

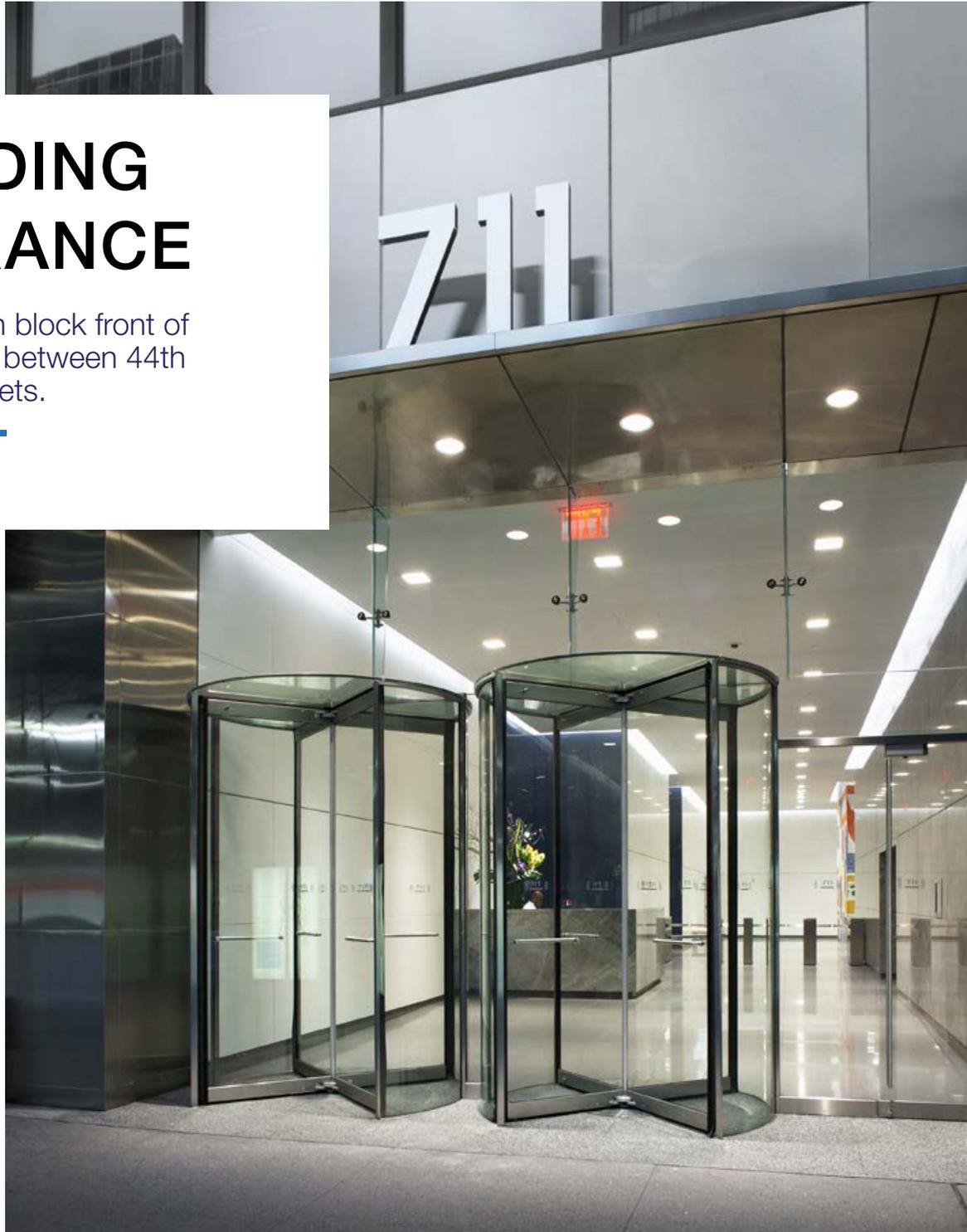


711

THIRD AVE

BUILDING ENTRANCE

Entire Eastern block front of
Third Avenue between 44th
and 45th streets.



THE LOBBY

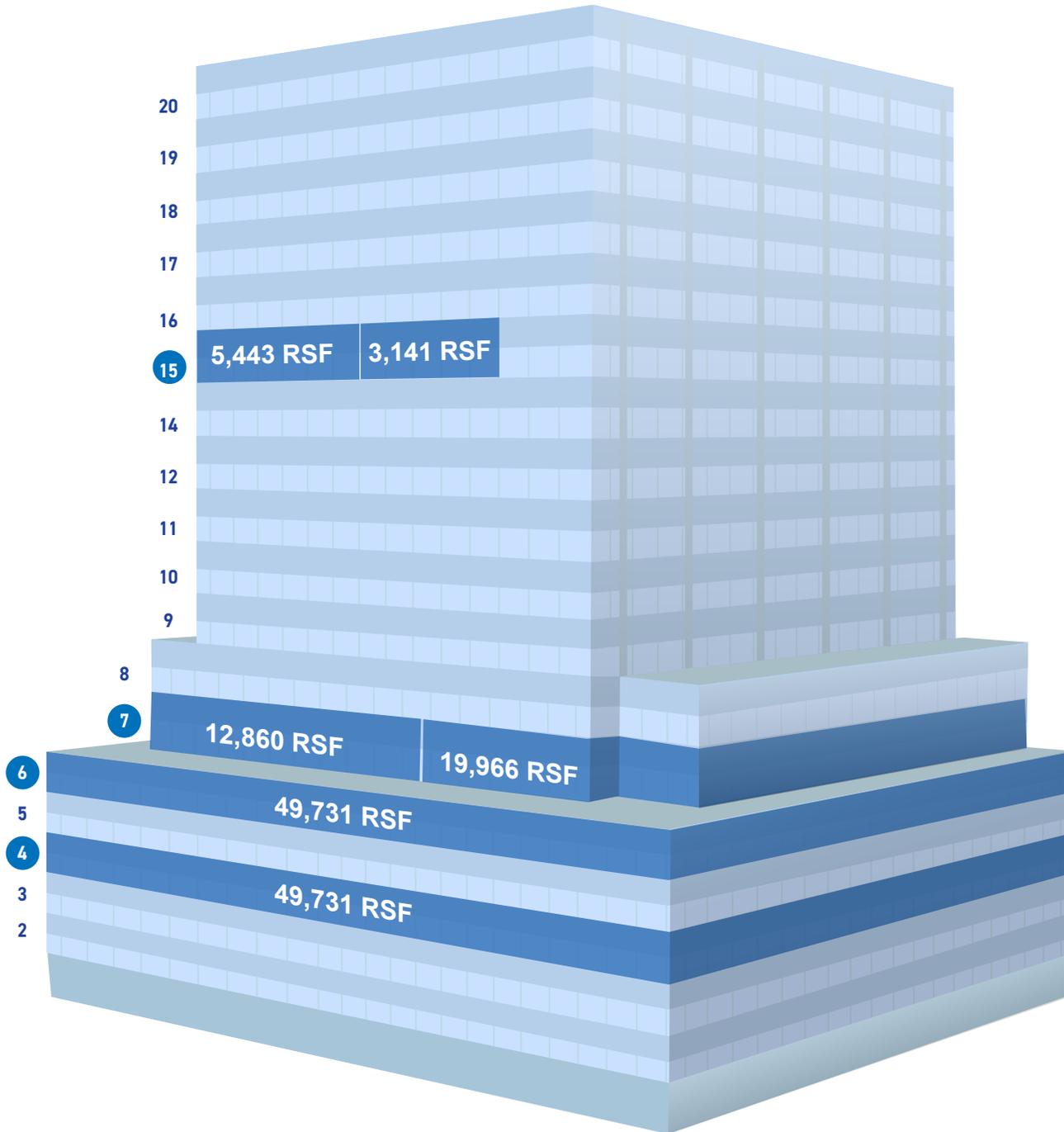
The design of the lobby at 711 Third Avenue creates a space to celebrate the Hans Hoffman mosaic mural. Inspired by modern museum spaces around the country, the lobby becomes an expansive white gallery. White crystalline Greek marble called Thassos was chosen as the finish for walls surrounding the mural, and reflects the mosaic's bold colors. The use of Italian grey marble Blue De Savoie on the adjacent walls keeps the effect from becoming too overpowering. Thassos stone also serves as a background for another piece of art in this lobby – two polished stainless steel sculptures by American modernist Jose de Rivera.

HANS HOFMANN

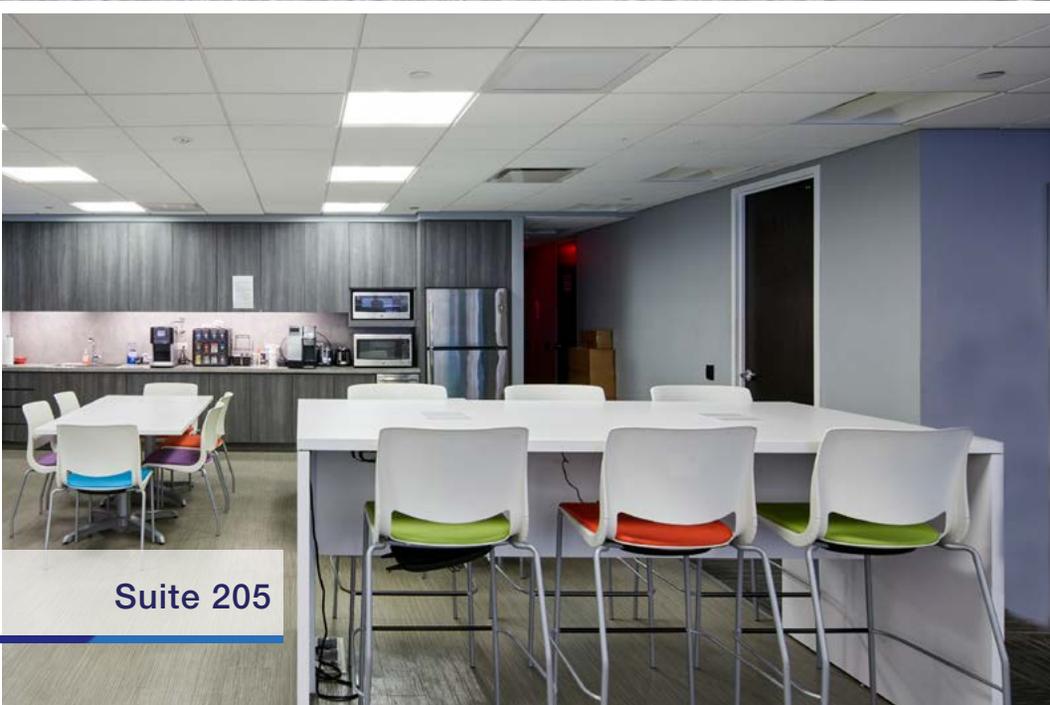
Hans Hofmann was one of the most important figures of postwar American art. He played a pivotal role in the development of Abstract Expressionism and the New York School. The Hofmann 711 3rd Avenue mural is a rare example of Abstract Expressionism standing the test of time architecturally, holding its own among the more narrative murals of Rockefeller Center and the Empire State Building. This mosaic mural was created in 1955 and represents one of only two such works by Hofmann.



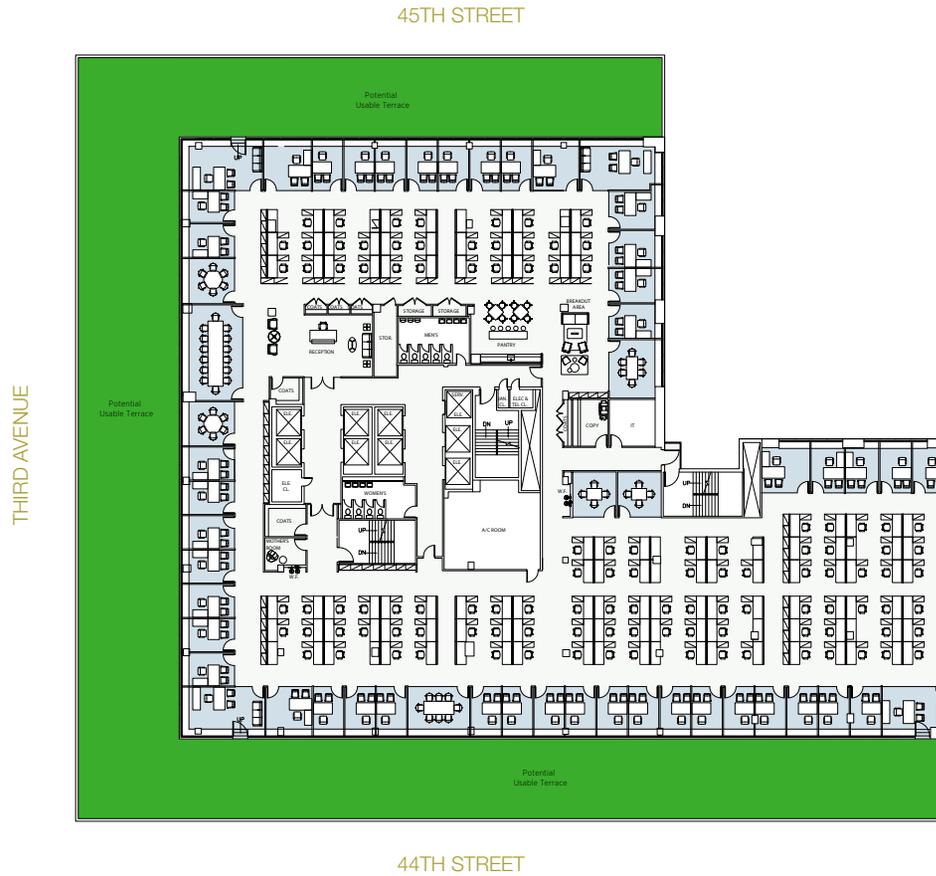
STACKING PLAN



Available

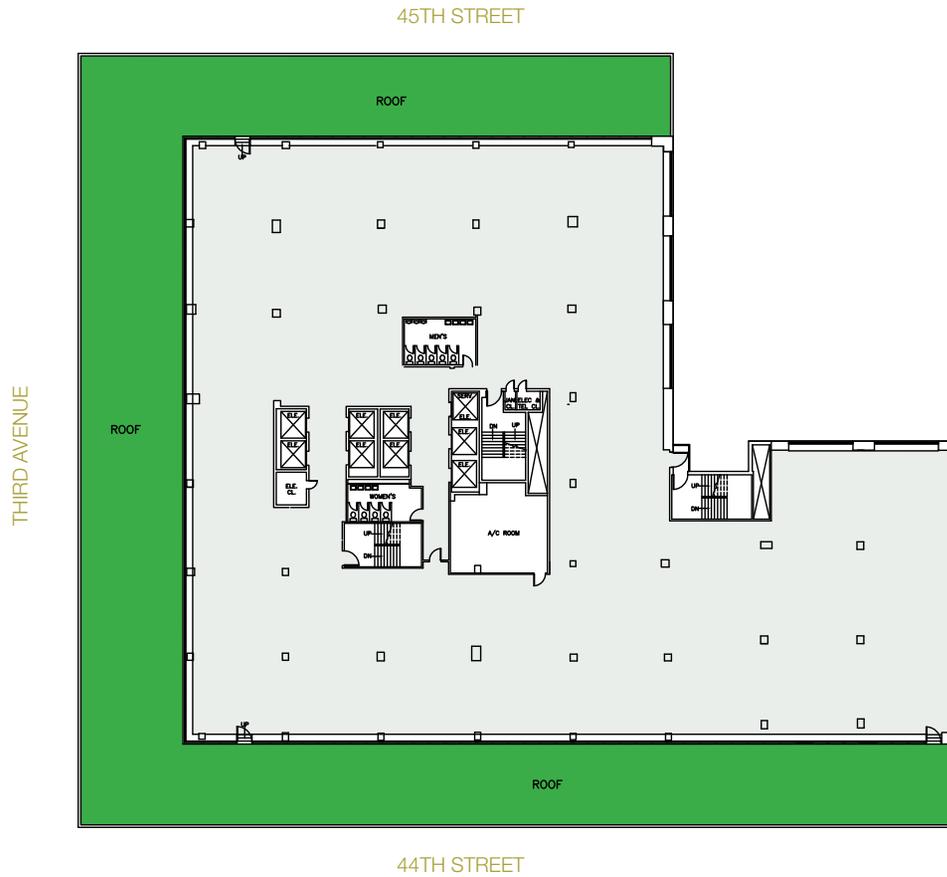


Suite 205



FLOOR KEY

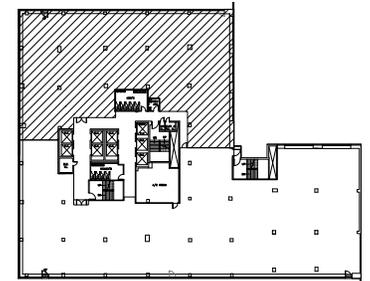
Total Offices	48	Pantry	1
Workstations	111	Reception	1
Conference Rooms	4		
		Total Personnel	160

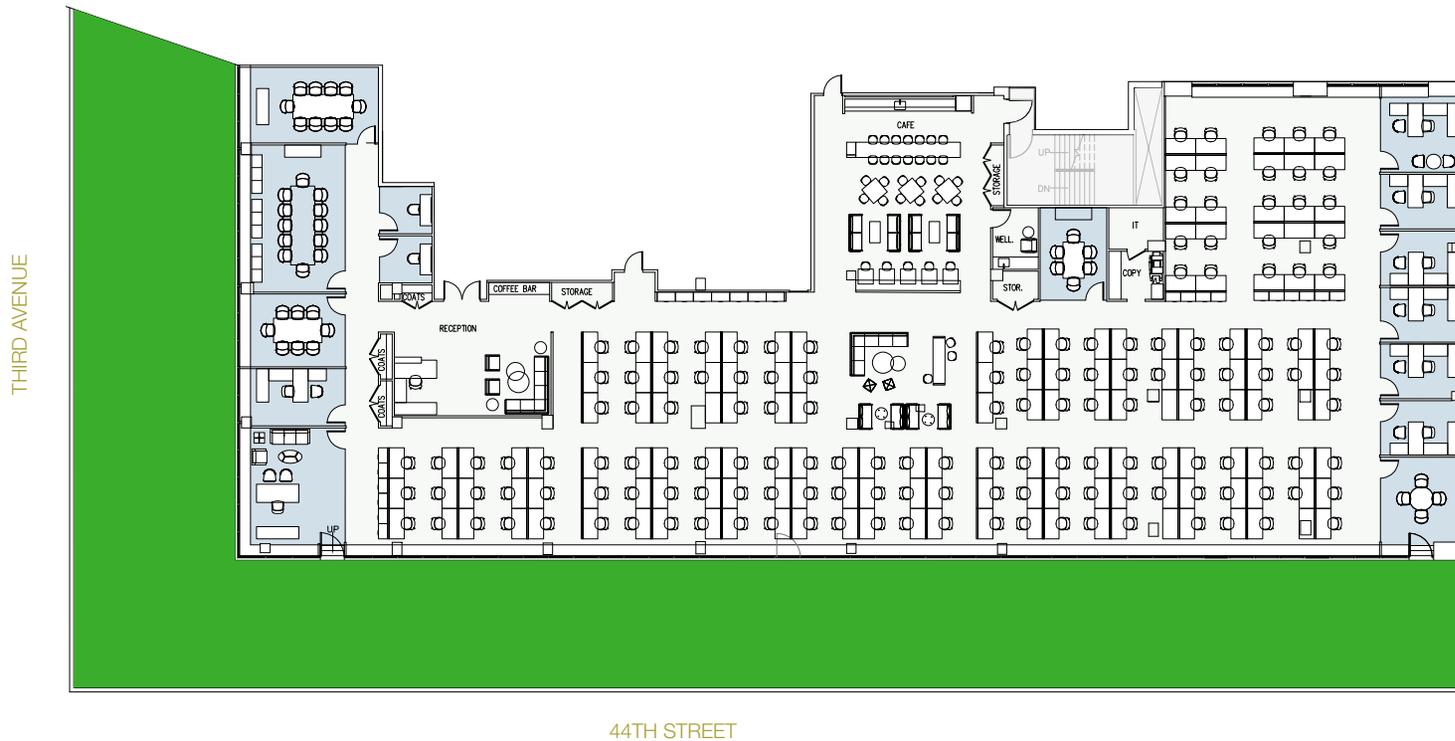




FLOOR KEY

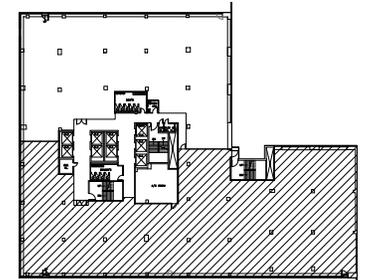
Total Offices	9	Phone Rooms	1	Reception	1
Workstations	80	Wellness Room	1	IT Room	1
Conference Rooms	3	Cafe	1		
				Total Personnel	90





FLOOR KEY

Total Offices	8	Cafe	1
Workstations	150	Reception	1
Conference Rooms	5	Phone Rooms	2
Total Personnel		159	





7th Floor
artist rendering



7th Floor Terrace
artist rendering

BUILDING SPECIFICATIONS



LOCATION	Entire Eastern block front of Third Avenue between 44th and 45th Streets	
YEAR BUILT	1955 Renovated 2009	
ARCHITECT	William Lescaze & Associates	
BUILDING HEIGHT	Twenty (20) Floors and basement and garage	
BUILDING SIZE	592,772 rsf	
BUILDING CONSTRUCTION	<ul style="list-style-type: none"> • Concrete-encased steel framing supported by steel-reinforced concrete piers • Facade: White glazed brick on lower pedestal; glazed blue brick on high-rise tower • Lobby: Thassos stone walls, terrazzo floor and museum-quality lighting; exquisite Hans Hoffman mosaic mural surrounding elevator core 	
FLOOR LAYOUT	Center Core	
FLOOR SIZES	Basement	26,961 rsf
	Garage	17,734 rsf
	Ground	27,802 rsf
	Floors	2-6 48,887–49,731 rsf
	Floors	7-8 32,826 rsf
	Floor	9 17,587 rsf
	Floors	10-20 19,025 rsf
FLOOR LOADS	Floor	2.75 lbs psf
	Floors	3-20 50 lbs psf
TYPICAL SLAB HEIGHTS	10' 6"	
COLUMN SPACING	18' 9"	

ELEVATORS	Eight (8) passenger, one (1) freight elevator Loading dock is located on 45th Street
HVAC/ SUPPLEMENTAL COOLING	Two (2) 800-ton steam turbine chillers Internal air handling units and perimeter fan coil units located on each floor. Operating hours are 8am - 6pm, Monday-Friday D The building hours of operations are 8:00am-8:00pm.
ELECTRIC	One (1) 5,000-amp and one (1) 6,500-amp, 120/208-volt, three (3) -phase service Electric closets on each floor Up to six (6) watts per sq. ft. available for tenant use
LIFE/SAFETY	Edwards 3800 Class E System; building fully sprinklered; 475 kW emergency generator for life safety
SECURITY /ACCESS	<ul style="list-style-type: none"> • Coordinated program of controlled electronic access • Electronic surveillance and uniformed security guards on a 24/7 basis • Electronic turnstiles and messenger service
TELECOM/CABLE	Verizon, Spectrum Business Wired Certified Platinum
TRANSPORTATION	Close proximity to Grand Central Terminal
AMENITIES	Three (3)-level, 165-car parking garage with access on 44th and 45th Streets
ENERGY PERFORMANCE	Energy Star rated, LEED Gold, BOMA 360 Performance Building

NEIGHBORHOOD MAP





at 420 Lexington Avenue

