



622 3 AVENUE
3RD

BUILDING-WITHIN-
A-BUILDING
OPPORTUNITY

EXCEPTIONAL VALUE IN GRAND CENTRAL WITH SPECTACULAR NATURAL LIGHT AND VIEWS

DESIGNED BY EMERY ROTH & SONS, 622 THIRD AVENUE IS A 39-STORY
CLASS A OFFICE TOWER

UPDATED AND SPACIOUS LOBBY WITH RECENTLY RENOVATED
ELEVATOR CABS

STEPS FROM GRAND CENTRAL TERMINAL AND IN THE MIDDLE OF THE
MIDTOWN EAST OFFICE MARKET

BLOCK-THROUGH PLAZA WITH LANDSCAPING AND OUTDOOR
SEATING

LOBBY ATTENDED 24/7

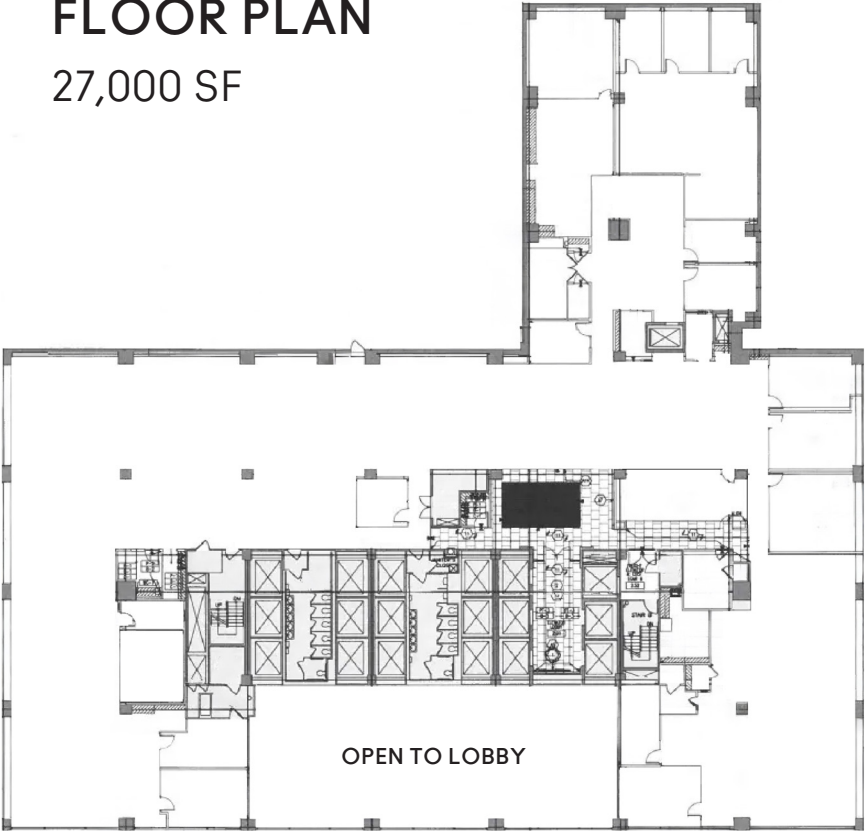
LARGE ROOF DECK AVAILABLE FOR ALL TENANTS

IN CLOSE PROXIMITY TO ALL MAJOR PUBLIC TRANSPORTATION



ENTIRE SECOND FLOOR PLAN

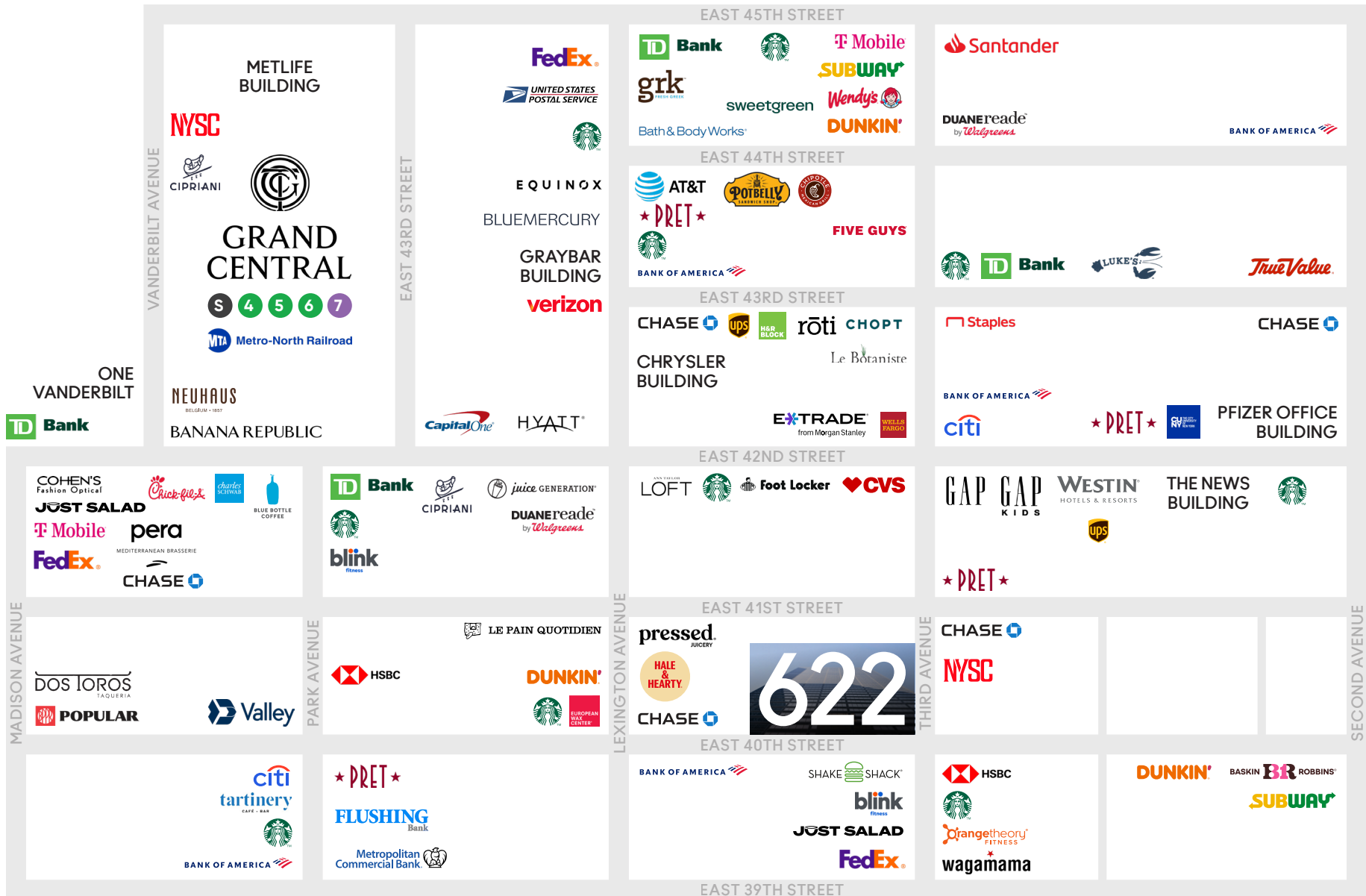
27,000 SF



FLOOR/SUITE	RSF	CONTIGUOUS	SUITE NOTES
PARTIAL GROUND	4,564	35,364	40' of frontage on 40th Street and 14' slab heights
PARTIAL MEZZANINE	3,800		Dedicated elevator in place for ADA access
ENTIRE 2	27,000		Built space with 18' ceiling slab heights

IN IMMEDIATE PROXIMITY TO GRAND CENTRAL

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