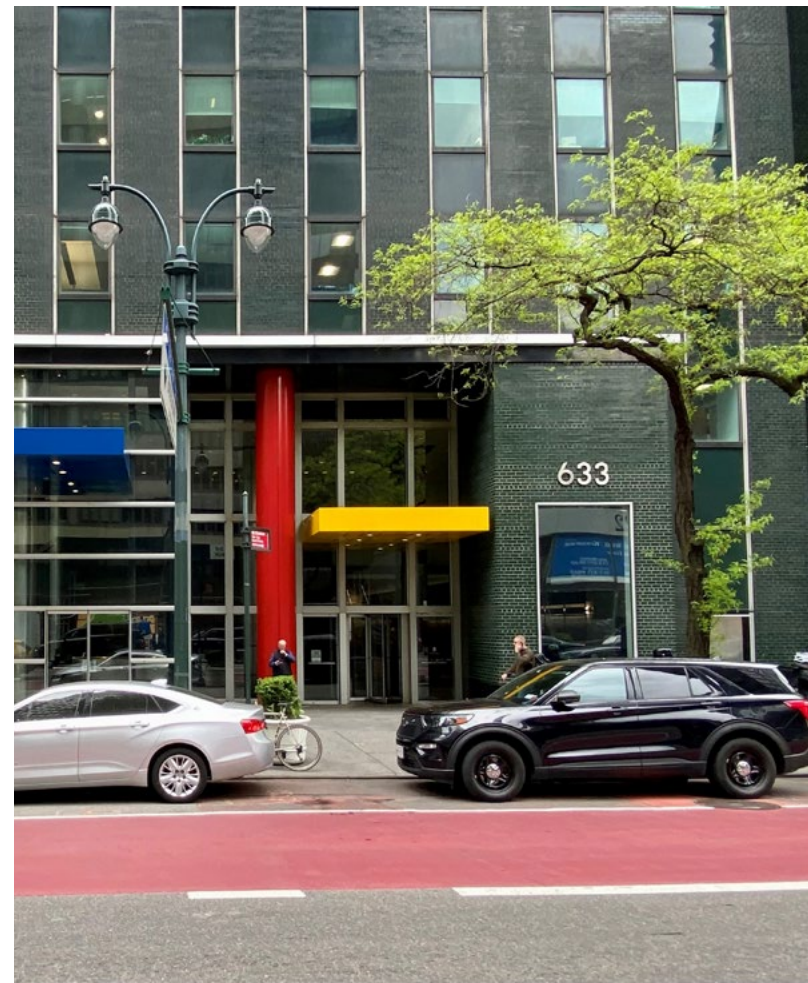
11,000 - 44,779 RSF

**IDEAL FOR GOVERNMENTS, MEDICAL,
NONPROFITS, INVESTORS
OR NEARLY EVERY USE GROUP**

IMMEDIATE POSSESSION



**CUSHMAN &
WAKEFIELD**





UNIT FEATURES

- Delivered Vacant
- Existing Furniture Can Be Made Available
- Spectacular 360 Views with Full Height Windows on all Four Sides
- Highly Efficient Floor Plan
- Real Estate Tax Exemption for Qualified Users

BUILDING HIGHLIGHTS

- World Class Midtown Manhattan Location
- Two Blocks from Grand Central with Access to the 4, 5, 6, 7 and S Subway Lines, the Hudson, Harlem and New Haven Metro North Lines, and now LIRR Access
- Class A, Glass and Steel, High-Rise Building
- High Security, Two-Story Lobby with 24/7 Access
- Full Modern Building Systems
- HVAC Hours: Weekdays 8:00 am – 6:00 pm
- Steps From the UN and a Few Blocks From New York's Most Prestigious Hospitals
- Ideal for a Wide Range of Occupiers including Not-for Profits, Government, Legal, Consulting, TAM (Technology, Advertising, Media and Information) and FIRE (Financial, Insurance and Real Estate)

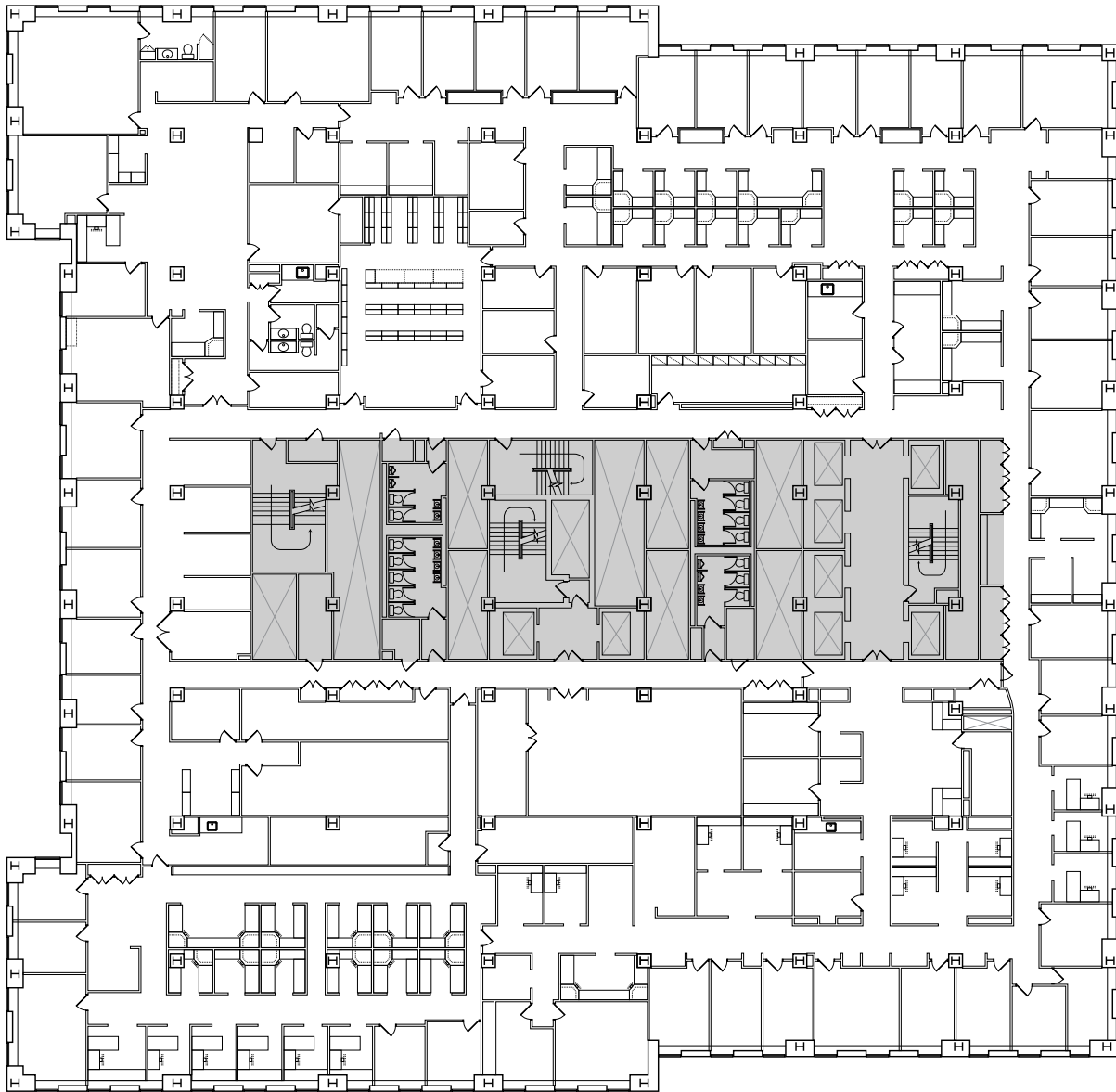


THE PROPERTY

The Building is a 41-story steel frame office tower located on the easterly block front of Third Avenue between 40th and 41st Streets in the Grand Central office district of Manhattan. The subject premises consists of ±44,779 RSF situated within a ±1,013,629 square foot Class A office building that was constructed in 1960. Floors range in size from 17,060 to 44,779 RSF.

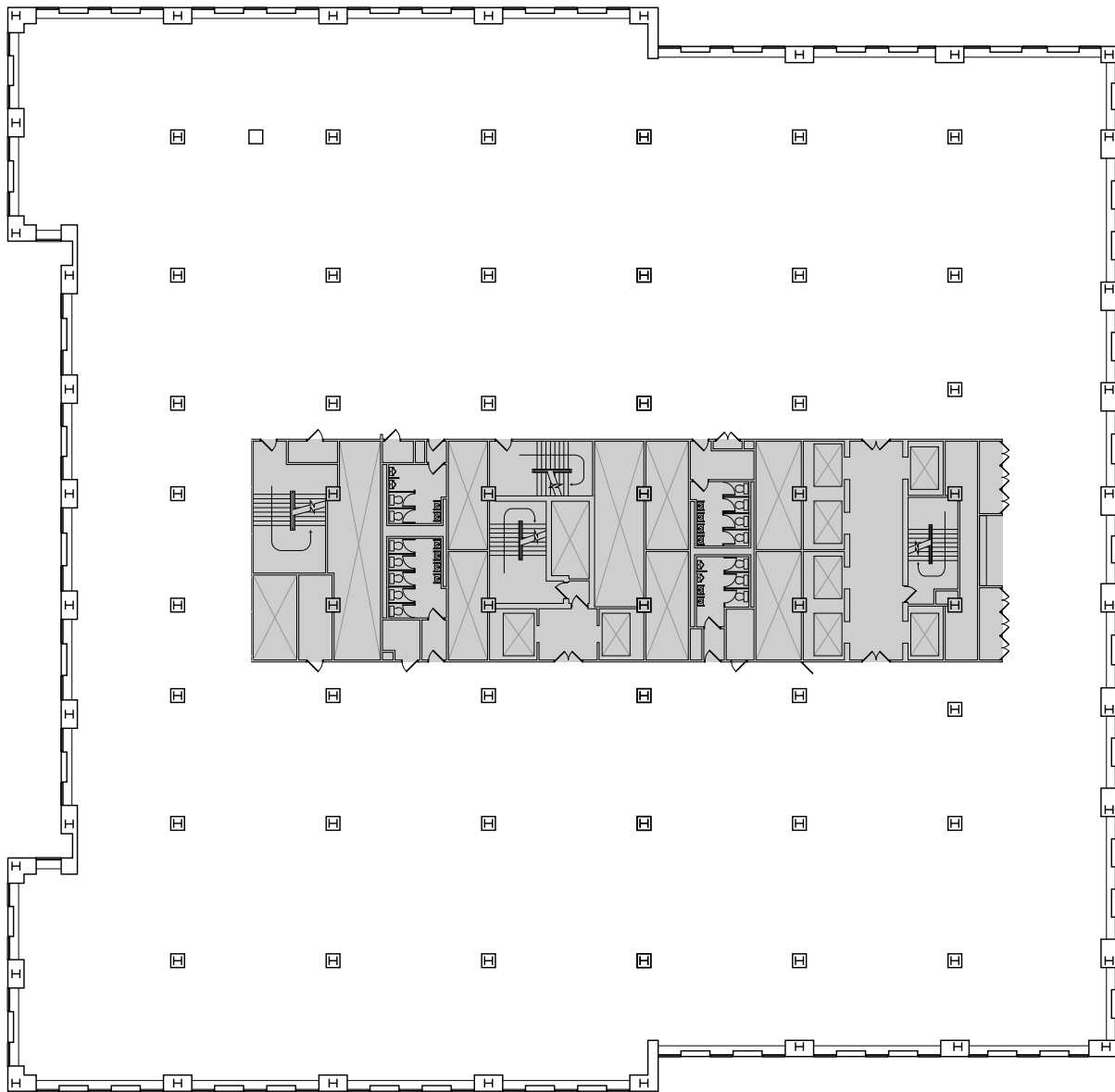


7TH FLOOR - AS-BUILT PLAN





7TH FLOOR - CORE & SHELL PLAN



CONTACT FOR MORE INFORMATION

JOHN CIRAULO

212 660 7700
john.ciraulo@cushwake.com

CRAIG WAGGNER

212 660 7744
craig.waggner@cushwake.com

MIKE KAVANAGH

212 660 7765
mike.kavanagh@cushwake.com

JACK STEPHEN

212 841 5099
jack.stephen@cushwake.com

JONATHAN SCHINDLER

212 318 9715
jonathan.schindler@cushwake.com

DAVID LEBENSTEIN

212 318 9737
david.lebenstein@cushwake.com