



622 Third for sublease

Between 40th & 41st St | 3rd Floor

30,000 Total RSF Available | Through May 2034

622 Third Ave
Entire 3rd

for sublease

- Sublease from blue-chip quality anchor tenant
- Term thru May 2034
- Excellent 360° views
- Full floor presence with ability to brand elevator lobby.
- Exposed ceilings with glass-front offices and conference rooms.



LEED certified

Modern, fully furnished layout

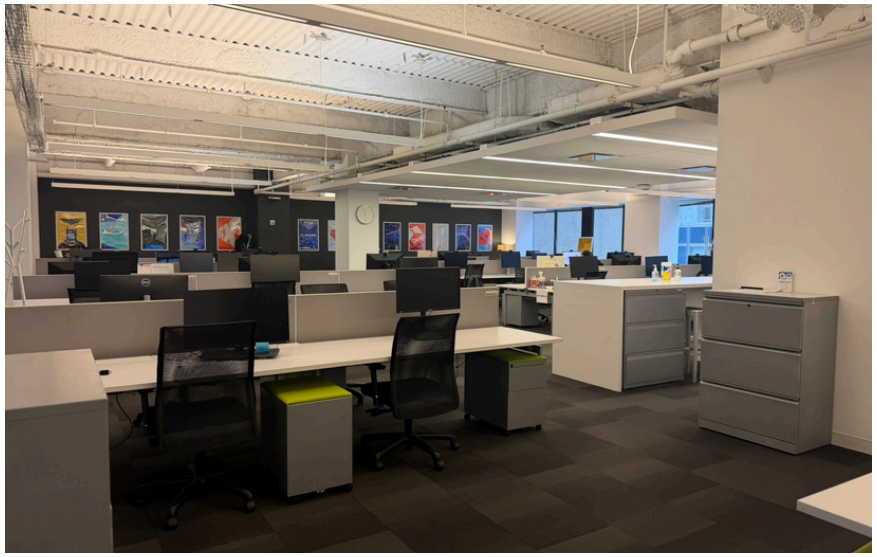
Outdoor public plaza

Center core floorplates

622 Third for sublease

Entire 3rd Floor - 30,000 RSF

As-built Photos









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Entire 3rd Floor - 30,000 RSF
As-built Floor Plan



- Mix of exposed and drop ceilings throughout
- 182 workstations
- Eight 1-person offices
- Eight 2-person offices
- Three conference rooms (one 10-person, two 14-person, one 24-person)
- Wellness room
- 1 large eat-in pantry and 2 smaller panties
- Reception
- Storage rooms

622 Third Avenue for sublease

Amenity Map

RESTAURANTS

1. Park Avenue Tavern
2. Docks Oyster Bar
3. Sinigual
4. Le Botaniste
5. Stout NYC – Grand Central
6. Osteria Laguna
7. Zuma

GRAB-N-GO

1. Zucker's Bagels
2. Le Pain Quotidien
3. Sushi Yasuda
4. Shake Shack
5. Chopt
6. Starbucks
7. Tenho Ramen

HOTELS

1. Pod 39
2. EVEN Hotel New York
3. The Renwick Hotel
4. Shelburne Hotel
5. The Westin New York Grand Central
6. The William NYC
7. Grand Hyatt New York
8. Andaz 5th Avenue

FITNESS

1. New York Sports Club
2. Orangetheory Fitness
3. Equinox East 44th Street
4. Pilates On Fifth NYC
5. Fred Astaire Dance Studio

