

825
THIRD AVENUE



A NEW CLASS OF
CUTTING EDGE





THE FUTURE OF WORK IN EVERY DETAIL

\$150 MILLION CAPITAL IMPROVEMENT



825 Third Avenue is thoroughly reimagined through a \$150 million capital improvement program focusing on performance, tenant comfort, modern aesthetics, and operational efficiency. From state-of-the-art MEP systems and dynamic glass windows to an exclusive tenant amenity space and industry-leading green building practices, 825 Third's lifestyle-centric design defines the future of possibility.

BRINGING INNOVATION FORWARD

DYNAMIC VIEW GLASS



Four distinct levels of tint

Installed on all midrise, tower, and top of house floors, Dynamic View Glass automatically tints to reduce glare, mitigate direct sun, control heat gain, and block reflections while preserving 825 Third's signature unobstructed views.

CHILLED BEAMS & FINNED TUBE RADIATORS



Original condition

Post-renovation

Bulky convectors were replaced with active chilled beams and low-profile finned tube radiators, streamlining appearance, increasing efficiency, and recapturing hundreds of CSF per floor.

EXPANDING THE CONCEPT OF WELLNESS

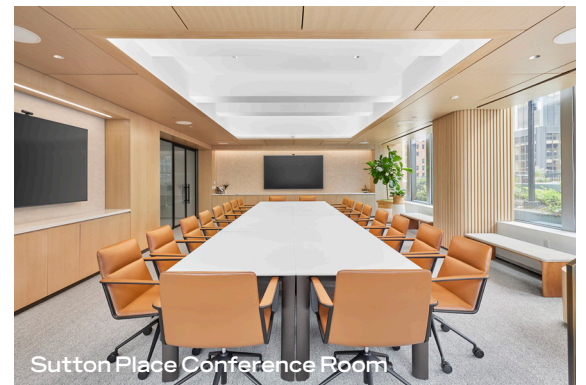
WELL& BY DURST AMENITY



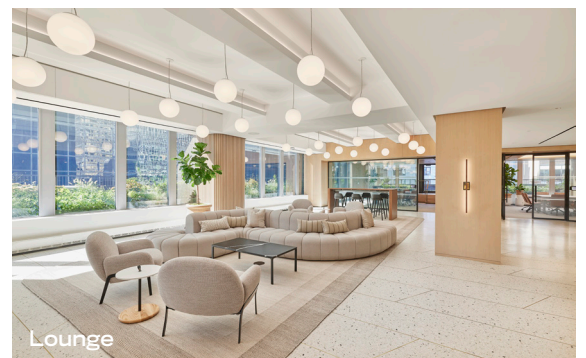
12th Floor Terrace



Café



Sutton Place Conference Room

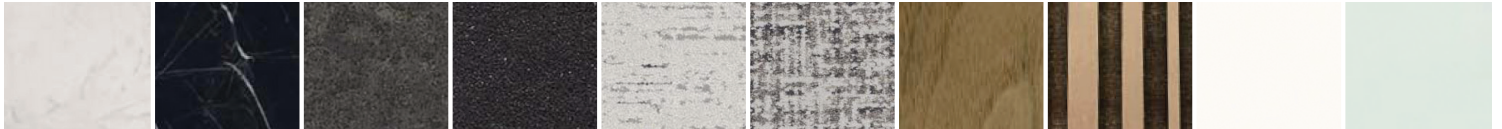


Lounge

Well& by Durst at 825 Third sets a new standard, joining the brand's essence with a uniquely curated outdoor experience. Seamlessly blending indoors and out, gathering, meeting, and socializing have never been so elevated.

ELEVATE YOUR OFFICE EXPERIENCE

THE PREBUILTS



Thoroughly contemporary and meticulously crafted to the highest sustainability standards, the Prebuilts at 825 Third elevate the office experience with richly textured fabrics, warm woods, contrasting solid surfaces, and sculpted ceilings — all while delivering dramatically sweeping vistas in nearly every direction.

A POWERFUL PRESENCE WITH A BOUTIQUE MINDSET

BOUTIQUE FLOOR PLATES & MULTI-FLOOR TENANT OPPORTUNITIES



Blending floor-through sightlines, large windows, spectacular long-range views, and a unique side core design, 825 Third's floorplates readily tailor themselves to multi-, full-, and partial-floor tenants alike.



A RENEWED OUTLOOK FOR AN ENHANCED WORKPLACE

UNMATCHED PANORAMIC VIEWS



Generous expanses of glass yield dramatically sweeping vistas in nearly every direction. Whether gazing across the East River, taking in a long-range view to Downtown's One World Trade Center, or casting a glance northward across Central Park, the City readily unfurls from sunrise to sunset.

TOP OF HOUSE
FLOORS 30 - 40
11,145 to 12,278 SF

TOWER
FLOORS 20 - 29
11,816 to 11,870 SF

MIDRISE
FLOORS 12 - 18
11,054 SF

PODIUM
FLOORS 2 - 11
19,377 to 19,871 SF

Ground Floor
Retail A
2,506 SF

Ground Floor
Retail B
822 SF

38TH Floor - Marketing Floor
35TH Floor - East Prebuilt
33RD Floor - Prebuilt
29TH Floor - DurstReady
28TH Floor - West DurstReady
27TH Floor - Marketing Center
20TH Floor - West DurstReady
20TH Floor - East Prebuilt
WELL & AMENITY
with Outdoor Terrace
8TH Floor - Marketing Floor

Leased
 Available
 Prebuilt | DurstReady
 Marketing Floor

Prebuilts from 5,163 SF. DurstReady from 5,451 SF. Divisible full floors from 11,054 to 19,871 SF. Contiguous block opportunities of up to 95,000 SF available.

LEASING CONTACTS

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