

A BOUTIQUE OFFICE
WITH PRESENCE

630

630 THIRD AVENUE
NEW YORK

**630 THIRD AVENUE.
BOUTIQUE OFFICE 3 MINS
FROM GRAND CENTRAL.**

Just three minutes' walk from Grand Central Terminal, 630 Third Avenue sits in prime position on Midtown Manhattan's Third Avenue corridor.

At 262,791 RSF and 23 stories, 630 Third offers a range of flexible space including pre-builts from 4,500 RSF to full floors of 16,000 RSF - both pre-built, and raw.

The building is undergoing a significant capital improvement program which includes improved street presence and a canopied entrance, a new lobby, and a full floor of hospitality-inspired amenities including conferencing, a bar, and collaborative seating areas.



630

630 THIRD AVENUE

Game,
Set,
Ouch.

spear

Entrance

**STRONG STREET STATURE,
AND AN INVITING NEW LOBBY.**

630 Third Avenue's inviting new canopied entrance leads into an elegantly reimagined lobby which includes a custom marble reception desk with warm wooden panelling, and a welcoming soft seating area for visitors.



Lobby – reception desk and seating



10th floor office



19th floor office



PRESTIGE WITHOUT THE PREMIUM

The amenities at 630 Third Avenue occupy a full floor, with intelligently-designed, inviting spaces for collaboration, conferencing and socializing. The amenity floor benefits from both inside and outside space on the building's landscaped sunlit terrace.





10th floor pantry



19th floor bar



19th floor terrace

THE WALK TO GRAND CENTRAL TERMINAL

2 blocks in a **3** minute walk to the **4, 5, 6** and **7** plus the **S** to Times Square, and the Metro North and LIRR trains.

GRAND
CENTRAL
TERMINAL



Metro-North
Rail Road

Long Island
Rail Road



PARK AVE

LEXINGTON AVE

3RD AVE

E 44TH ST

E 42ND ST

E 41ST ST

E 40TH ST

E 39TH ST



LOCAL AREA AMENITIES

DINING

- 1 Le Pavillion
- 2 Capital Grille
- 3 Point Seven
- 4 Bobby Van's
- 5 Oyster Bar
- 6 Bergamo's
- 7 Aresky's Patroon
- 8 Campbell Apartment
- 9 Cipriani (Grand Central)
- 10 Sinigual
- 11 Ammos Estiatorio
- 12 Zuma New York
- 13 Le Brochette Steakhouse
- 14 Momosan Ramen & Saki
- 15 Previti Pizza & Pasta
- 16 Ongi
- 17 Jumieka Grand
- 18 Docks Oyster Bar

PRIVATE CLUBS

- 1 Yale Club
- 2 Harvard Club
- 3 Cornell Club
- 4 Penn Club

CASUAL DINING

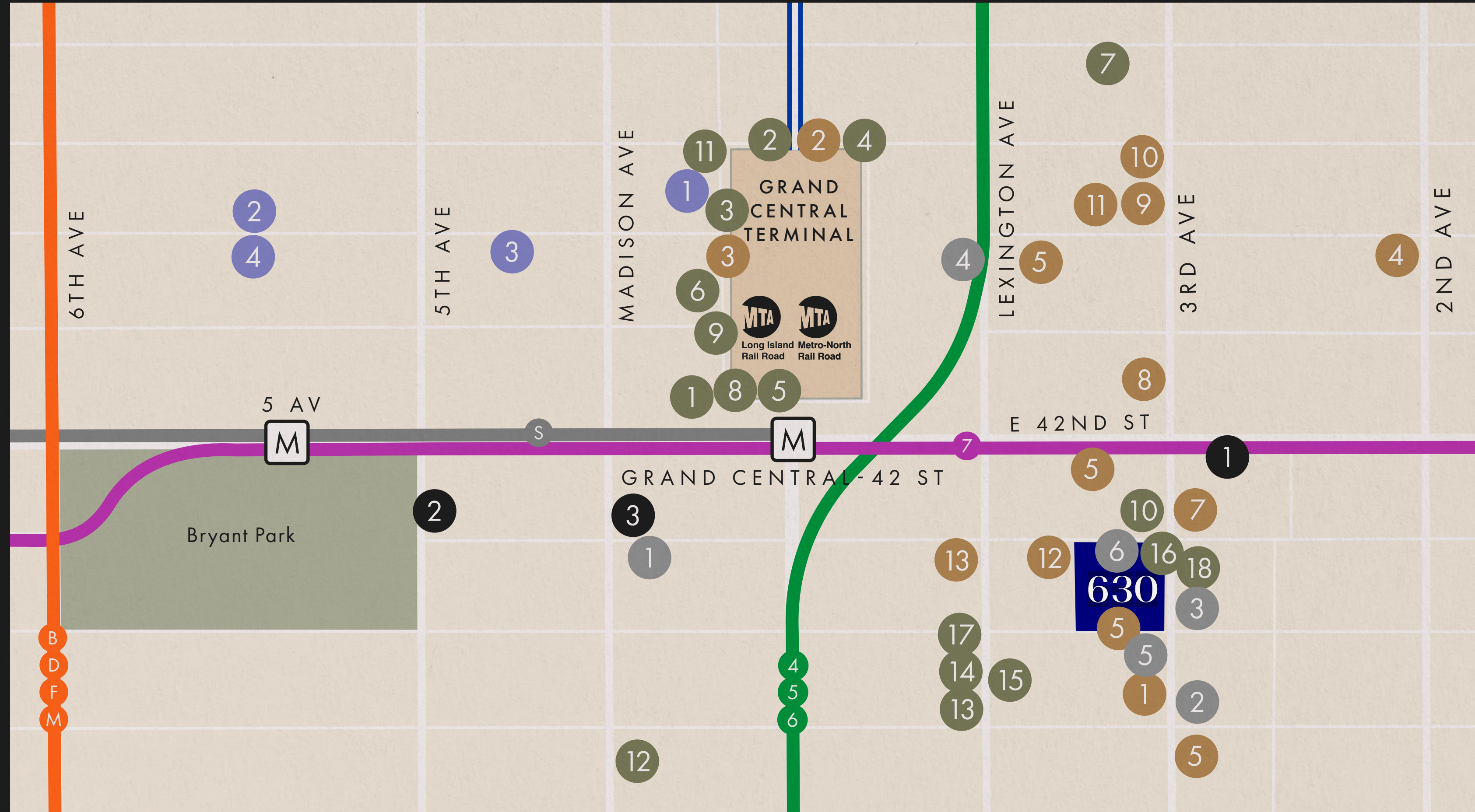
- 1 Shake Shack
- 2 Jack's Stir Brew Coffee
- 3 Black Seed
- 4 The Casual Greek
- 5 Starbucks (3 locations)
- 6 Dig Inn
- 7 Pret a Manger
- 8 Joe and the Juice
- 9 Cava
- 10 Little Collins
- 11 Maman
- 12 Alberts
- 13 Zuckers bagels & smoked fish

HOTELS

- 1 The Westin Grand Central
- 2 Andaz Hotel
- 3 Library Hotel

HEALTH & FITNESS

- 1 Sportslab NYC
- 2 Orange Theory
- 3 NYSC
- 4 Equinox
- 5 PureGym
- 6 Spear Physical Therapy





Library Hotel

LOCAL AREA AMENITIES



Grand Central



Aretsky's Patroon



Bergamo's

SPECIFICATION

BUILT	1958	ARCHITECTURAL STYLE TYPOLOGY	Mid Century Modern	LIFE SAFETY	Sprinklered. Class E Fire Alarm System, with battery backup stairwell lighting
HEIGHT	23-story building	FACADE/ STRUCTURE	Existing black granite piers, black framed storefront, painted limestone. Structure is concrete slabs, steel columns and beams, encased in concrete	ELEVATORS	Elevator Weights: – Low Rise Floors – 3,500LB – Upper Stack Floors (Freight included) – 3,000LB – Service Elevator – 4,200LB – All Low Rise & Upper Stack elevators have card control access
BUILDING SIZE	262,791 RSF	WINDOWS	Operable windows ~5'–6" H windows (8'–6" overall, with ~3'H perimeter convectors)	TENANT ACCESS	Building attended 24hrs a day with Electronic Access Control with integrated visitor management system
FLOOR SIZES	2–12: 15,800 RSF 14–18: 10,600 RSF 19–23: 6,000 RSF	SLAB HEIGHTS	10'–0" Slab to slab, typ 9'–6" clear to underside of slab, typ Ground floor: 13'–3" to UOS		
BUILDING RENOVATION	<ul style="list-style-type: none">– Building repositioning– Entry canopy, signage & ground floor expression– Lobby renovation and upgrades– Elevator design upgrades– New building amenity floor, including terrace– Elevator design upgrades with card access– Prebuilt office floors– Exterior repaint of first two floors	FLOOR LOADING	50lbs per square foot		
		SECURITY	24-7 CCTV with Electronic Access Control		
		TELECOM	Providers include – Pilot Fiber, Cogent, Verizon Fios, Spectrum, Broadview, AT&T		
FLOOR LAYOUT	Side Core with windows on 4 sides, approx 1 - 2 bays, two on base floors, one on upper.	HVAC	Perimeter units with integrated fan system for heating and cooling supplied by 600 Ton Chiller. ConEd Steam		
ARCHITECT	Emery Roth Studios Architecture (2026)				