



622 3 AVENUE
3RD

LARGE SPACE
AVAILABILITIES

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

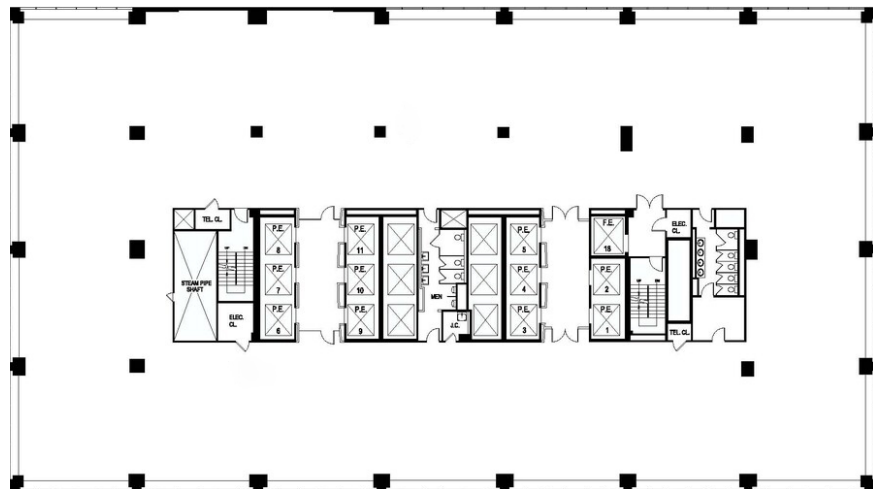
LARGE ROOF DECK AVAILABLE FOR ALL TENANTS

IN CLOSE PROXIMITY TO ALL MAJOR PUBLIC TRANSPORTATION



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AVAILABILITIES FROM 6,966–26,500 RSF



TYPICAL FLOOR PLAN

26,500 RSF

FLOOR/SUITE	RSF	CONTIGUOUS	SUITE NOTES
PARTIAL 6	8,850	-	The space is built with 6 windowed offices, 4 windowed conference rooms, 1 interior conference room, a wet pantry, and an open area.
PARTIAL 7	20,000	26,500	Office-intensive installation featuring exposed ceilings and an executive restroom with shower.
PARTIAL 9	7,367	-	Raw space.
PARTIAL 9	6,966	-	Raw space.
ENTIRE 14	26,500	66,500	Built, furnished creative installation with an interconnecting staircase between floors 14–16.
ENTIRE 15	26,500		Built, furnished creative installation with an interconnecting staircase between floors 14–16.
PARTIAL 16	13,500	62,500	Built, furnished creative installation with 7 offices, 1 conference room, a wet pantry, and an open area, featuring an interconnecting staircase between floors 14–16.
ENTIRE 30	9,500		Raw full floor with 24' ceilings, offering great natural light and views.
ENTIRE 31	26,500	41,511	A built creative installation featuring great natural light and views.
ENTIRE 32	26,500		Built, office-intensive installation with great natural light and views.
ENTIRE 36	26,500	13,170	Above-standard creative installation with great natural light and views, featuring an interconnecting staircase between floors 36–37.
PARTIAL 37	15,011		Above-standard creative installation with great natural light and views, featuring an interconnecting staircase between floors 36–37.
PARTIAL 38	9,500		Office-intensive installation with exceptional natural light and views. The landlord will consider reasonable modifications.



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IN IMMEDIATE PROXIMITY TO GRAND CENTRAL

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