

Contemporary Class-A
Tower in Manhattan's
Grand Central Business
District



The Property



777 THIRD AVENUE

Designed using an international architecture style, 777 Third Avenue pairs simplicity and balance with an elegant plaza, featuring sculptures made by Beverly Pepper and Theodore Ceraldi.

This Class-A property is a leading destination for Midtown-based firms, and is proud to house multiple blue-chip companies. 777 Third Avenue hosts a 24/7 Attended Lobby, a dedicated Messenger Center, and a Parking Garage.



Highlights

Enhanced Air Quality & Monitoring



MERV-14 filtered HVAC systems (one level higher than the ASHRAE recommendation). Indoor air quality sensors installed, with a live dashboard accessible on Sage Connected.

Cleaning Solutions / Enhanced Cleaning Procedures



Chemical-free, non-toxic disinfecting solutions and cleaning protocols, backed by Tersano, are used throughout the property. Tersano works using water and stabilized aqueous ozone, a highly effective cleaning agent that breaks down dirt, grease, and other contaminants.

Connectivity / Telecom



Selection of 8 unique high-speed fiber connectivity sources available to Tenants.

Green Lease Leader



Certified as a Green Lease Leader at the Silver level, reflecting our commitment to energy-aligned leasing practices and sustainability leadership.

GBAC Star



GBAC Star accreditation. Sage is the first commercial real estate owner/operator to earn the GBAC STAR accreditation for its entire portfolio of properties.

Messenger Center



Inbound and outbound services, open Monday through Friday from 8:00 AM - 8:00 PM.

Bicycle Parking



Bicycle racks located on 48th Street.

Parking Garage



Parking garage located within the property on 49th Street.

Powered Security



Darktrace Cyber Security (leading cyber-AI company).

KOLO



Smart Restroom Monitoring System.

Back-Up Generator



Back-up generator on-site for Fire and Life Safety.

Specifications

Location	Third Avenue between 48th and 49th Streets.	Number of Floors	38	Attended Lobby	24/7 year-round
Year Built	1963	Elevators	+ Floors 2 – 12: 6 cabs + Floors 14 – 39: 5 cabs	HVAC	+ Monday through Friday 8:00 AM – 8:00 PM. + Enhanced with MERV-14 filters.
Year Renovated	2010	Typical Floor Size	+ Floors 2 – 12: 24,832 RSF + Floor 14: 17,459 RSF + Floors 17 – 38: 13,104 RSF	Watts	6 watts PSF
Owners	William Kaufman Organization and The Travelers Companies, Inc.	Ceiling Heights Slab-to-Slab	+ Floors 2 – 12: 10'7" + Floor 14: 11'7" + Floors 17 – 38: 10'7"	Floor Load Capacity	50 pounds PSF
Property Management, Member Experience, and Leasing	Sage	Security	24 hours, 7 days a week. Turnstile access via Sage Connected (or key card).		
Rentable Building Area	620,000 SF				

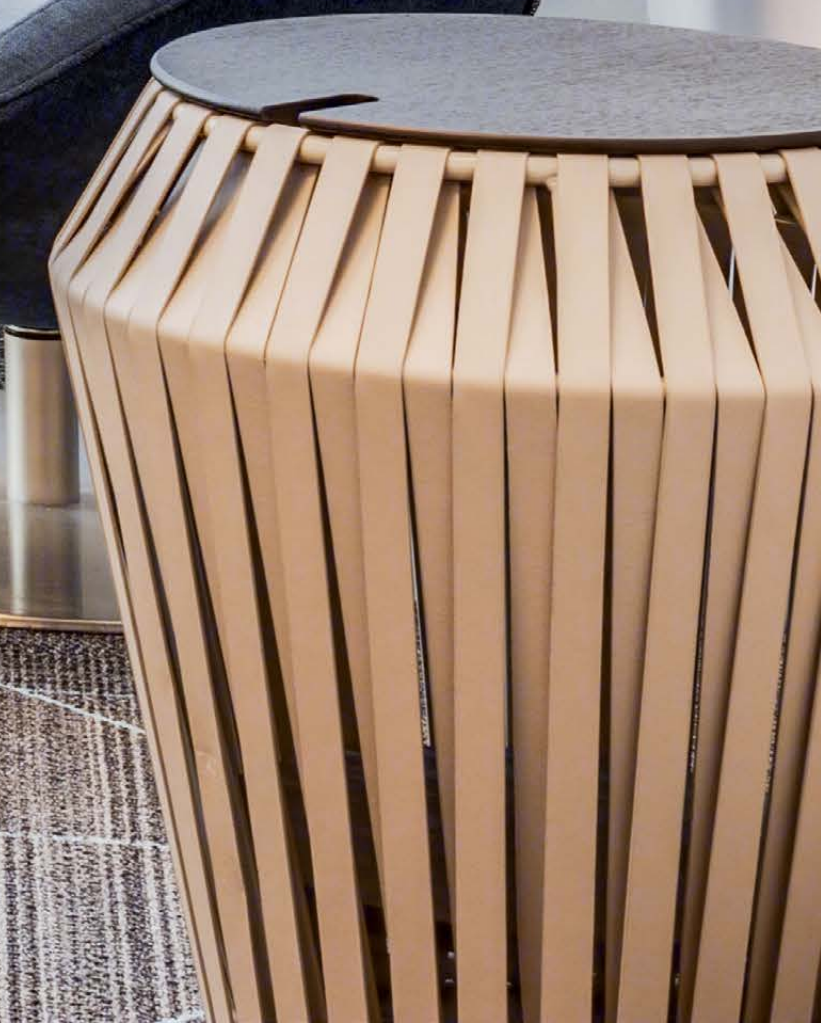
Office
Interiors
Palette



Expertly Built with Elevated Design

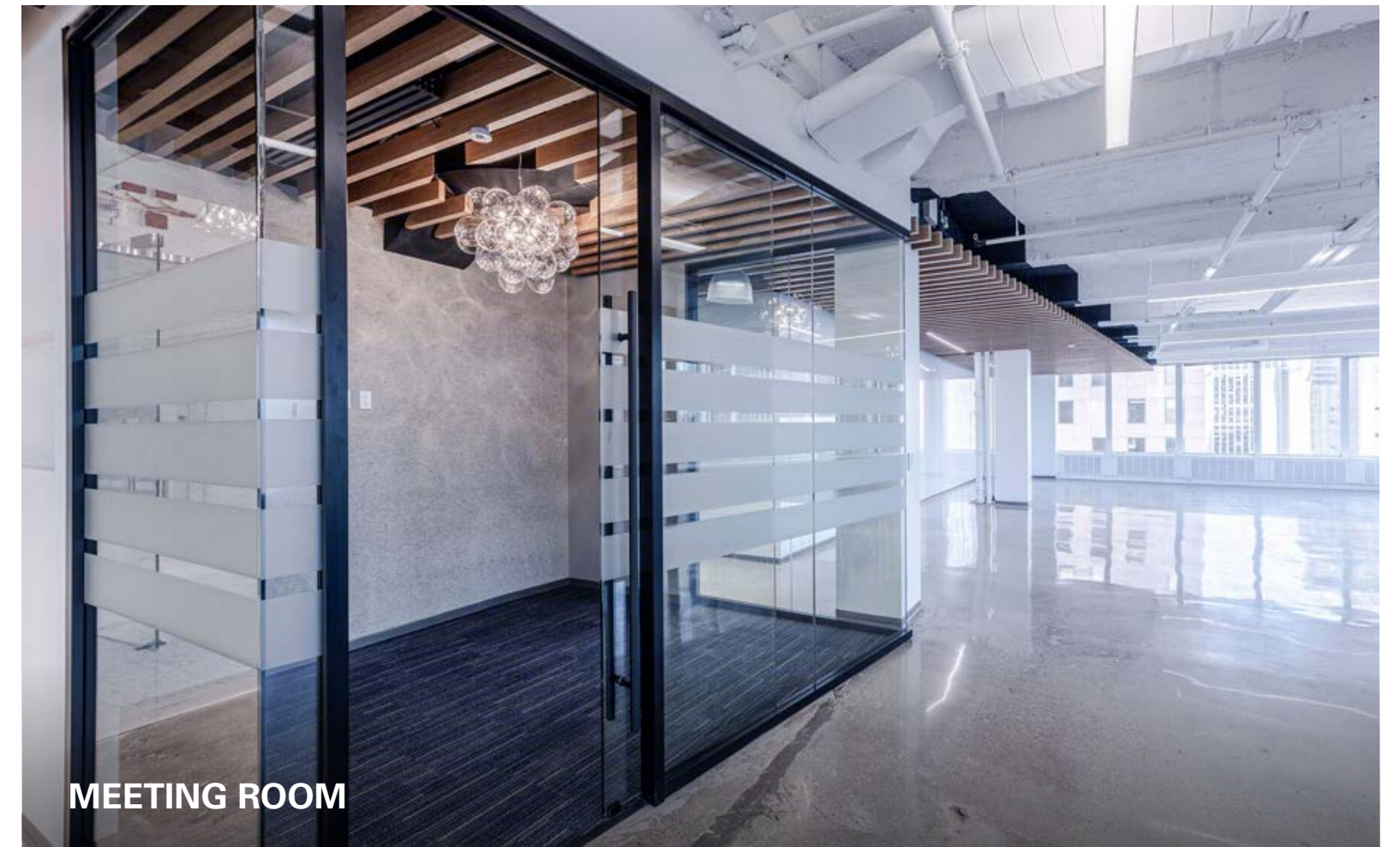
We build thoughtful office interiors, informed by workplace strategy, and design spaces to enhance your productivity and inspiration.





Contemporary

Sage's Contemporary design aesthetic is inspired by 777 Third Avenue's sleek and modern finishes. The matte black fixtures, combined with white onyx-inspired countertops, subway tiling backsplash, glass bulb chandeliers, industrial concrete floors, and open ceiling with decorative wood accents, create a contemporary balance that is both playful and sophisticated.



ICE ONYX TILE
COUNTERTOPS



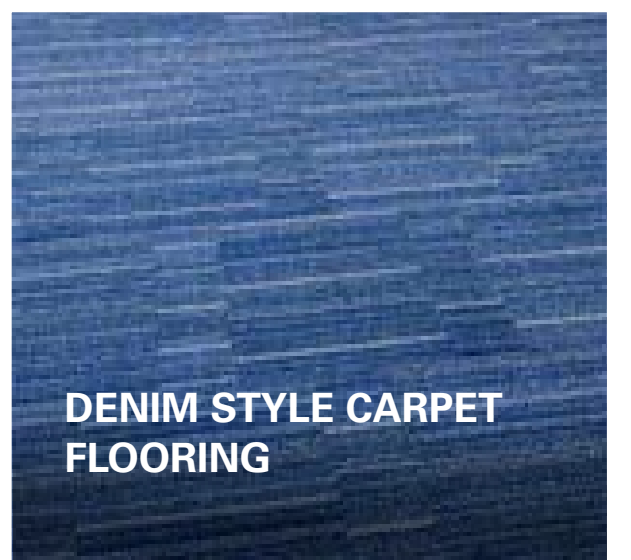
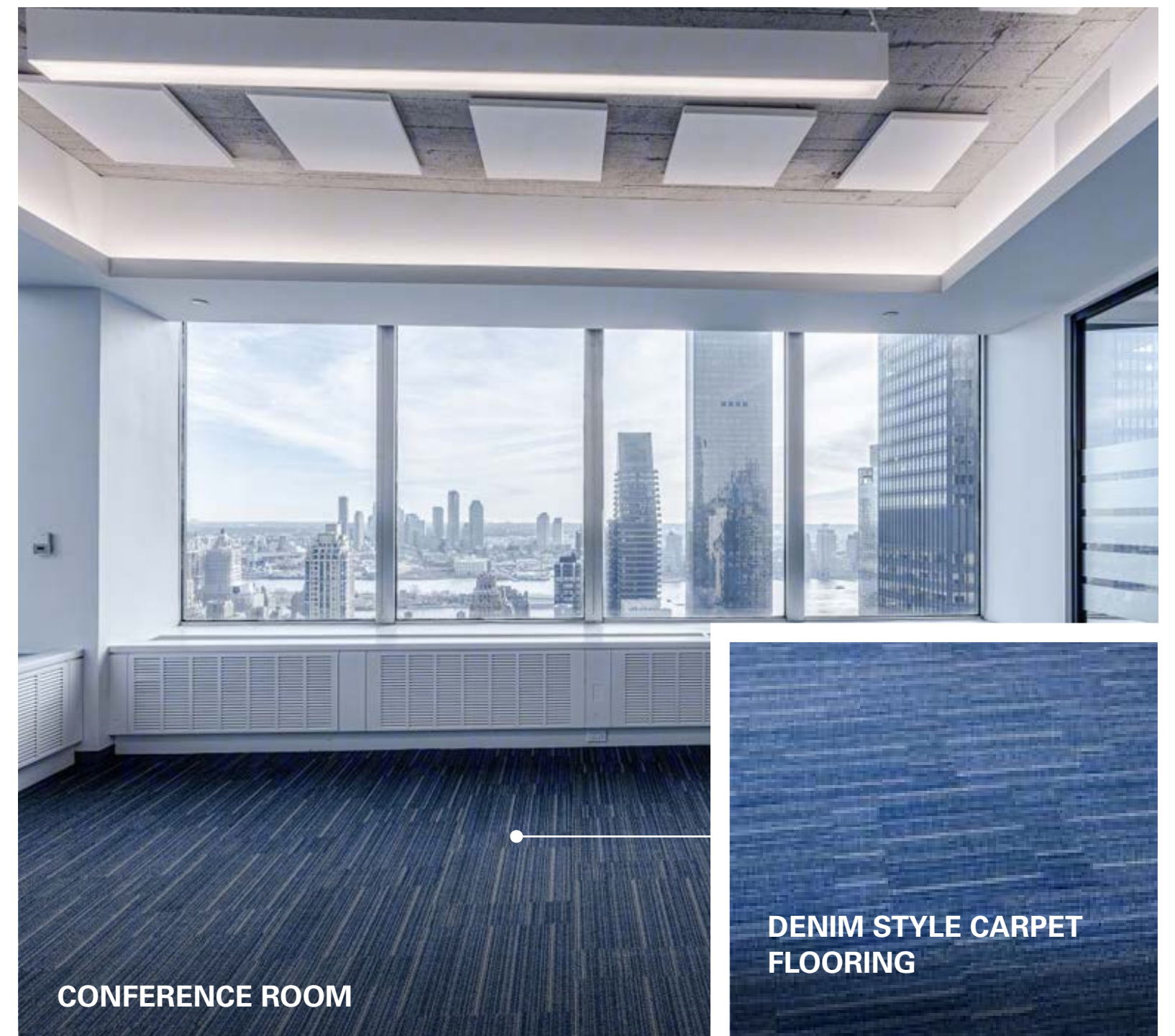
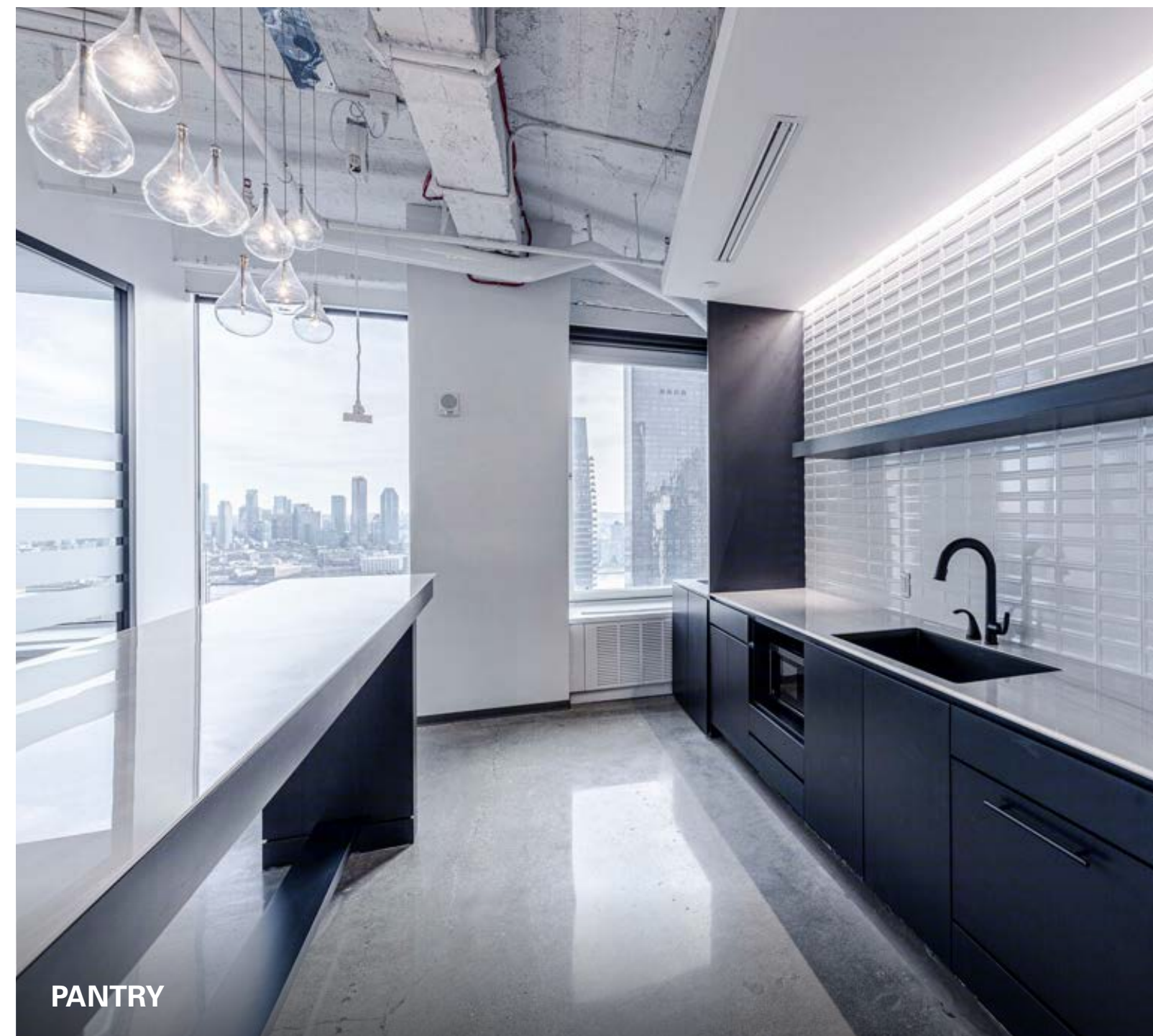
WHITE ONYX TILE
COUNTERTOPS



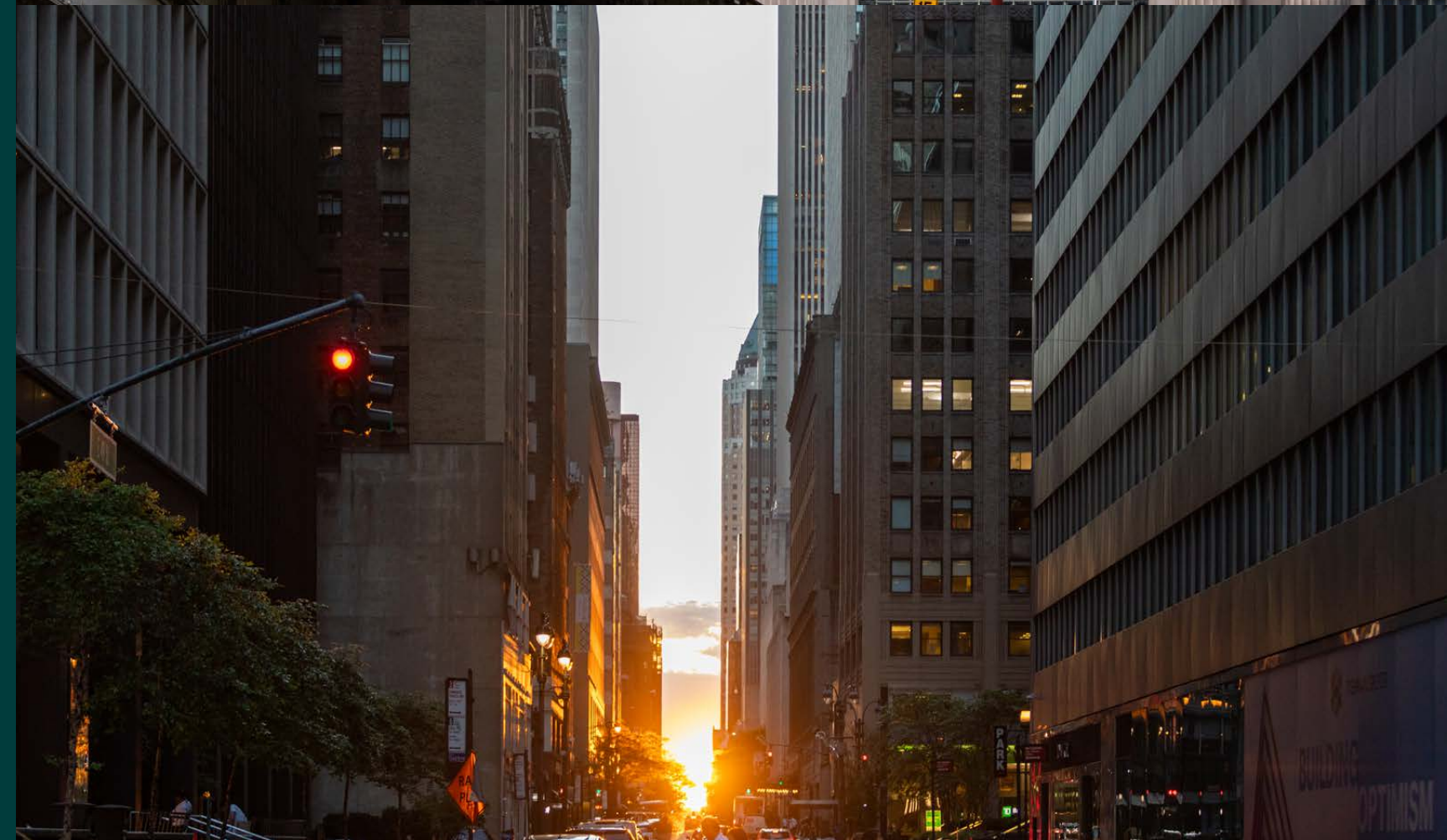
CRISTALLO TILE
COUNTERTOPS



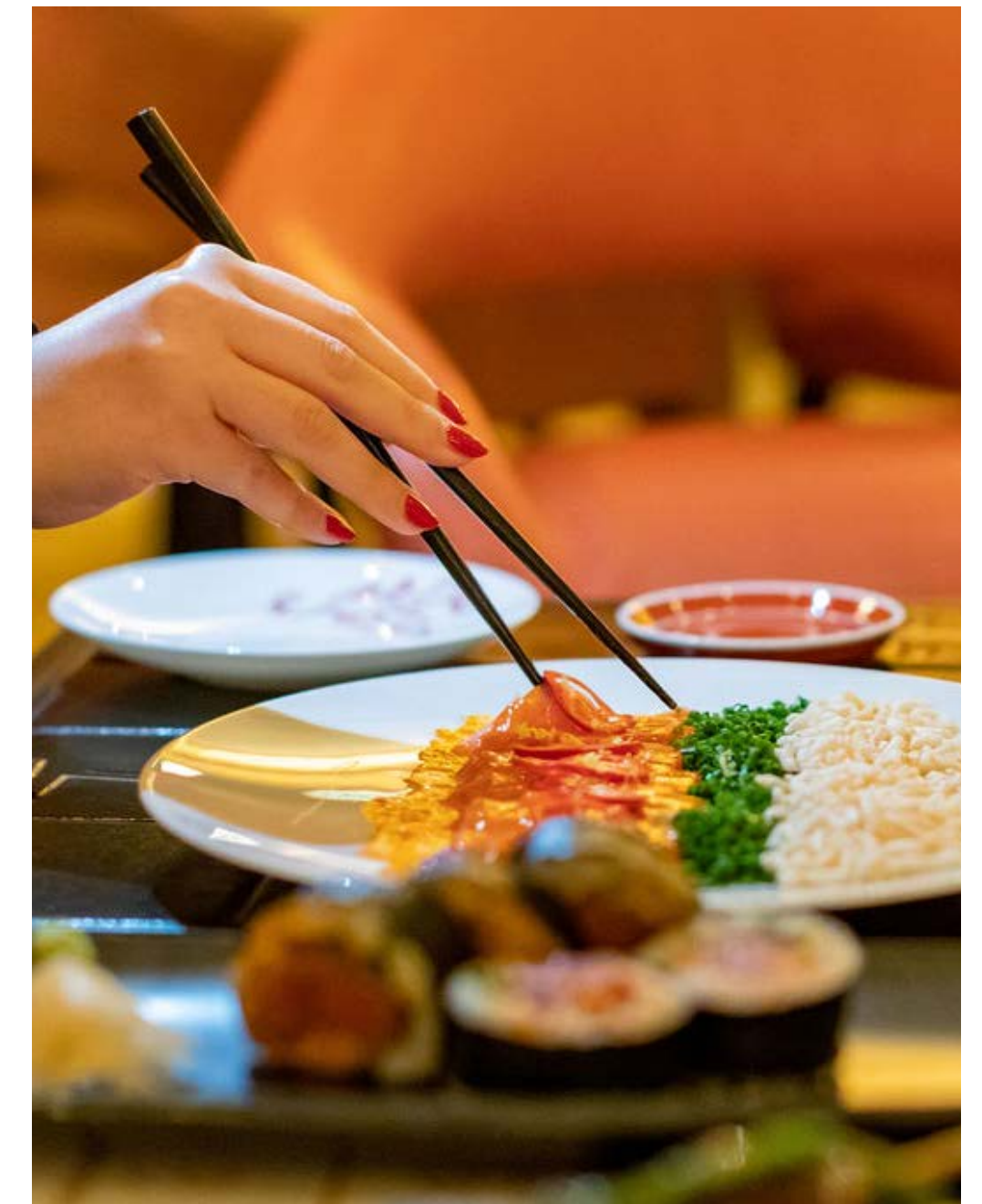
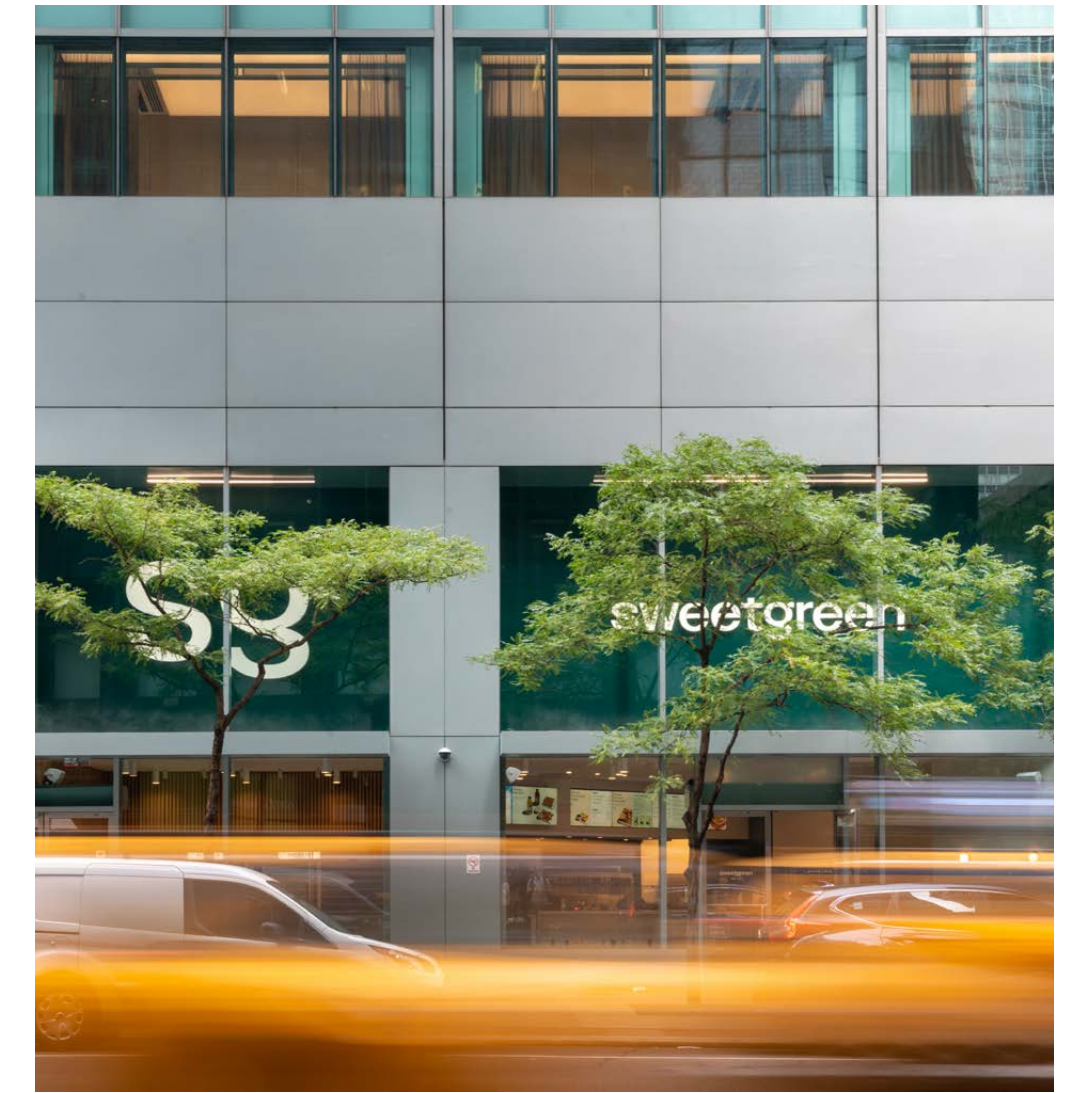
POLISHED CONCRETE FLOOR
FLOORING



Prime Manhattan:
Grand Central
Business District



THE NEIGHBORHOOD



Situated in the heart of the transit-rich Grand Central Business District, 777 Third Avenue is surrounded by business lunch hot spots, cafes, and happy hour bars, with a multitude of transportation options.

THE NEIGHBORHOOD

Around Town



Quick Bites

- 01 Just Salad
- 02 Dos Toros Taqueria
- 03 Ess-a-Bagel
- 04 Blank Slate Coffee & Kitchen
- 05 Inday
- 06 Juice Generation
- 07 Dr Smood
- 08 Hugh Food Hall
- 09 Urbanspace Lexington Food Hall
- 10 Urbanspace Vanderbilt Food Hall
- 11 Grand Central Market
- 12 Cafe Serafina



Business Lunch & Dinner

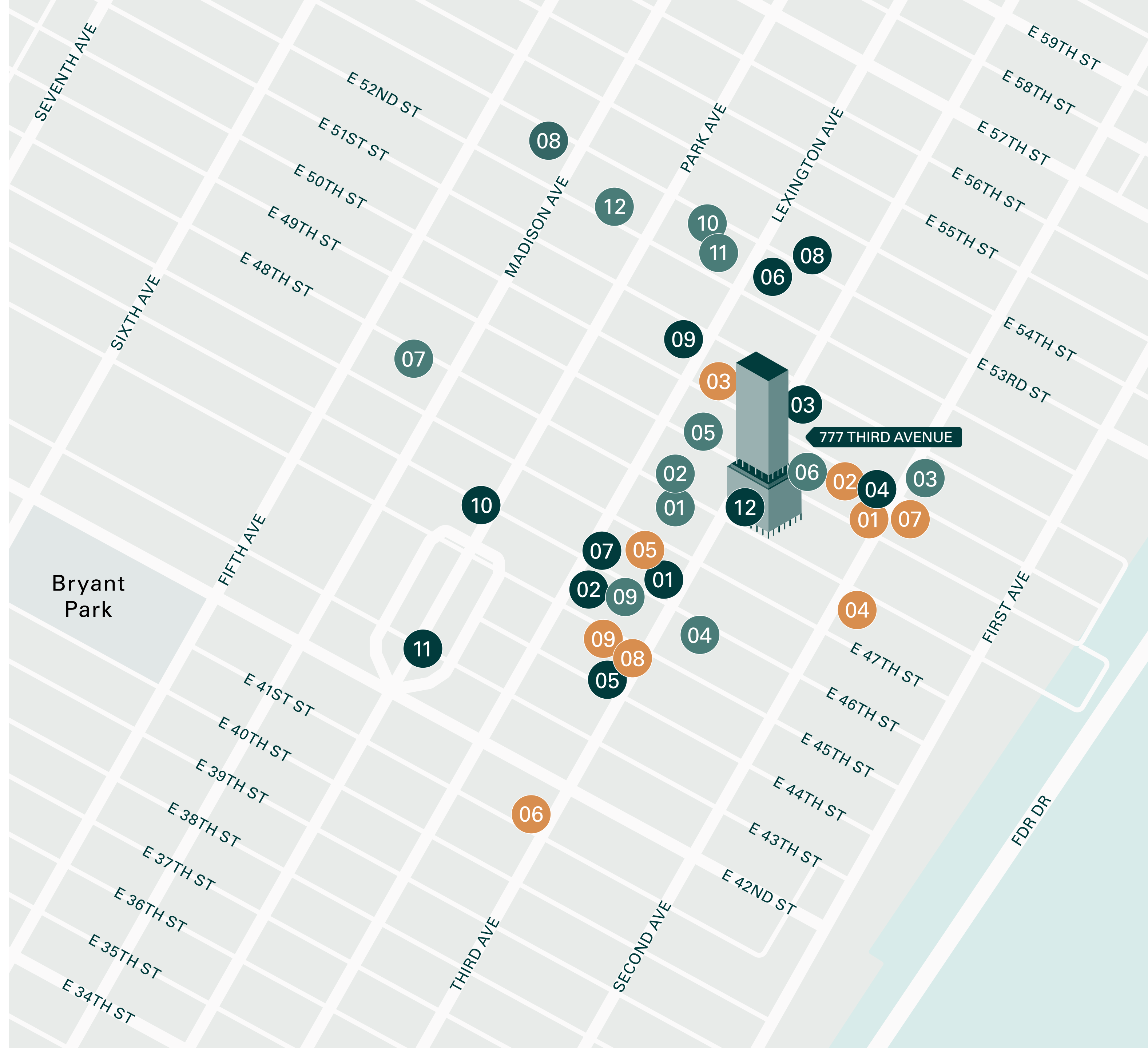
- 01 Sea Fire Grill
- 02 Avra Estiatorio
- 03 The Smith
- 04 Sparks Steak House



Happy Hour

- 01 La Cava
- 02 Sofia Wine Bar
- 03 Upstairs
- 04 Karaoke DUET 48
- 05 Foxy John's Bar & Kitchen
- 06 Sinigual
- 07 The Press Box
- 08 Bierhaus NYC
- 09 Aretsky's Patroon Rooftop

- 05 Toscana49
- 06 Smith & Wollensky
- 07 Wolf & Lamb
- 08 Empellón
- 09 Aretsky's Patroon
- 10 Lobster Club
- 11 The Grill
- 12 Casa Lever



TRANSPORTATION

Commute with Ease

Grand Central
3 minute walk

Penn Station
11 minute bike ride
19 minute train ride

Lincoln Tunnel
13 minute bike ride
26 minute train ride

East 34th Street Ferry Terminal
8 minute bike ride
22 minute walk

Queensboro Bridge
13 minute bike ride
26 minute train ride

