

INTRODUCING THE
REIMAGINED

805 THIRD AVE

FULL-FLOOR AVAILABILITIES





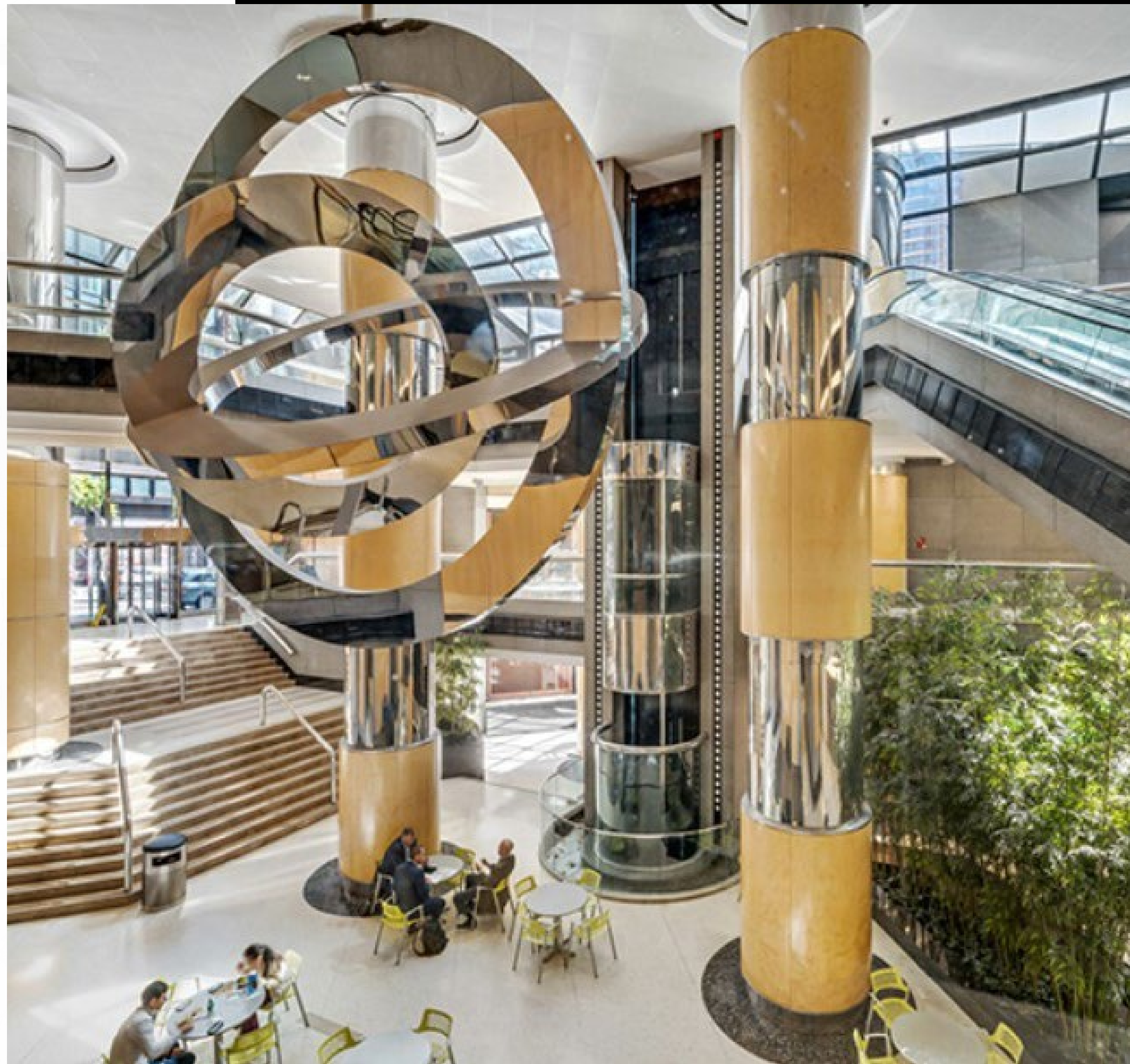
805
THIRD
AVE

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RENOVATED ATRIUM LEVEL

OFFERING EXCELLENT VALUE IN MIDTOWN

- 805 Third Avenue is a premier 31-story office tower designed by Emery Roth & Sons.
- The building features a three-level public atrium lined with fine restaurants and retail options, providing convenience and elegance.
- Offers abundant natural light and stunning East River and city views.
- Steps from Grand Central Terminal.
- A 316,446-RSF block of contiguous space presents a great opportunity for expansion.



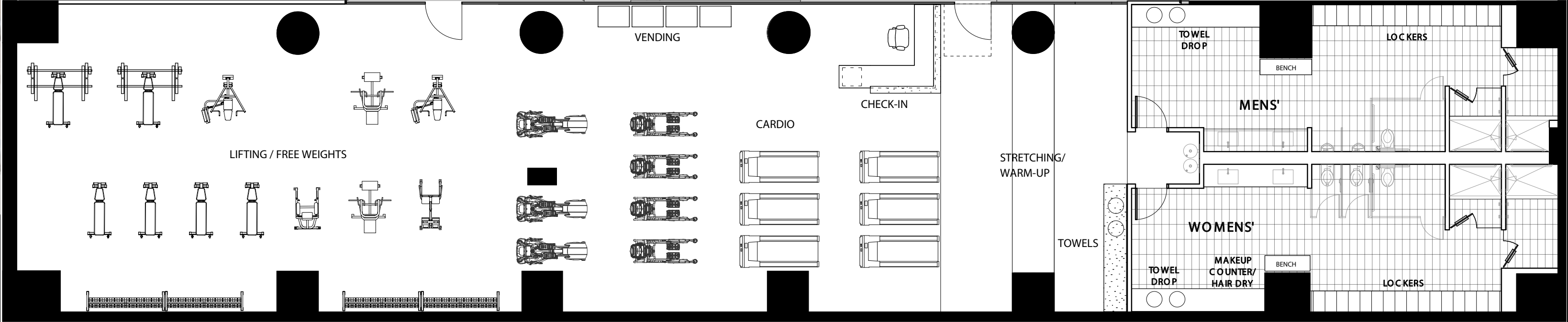


NEW FITNESS CENTER

FOCUSED ON THE TENANT EXPERIENCE

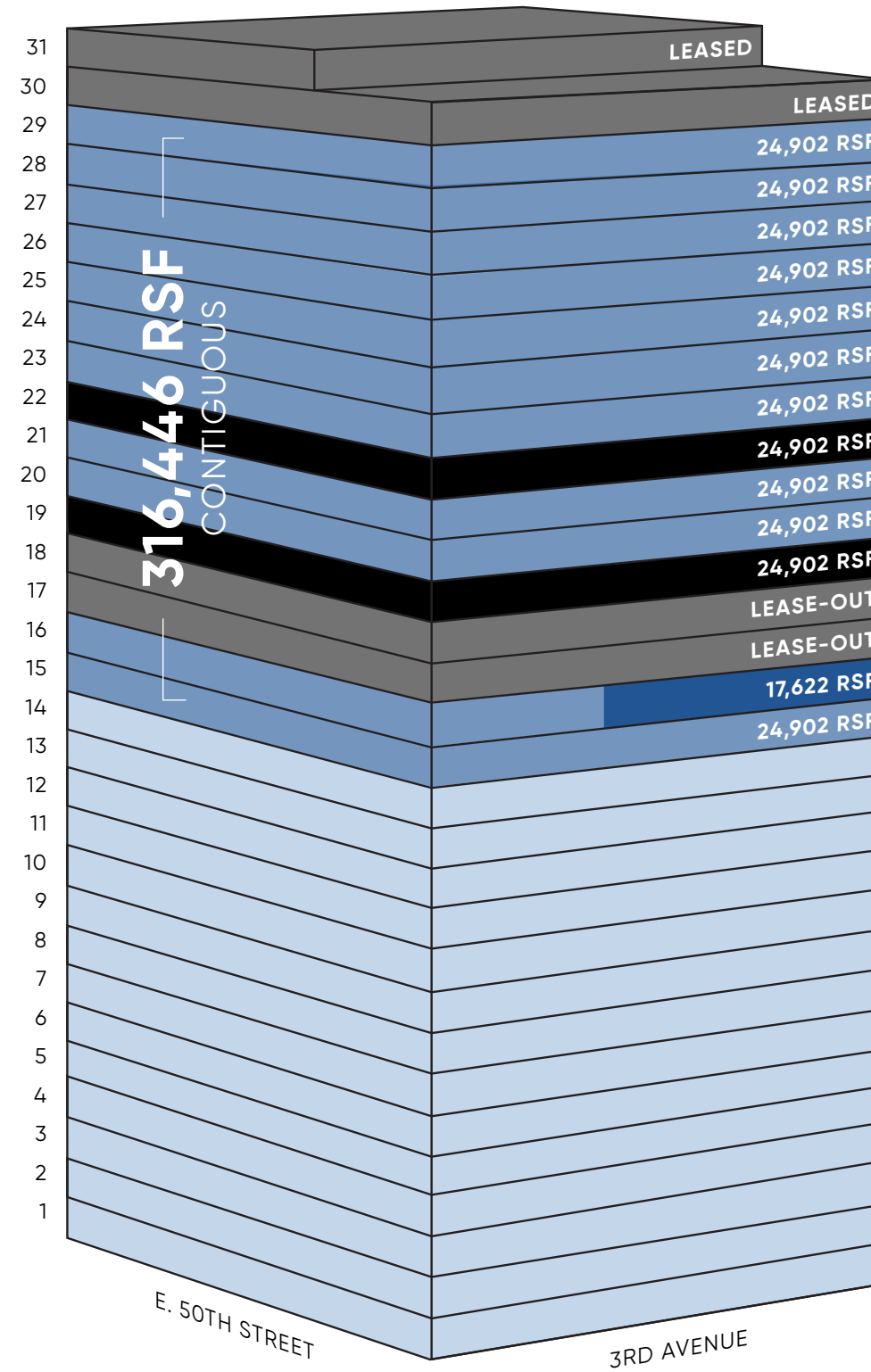
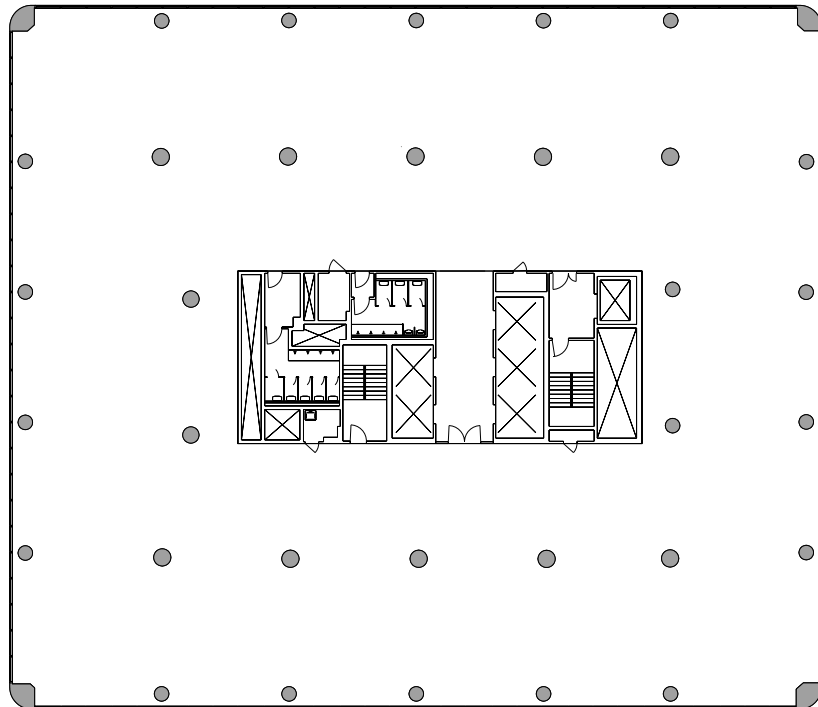
- Comprehensive renovations have begun, including upgrades to the lobby, new turnstiles, and common areas.
- New 4,000-SF fitness center planned to support modern workplace needs.

805
THIRD
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- 24,902 RSF
- 55 offices
- 104 seats
- 14 conference rooms
- 48 open space
- 218 SF per person

TYPICAL FLOOR PLAN



Beautifully furnished, move-in condition
floors with incredible light and views.

- AVAILABLE IMMEDIATELY
- AVAILABLE JANUARY 2027
- AVAILABLE MID-2028
- LEASED

805
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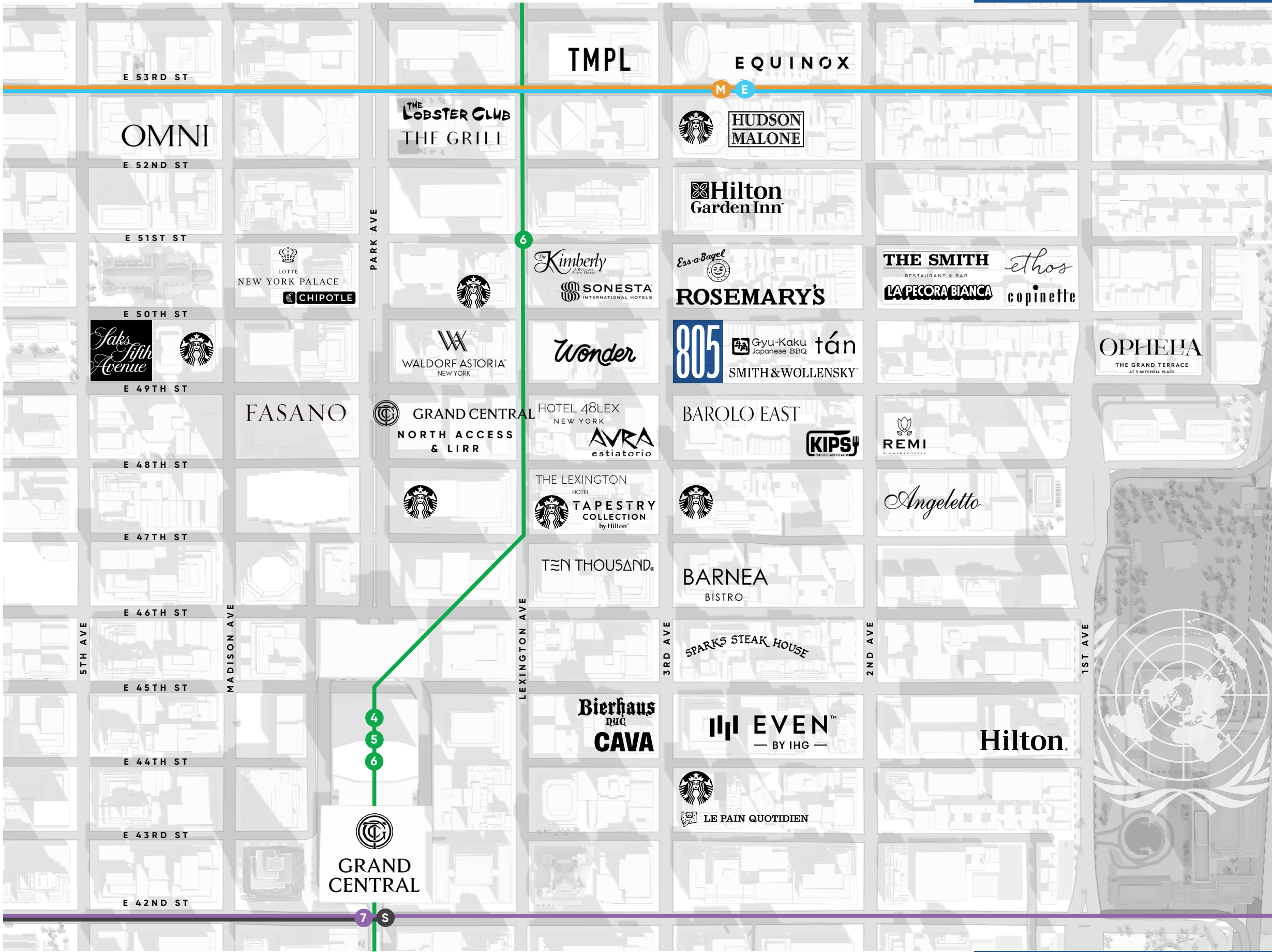


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**805
THIRD
AVE**





CONVENIENT ACCESS, TOP RESTAURANTS, PRIME LOCATION

805 Third Avenue boasts exceptional commuter convenience with easy access to multiple transportation options. The Third Avenue subway station (E, M lines) is just three blocks away, while the 51st Street 6 train stop is only two blocks away. Several nearby bus lines (M101, M103, M15-SBS, M42, M5) further enhance connectivity. Its close proximity to Grand Central Terminal provides seamless access for Metro-North commuters and multiple subway lines. Additionally, the surrounding area features top hotels and renowned restaurants, making it a premier destination for both business and leisure.

805 THIRD AVE



2-MIN WALK

Grand Central Terminal

12-MIN WALK

Rockefeller Plaza

15-MIN SUBWAY

Penn Station

25-MIN WALK

All major subway lines
in Midtown

25-MIN DRIVE

LaGuardia Aiport

50-MIN DRIVE

John F. Kennedy International
& Newark Liberty International Airports



805
THIRD
AVE



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