

**685
THIRD
AVE**

**GRAND
CENTRAL**



Lobby Renovation & New Tenant Lounge

Design Architect:

MdeAS

Furniture Selection:

Fogarty Finger Architects



On-site Food & Beverage



Vino 43
WINE & SPIRITS





Cultural Programs

Tenants of 685 Third enjoy frequent events and monthly programming in the lobby, adjacent park, and amenity center. Inspired by BGO's emphasis on connecting with diverse communities, 685 Third Avenue's art program features a rotation of handpicked art by talented artists, designed to inspire tenants daily and enrich their sense of community, promote mental well-being, and elevate the space's aesthetic and cultural atmosphere.

RTO by BGO

BGO supports Tenants’ efforts to attract employees to Return-to-Office by creating vibrant, amenity-rich workplaces.

As part of this initiative, Tenants of BGO Office properties enjoy these perks across the U.S.



Access to any BGO Office Amenity Center



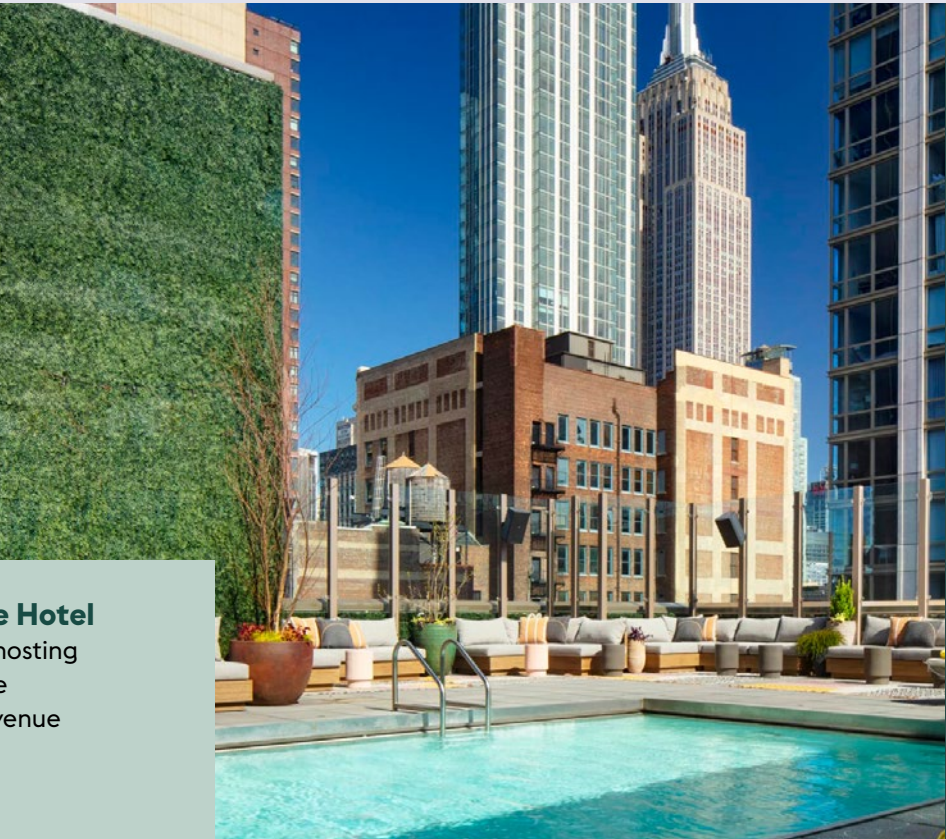
An annual credit towards BGO-owned Amenity Centers and BGO-owned and affiliated Hotels and retailers*



A \$1,000 rent credit and a waived amenity fee for the first year in any BGO Residential community

* Applicable to all new leases and renewals

Discover the exceptional BGO-owned NYC hotel and multifamily properties conveniently located near 685 Third Avenue.



Royalton Park Avenue Hotel

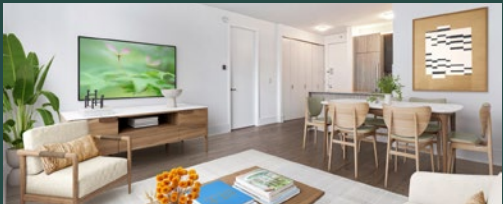
Credits toward executive hosting or convenient travel at the luxurious Royalton Park Avenue South Hotel nearby.

NEARBY MULTIFAMILY PROPERTIES:



Oriana

Only a 15-minute bus ride or a 19-minute walk.



The Biltmore

Conveniently located just 16 minutes via subway or a 23-minute stroll.



The Dylan

Reachable in just 13 minutes by subway.



Octagon

A quick 20-minute drive or a 40-minute journey via bus/subway.

Availability Overview

Amenity Center

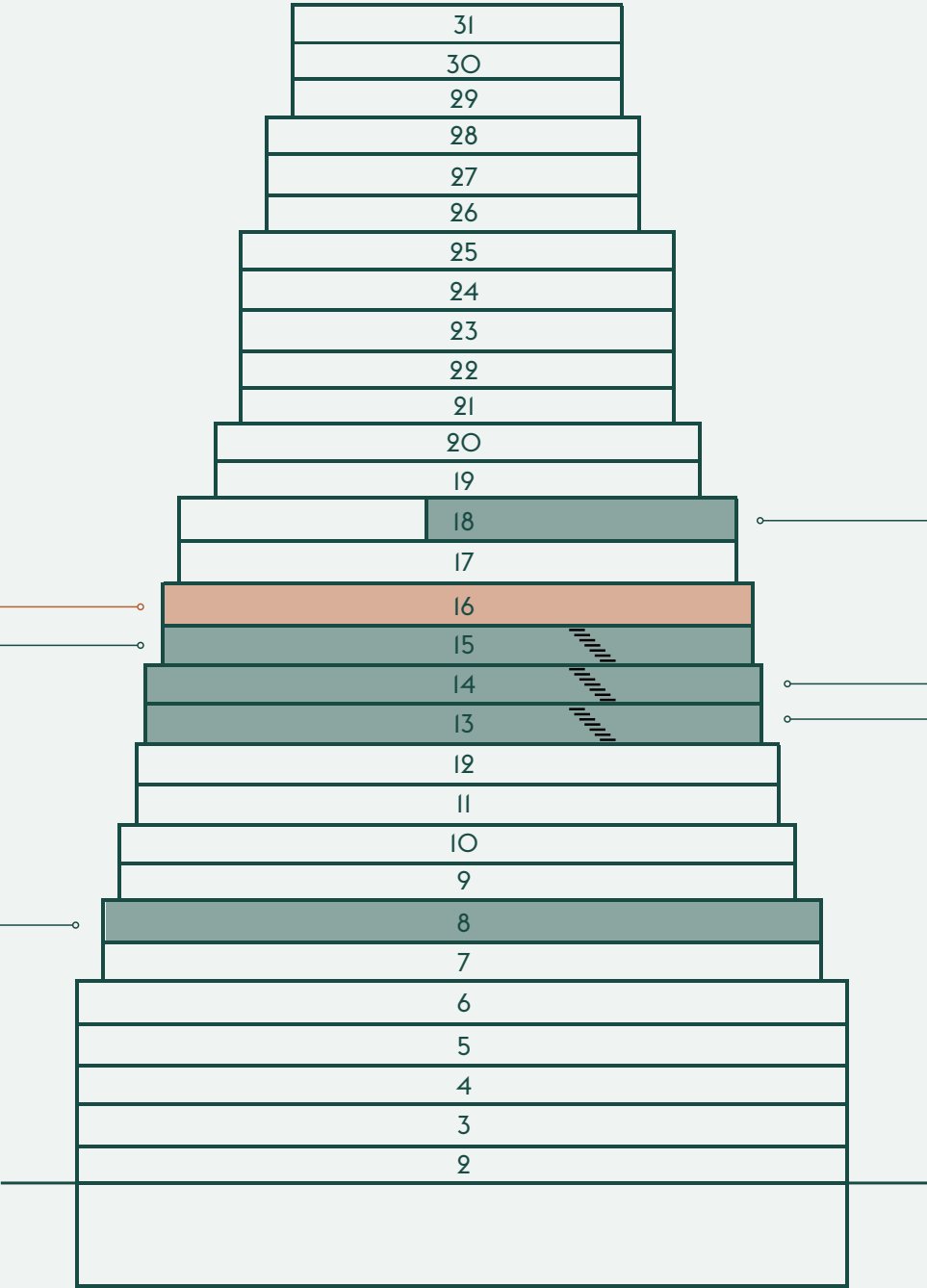
Entire 15th floor | **22,939 RSF**

Space can be refreshed or rebuilt.
Q2 2027 possession

Entire 8th floor | **29,243 RSF**

Currently demised into two second generation units. Space can be refreshed or rebuilt.

 Private Staircase



Partial 18th floor | **5,783 RSF**

Currently built with one conference room, four offices, pantry and open area/training space.

Entire 14th floor | **25,279 RSF**

Space can be refreshed or rebuilt.
Q2 2027 possession

Entire 13th floor | **24,628 RSF**

Space can be refreshed or rebuilt.
Q2 2027 possession

All-New Amenity Center

Designed by:
MICHAELIS
BOYD .

M^{de}AS



All-New Amenity Center

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BGO In-House Design and Construction Team

BGO's expert in-house design and construction team successfully delivers projects through collaboration and implementation of professional management practices. From the initial concept through project close out, our approach is focused on our client's needs using data driven, project specific and custom-tailored solutions. Our goal is to work with you to deliver the art of possible.

Services

- Turnkey Projects - new build-outs, customization and reconfiguration
- Design Program Management with a focus on Sustainability and Wellness
- FF&E Design and Sourcing Capabilities
- Project Management
- Constructability & Logistics Review
- Due Diligence
- Capital Management
- Cost Analysis based on Market Data
- Schedule Development & Implementation







About BGO

BGO is a leading, global real estate investment management advisor, real estate lender, and a globally recognized provider of real estate services. BGO serves the interests of more than 750 institutional clients with expertise in the asset management of office, industrial, multi-residential, retail and hospitality property across the globe. BGO has offices in 27 cities across thirteen countries with deep, local knowledge, experience, and extensive networks in the regions where we invest in and manage real estate assets on behalf of our clients in primary, secondary and co-investment markets.

BGO is a part of SLC Management, the institutional alternatives and traditional asset management business of Sun Life. For more information, please visit www.bgo.com



BGO set out to deliver an office concept that would address the evolving needs of tenants. The result is MIRO – Move-In Ready Offices, with thoughtful designs created in partnership with best-in-class architecture and design firms.



TURNKEY & TECH-ENABLED: MIRO's fully furnished and fully wired designs allow for immediate occupancy.



CUSTOMIZABLE: Make your MIRO suite your own with the help of BGO's in-house design & construction team.



ROOM TO GROW: We know space needs can change fast. With MIRO, tenants have the versatility to scale accordingly.



HYBRID WORK ENABLED: MIRO meets the needs of full-time, hybrid and remote employees, with video conferencing for dispersed teams, and lockers for hybrid employees' personal belongings.



BIOPHILIC DESIGN: Weaving greenery and natural light throughout every space, maximizing wellness in the workplace.



MIX OF SPACES: Some of the best ideas are sparked in those spontaneous encounters. That's why MIRO includes a mix of spaces for focus and collaborative work.



BGO PARTNERSHIP: We see our tenants as valued partners, carefully considering their unique objectives, which is why we offer complementary design and construction services. Tenants have a seat at the table with our staff of experienced designers to create exciting workspaces to fit their unique goals and requirements.