

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

THE RIGHT SIZE FOR A BIGGER PRESENCE



Floors of 6,000 RSF to almost 16,000 RSF allow for a full-floor presence, with abundant light and views over the Grand Central district. One floor is under construction, offering a full-floor tenant a well-designed, brand-new turnkey opportunity in what is an increasingly popular office destination. Three further pre-builts will be available occupying half or partial floors.





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

A 3 minute walk to Grand Central
with access to multiple subways,
Metro North and LIRR trains.





Library Hotel

LOCAL AREA AMENITIES



Grand Central



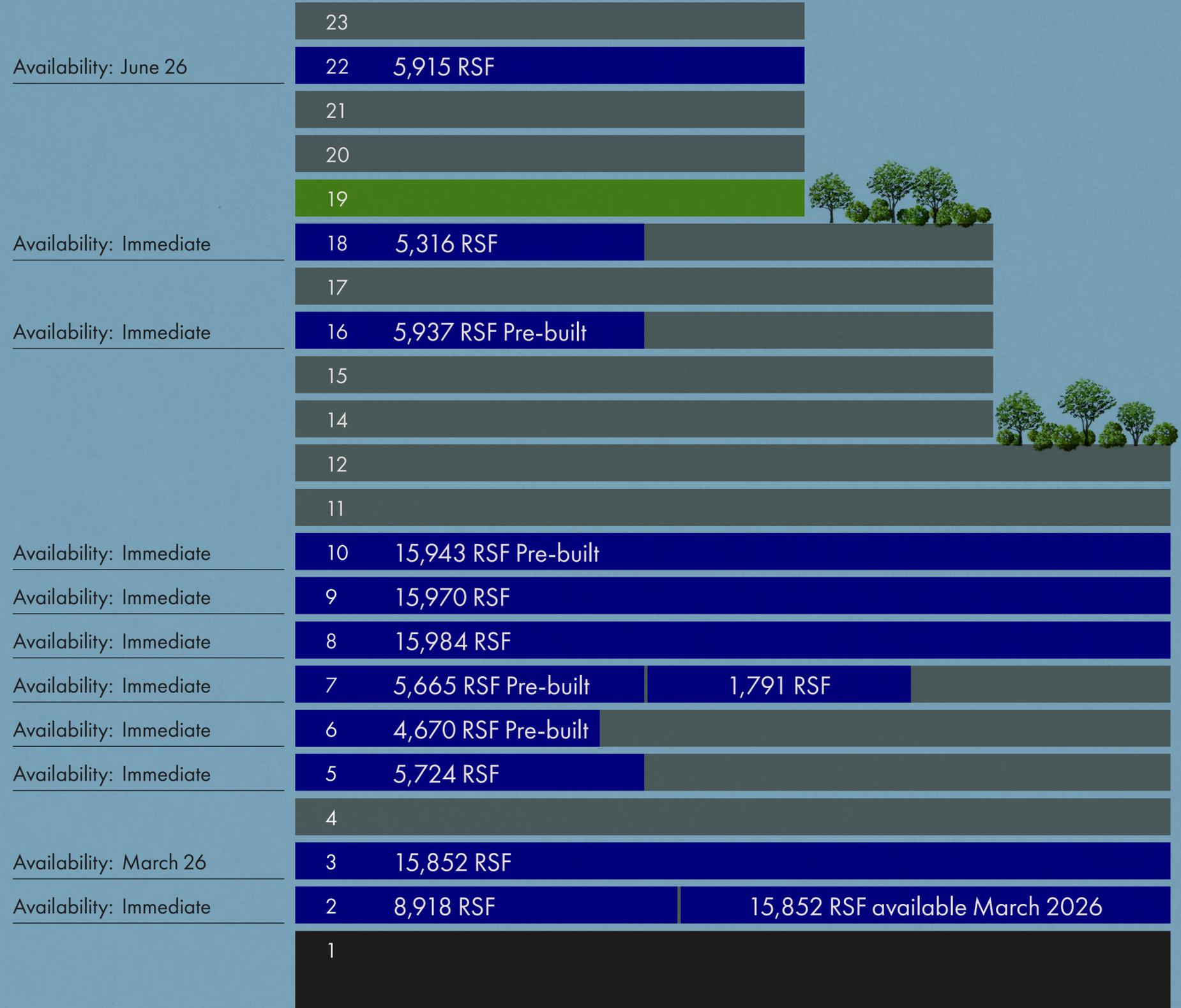
Aretsky's Patroon



Bergamo's

FLEXIBLE SPACES AND A RANGE OF AVAILABILITY

Pre-built suites, partial and full floor opportunities are available throughout the building.



KEY

- Available
- Leased
- Amenity Floor
- Ground Floor

LEVEL 19

FULL FLOOR AMENITY



KEY

-  Conference
-  Office Space
-  Terrace
-  Core