

633 THIRD AVENUE:

FULL FLOOR

REBNY USABLE: 13,709 USF

*RENTABLE: 18,779 RSF

* ASSUMING 27% LOSS FACTOR

— GROSS AREA
— VERTICAL SHAFTS

TENANT A

REBNY USABLE: 6,125 USF

*RENTABLE: 8,390 RSF

* ASSUMING 27% LOSS FACTOR

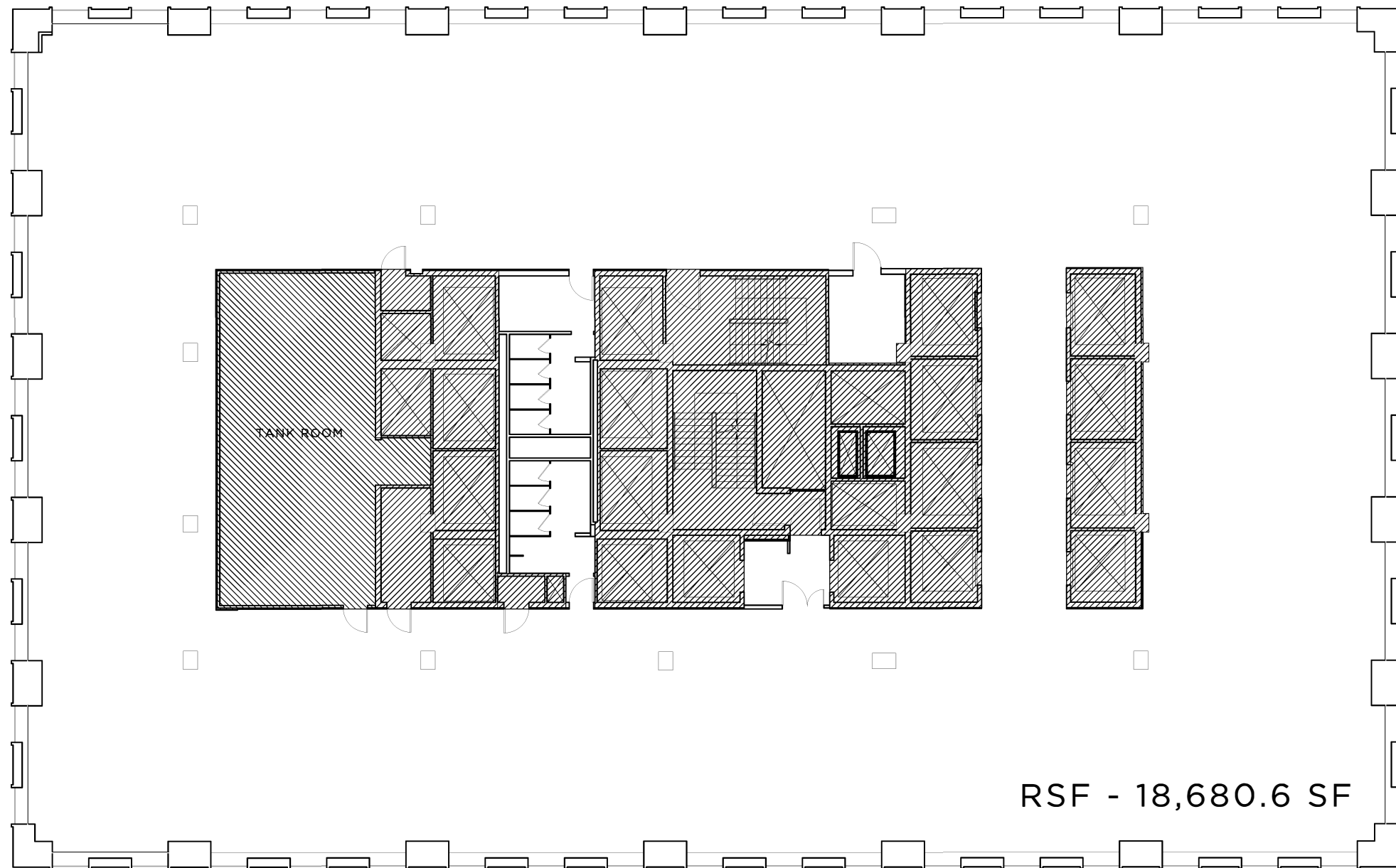
TENANT B

REBNY USABLE: 7,584 USF

*RENTABLE: 10,389 RSF

* ASSUMING 27% LOSS FACTOR

ORIGINAL FULL FLOOR RSF = 17,961 SF
23.6% LOSS FACTOR



AREA CALCULATION



633

**THIRD
AVENUE**

18,680 RSF 18TH FLOOR OFFICE CONDOMINIUM FOR SALE

IDEAL FOR GOVERNMENT, NON-PROFIT OR INVESTORS

IMMEDIATE POSSESSION



PROPERTY INFORMATION

Location The entire easterly block front of Third Avenue between East 40th and East 41st Streets

Unit		18 TH FLOOR	19 TH FLOOR
Block / Lot		1314 / 1417	1314 / 1418
Rentable Square Feet (approx.)		18,680	19,798
Common Interest		1.768%	1.873%
R/E Taxes (19/20)	<i>Per Year</i>	\$278,980	\$268,332
	<i>Per Month</i>	\$23,248	\$22,361
	<i>Per RSF</i>	\$14.93	\$13.55
Common Area Charges	<i>Per Year</i>	\$160,938	\$150,938
	<i>Per Month</i>	\$13,412	\$13,412
	<i>Per RSF</i>	\$8.62	\$8.13
Total Carry Costs	<i>Per Year</i>	\$439,918	\$429,270
	<i>Per Month</i>	\$36,660	\$35,773
	<i>Per RSF</i>	\$23.55	\$21.68
Asking Prices		\$14,500,000	\$16,900,000
	<i>Per RSF</i>	\$776	\$850



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 the Upcoming 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, TAMI (Technology, Advertising, Media and Information) and FIRE (Financial, Insurance and Real Estate)

INVESTMENT SUMMARY

Cushman & Wakefield has been exclusively retained to sell the condominium ownership interest in the eighteenth (18) floor at 633 Third Avenue ("The Property"). The Class A office condominium is located on Third Avenue within one of the most highly desired submarkets in Manhattan, the Grand Central Submarket, just east of Bryant Park and west of the United Nations. The Property is being sold by The National Center on Addiction and Substance Abuse ("Owner" or "CASA"), a national nonprofit research and policy organization, which has occupied the unit since 1999. The floor will be delivered vacant allowing immediate possession.

THE COMMERCIAL CONDOMINIUM

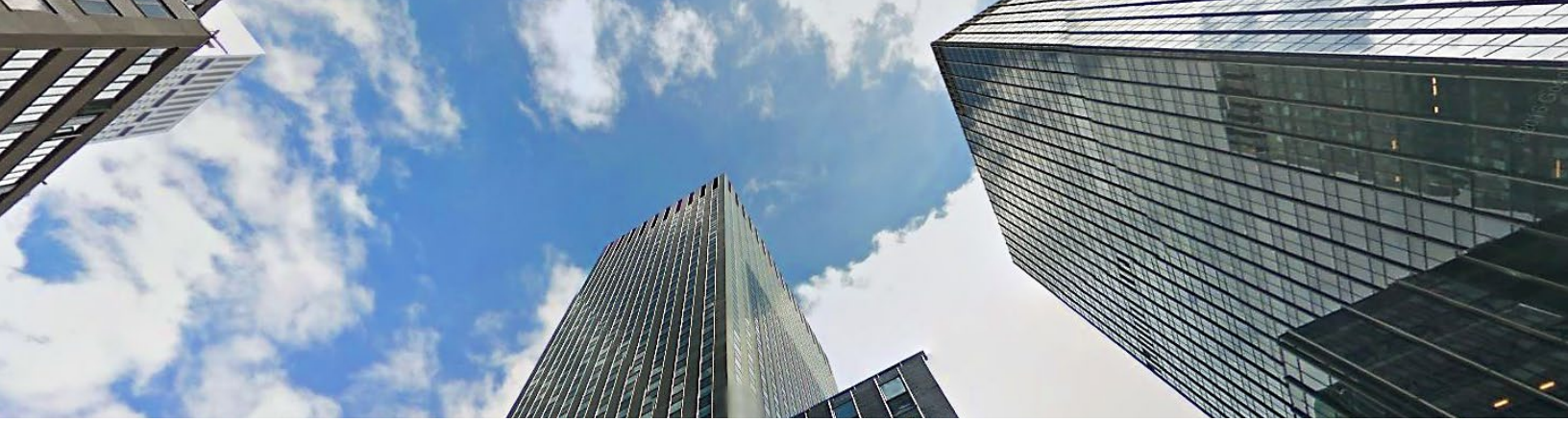
Each floor in 633 Third Avenue is a separate condominium unit. CASA owns the eighteenth floor and the associated common areas, representing an approximate 1.768% condominium ownership interest in the building. The subject unit is identified as Block 1314, Lot 1417 on the tax maps of NYC. The eighteenth floor measures approximately 18,680 RSF.

Other Owners of condominium interests in the building include Memorial Sloan-Kettering Cancer Center, the New York State Governor's Office, Empire State Development Corporation, UNICEF, The World Zionist Organization as well as many other consulates, missions, For- and Not-For-Profit organizations.



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 ±18,680 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 44,479 RSF.



OFFERING PROCESS

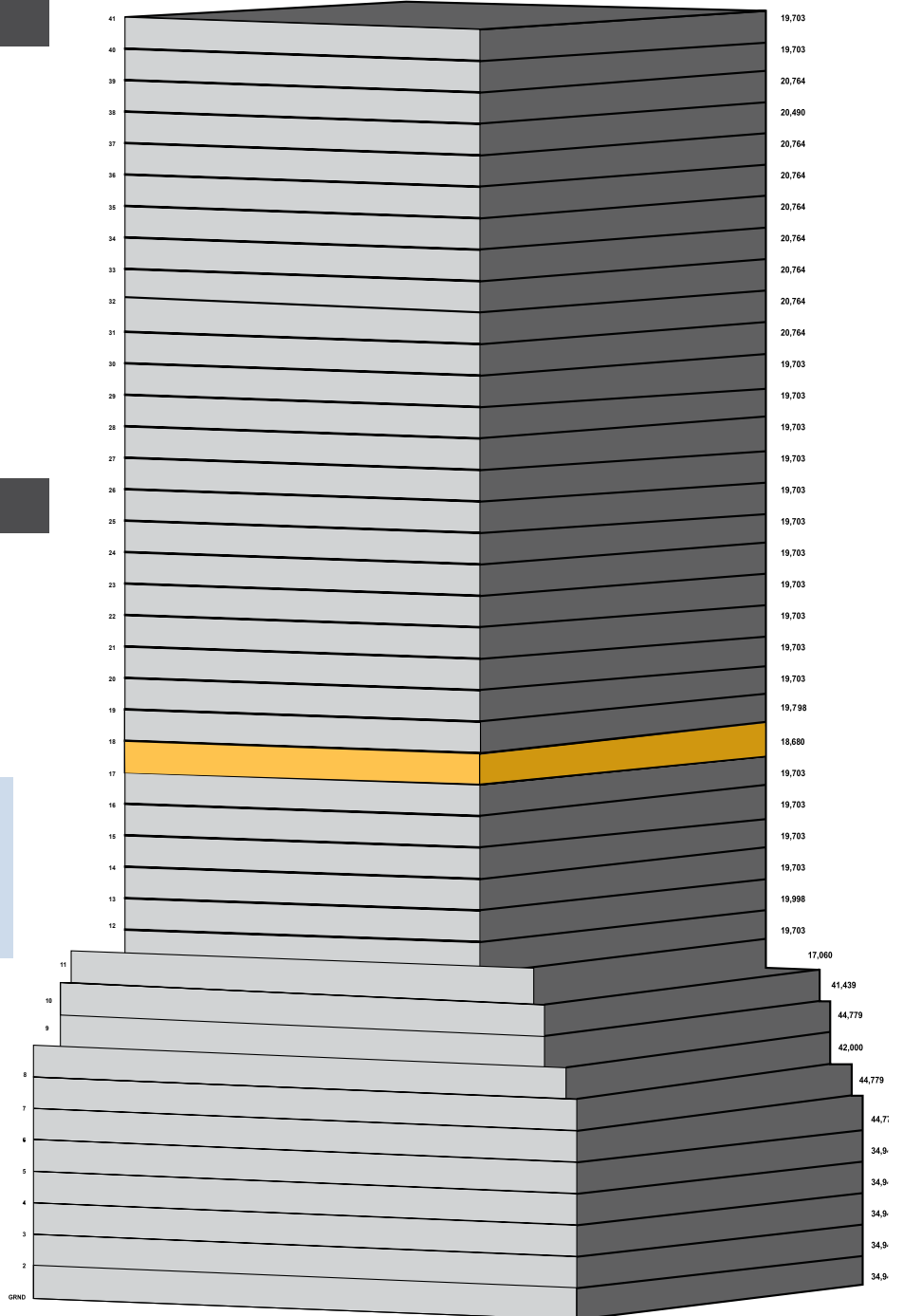
The Property is being offered on an “as-is” basis with vacant possession immediately. The asking price is \$850/RSF, however we will be entertaining offers as they are submitted. All interested parties are encouraged to tour the building and review the due diligence materials.

CONDOMINIUM UNIT OFFERED

The unit being offered for sale is a full office space measuring approximately 18,680 rentable square feet. The office floor measurements, with a 27% loss factor, are as follows:

18,680 RSF
FLOOR 18

633 Third Avenue





GENERAL INFORMATION

Address

633 Third Avenue, New York, NY 10017

Tax Map Number

Block 1314, Lot 1417

Location

Entire Easterly block front of Third Avenue
between 40th & 41st Streets

Building Size

Approximately 1,013,629 square feet

Building Height

41 stories

Year Built

1962, designed by Harrison and Abramowitz

Zoning

C5-3 Commercial (R10 Equivalent)

Owner

Commercial Condominium: Floors 18 – 19 The National Center on Addiction and Substance Abuse. Other prestigious owners include Memorial Sloan-Kettering Cancer Center, the New York State Governor's Office, Empire State Development Corporation, UNICEF, The World Zionist Organization, the Consulate General of Switzerland as well as many other consulates, missions, For- and Not-For-Profit organizations.

Manager

Sandhurst Associates LTD, a wholly owned independent subsidiary of Fisher Brothers

Lobby

The building's main entrance is on Third Avenue with separate entrances to the ground floor retail and restaurant space. The two-story lobby, which was renovated in 1996, was designed by Kohn, Pederson, Fox. Concierge leads into two 18-foot wide corridors providing access to a centrally located core containing the elevator banks.



ARCHITECTURAL / STRUCTURAL

Construction

Steel frame and reinforced concrete slab floors

Exterior Walls

The exterior façade consists of green glazed brick and glass panels. Windows are fixed double pane.

Building Security

Closed-circuit television surveillance through 8 cameras with 3 monitoring the lobby, 2 dedicated to the loading dock and 2 used in the concourse level. 24/7 attended lobby. All visitors must sign-in and are given guest passes.

Floor Load

50 lbs per SF

Ceiling Heights

Existing floor-to-ceiling heights are 10'

Slab-to-slab heights are approximately 11' 10"

Elevators

There are twenty-two (22) self-service elevators servicing the office portion of the property. There are 3 elevator zones. The zones are Floors 1-10, 11-24 and 25-40. Eight (8) cabs service floors 11-24. Two (2) freight cabs. All elevators have a 4,000 lbs capacity.



UTILITIES / MECHANICAL SYSTEMS

Electrical / Capacity

Service supplied by Con Edison Company. Submetered with 6 watts per usable square foot connected load.

Water Supply

Domestic water is supplied by the City of New York

Gas

Supplied by Con Edison Gas Co. All gas piping is black steel.

HVAC

Base Building Hours: Provided weekdays from 8AM to 6PM. Heating is provided via Con Edison steam. The building is fully heated and air conditioned. Heat is provided by steam/hot water baseboard convection radiators. The building is serviced by air conditioning units which are segregated into several zones.

Air Handling System

Draw-through type located on the mechanical floors provide conditioned air to the unit supply mains.

Distribution System

Exterior Zones: Ducted air through ceiling diffusers and perimeter units. Ventilation is provided by both the perimeter induction units and primary air provided from the central air handlers.

Interior zone is distributed through ducted ceiling diffusers. Final room temperature control within the perimeter offices is achieved by a thermostatically controlled throttling valve. The temperature within internal spaces is controlled by the air temperature as set by the central building system.

Chilled Water

Condenser water is pumped on a constant volume basis to the air handler cooling coils and to the secondary water heat exchangers.

Supplemental Cooling

There are numerous supplemental cooling devices including all of the LAN closets.

Telephone

Tenants individually subscribe service.

Life Safety System

Class "E" Firecom 8500 system. Building is fully sprinklered.

Storage Rooms

Over 5,000 SF of storage is available for lease in the basement of the Building.

Parking Garages

There are many parking garages in the immediate area.

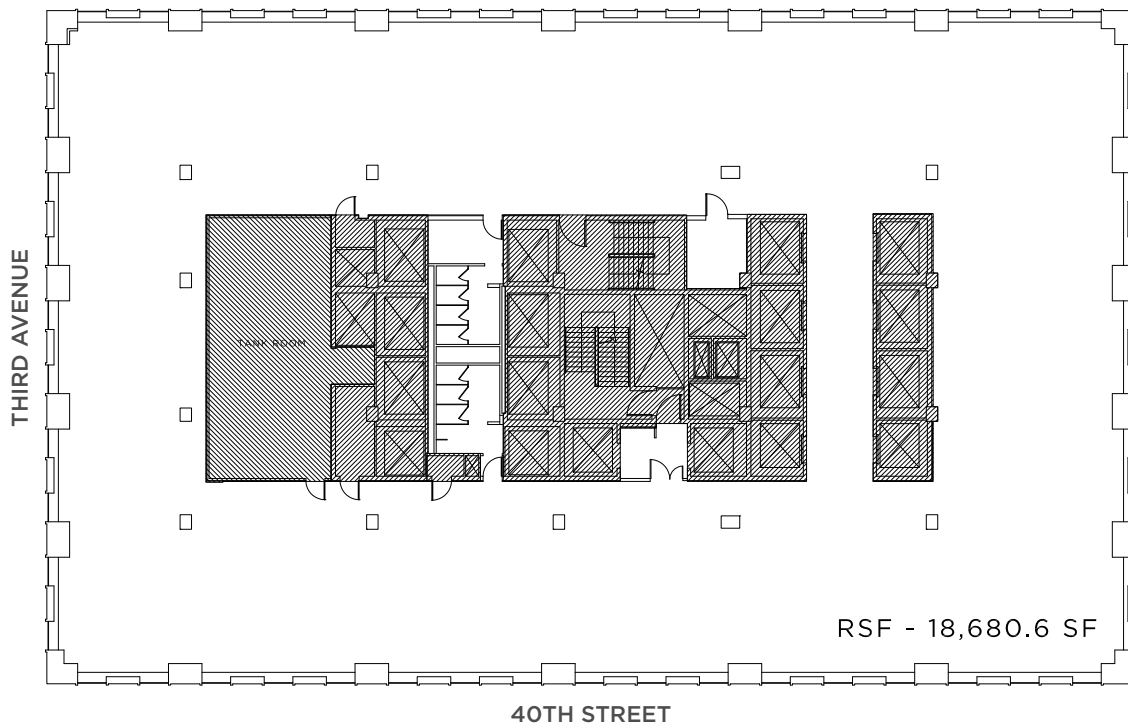
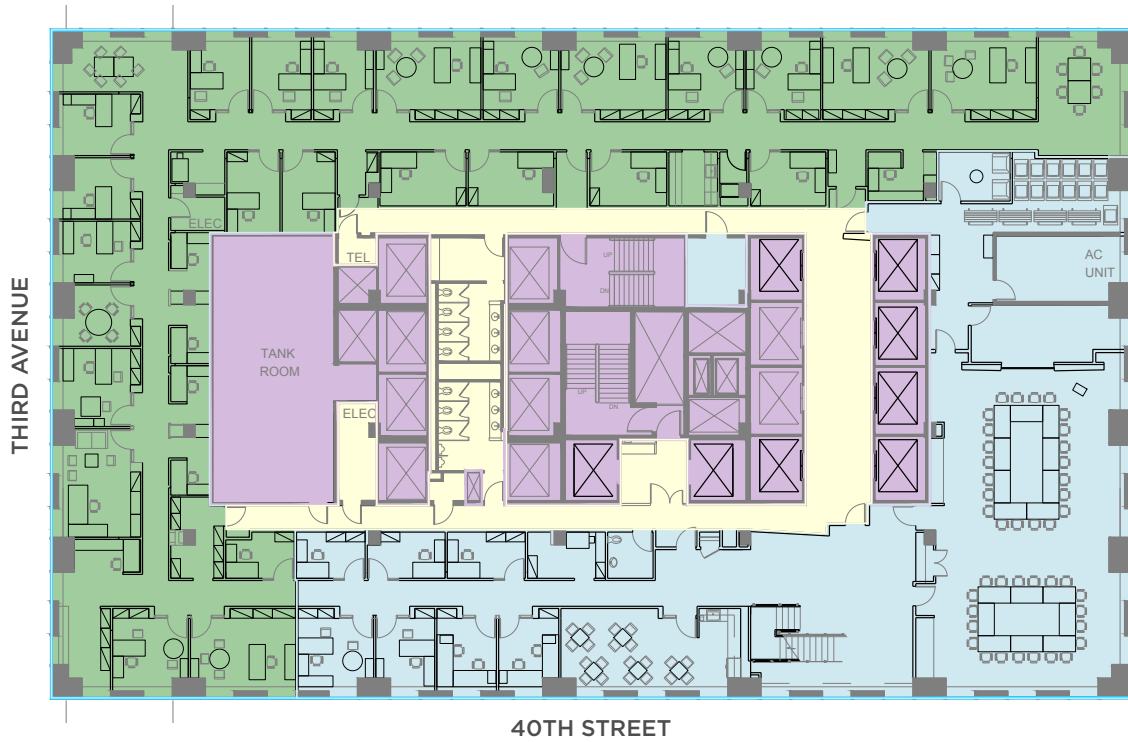
Transportation

The Building is located within 2 blocks of Grand Central Station.





18TH FLOOR - FLOOR PLAN



CORE AND SHELL FLOOR PLAN





RENDERINGS

